

①  
C.R. Wilton  
6 Henricks Pde  
Mount Warrigal NSW 2528  
Phone: (02) 4297 4177  
Email: [colinwilton@bigpond.com](mailto:colinwilton@bigpond.com)

Attention: Director,  
Metropolitan and regional projects South  
Email: [plan\\_comment@planning.nsw.gov.au](mailto:plan_comment@planning.nsw.gov.au)

4 November 2011

**Proposed Mixed use Development, Tallawarra Lands, Yallah.  
Application No MP09\_0131**

I am making an objection to the above development.

I believe this is an over development of a very important area on the edge of Lake Illawarra for the following reasons.

1. The small lot size means that with buildings and road ways there will be a large land covering causing a great run off of rain water carrying pollutants ( oil and fertilizers etc.) into the lake.
2. Industrial development by its nature has pollution and waste discharge with the lake as the end location.
3. With two power stations the water temperature in this area will be increased and with the mix of nutrients this can lead to algal blooms and all associated problems for the lake, its inhabitants and surrounding lands thus affecting the area of residents and tourist activity.
4. The increased volume of traffic on the Princess Highway will bring this to gridlock. This roadway cannot handle the traffic volume now multi car crashes involving large property damage and blockage of this major road are now too common.
5. Sewage overflows are already being deposited into the lake. To support this level of development major new services would need to be put in place to stop even more sewage discharge.

This development has the potential to destroy the very feature that at the beginning would appear to make it so attractive, Lake Illawarra.

I have not made any Political donations to any persons or organizations.

Yours faithfully,

Col Wilton.

B547836

12

**Robert Byrne - Submission Details for Andrew Knowlson**

**From:** Robert Byrne  
**To:** robert.byrne@planning.nsw.gov.au  
**Date:** 11/9/2011 1:46 PM  
**Subject:** Submission Details for Andrew Knowlson  
**CC:** assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Andrew Knowlson  
 Email: knowlsons@wideband.net.au

Address:  
 Hillview

Marshall Mount, NSW  
 2530

Content:  
 Director General  
 Department of Planning and Infrastructure  
 Sydney  
 Subject: Tallawarra Lands Masterplan  
 Dear Sir

This submission objects to some aspects of the Masterplan and requests changes to the Plan prior to approval by the DoPI.

Some aspects of the Plan are supported conditionally as there is a need to require a mechanism which will result in completion of landscaping and public infrastructure on lands to be dedicated to Council or transferred to the Lake Illawarra Authority (LIA). The appropriate mechanism would be lodgement of a Voluntary Planning Agreement with the Super - lot Subdivision Development Application to enable exhibition for public comment. If a VPA is not required as a condition of approval of the Masterplan, State Government funds would be required to implement the landscape strategy following the transfer of land to the LIA rather than this being funded by the proponent which is the usual outcome for residential, business and industrial subdivisions where land is proposed to be transferred into public ownership. There is currently no mechanism identified in the documentation on exhibition which addresses this important Public Interest matter.

A Voluntary Planning Agreement must be required as a condition of approval of the Masterplan to achieve the outcomes stated in the exhibited documentation in relation to public land.

Objections to the Masterplan are detailed as follows:

- 1) I object to the two residential areas which extend into proposed open space land without the provision of a peripheral road. These two areas are located at the southern extremities of the Lake Precinct and the North Shore Precinct. This form of residential development and layout is poor urban design and:
  - a. encourages increased edge effects from domestic garden material and plants including over the fence dumping with the potential to cause weed invasion.
  - b. increases the potential for antisocial behaviour including graffiti.
  - c. reduces the potential opportunity for passive overlooking of public open space with a potential increase in vandalism and reduction in personal safety for particularly women and children.
  - d. Is contrary to Safer by Design principles.

These two residential areas should be deleted thus enabling increased safety and both active and passive overlooking from the resulting edge street and houses fronting the street.

- 2) I object to the Masterplan not providing for community connectivity between the Tallawarra site and the adjoining Haywards Bay residential precinct to the south. Connectivity could easily be retained by formal construction of the current construction road adjacent to the eastern side of the existing rail corridor. Lack of a local road link between the two residential suburbs will create a poor social and community outcome particularly having regard to:
  - a. The likely location of a local Primary School within the Tallawarra site requiring access by students from the immediately adjoining Haywards Bay residential area.
  - b. The likely location of neighbourhood shopping, community and recreational facilities which will need to be accessed by Haywards Bay residents.
  - c. The possible future option of a rail station being constructed within Haywards Bay as a result of the need to provide public transport access to future residents of Tallawarra, Yallah/Marshall Mount and Calderwood residential Greenfield sites.
  - d. The appropriate time to provide for a link road between the Tallawarra and Haywards Bay residential suburbs is at

the Masterplan stage. The capacity to achieve beneficial public, community and social outcomes is available as a modification to the current Masterplan but would be significantly more difficult and costly in the future.

e. Not providing a local road link between the two suburbs is contrary to both sustainability principles and the need to develop resilient communities.

The Masterplan should be amended to provide for a local road connection between Tallawarra and Haywards Bay along the eastern side of the rail corridor.

3) I object to the provision of a retirement village on proposed employment lands if this retirement village only consists of self care housing. This type of seniors housing does nothing to maximise the employment opportunities of the site and does not provide sufficient social and economic justification for the loss of a substantial employment precinct. Self care housing in this context is merely an extension of residential development into much needed employment lands where there is already an opportunity for this form of development in the proposed residential zone. I would however support the provision of a Retirement Village under the Retirement Villages Act which provided a minimum of three levels of seniors accommodation including self care housing, a residential care facility (hostel style) and a 120 bed residential care facility (nursing home style) to provide the opportunity for ageing in place. This style of Retirement Village at least maximises the employment opportunities on land which is needed for employment generation in a region which is experiencing increasing levels of unemployment due to reduced employment opportunities in the steel industry and its associate contractor base. If a Retirement Village is included in the Masterplan then I support its co-location with a Primary School for the potential social and educational benefits afforded to the two age groups. An additional buffer to the riparian corridor and the wetland is supported in this sensitive location. < br />The retirement village should be rejected unless it provides for a Retirement Village under the Retirement Villages Act incorporating at minimum three levels of seniors housing including self care housing, a residential care facility (hostel style) and a 120 bed residential care facility (nursing home style) to ensure that the maximum employment opportunities are realised for both this style of development and the site. Alternatively the land should be retained for employment purposes. Support for the Masterplan is detailed as follows:

1) I support retention and enhancement of the Duck Creek Riparian Corridor as shown in the Masterplan. This land is part of an important Biodiversity Corridor identified in the Illawarra Regional Strategy, Illawarra Biodiversity Strategy and Southern Rivers Illawarra NRM Plan. Retention of this corridor enables the completion of a biodiversity link between vegetation of the Illawarra Escarpment and the remnant vegetation identified in the Masterplan and also surrounding Lake Illawarra. This is an important environment and sustainability outcome which has been supported by the Illawarra community, Government Agencies and Local Councils.

The Duck Creek Riparian Corridor as shown on the exhibited Masterplan should be retained for its improvements to biodiversity, environmental and sustainability outcomes.

2) I support retention and enhancement of the vegetation along the western boundary of the site to provide a visual and landscape buffer between Dapto and Yallah as shown on the Masterplan.

3) I support provision of open space public land along the Lake Illawarra foreshore as shown on the Masterplan.

4) I support retention of and transfer of the existing Wetlands and the existing freshwater lake to the Lake Illawarra Authority for protection of biodiversity and habitat values.

5) I support provision of employment lands in the form of Neighbourhood Centre, Enterprise/Business Centre and General and Light Industrial site as shown on the exhibited Masterplan.

6) I support retention of a noise and landscape buffer between the Tallawarra Power Station and the proposed residential precincts to ensure the continued operation of the power station and retention of its potential to expand in the future.

The Masterplan in its current form should be modified as detailed in this submission prior to any approval. In addition a Voluntary Planning Agreement must be required to ensure that landscaping outcomes identified in the Masterplan are achieved.

Yours sincerely

Andrew Knowlson

Hillview,

280 North Marshall Mount Road

Marshall Mount,

NSW 2530

IP Address: - 180.181.66.99

Submission: Online Submission from Andrew Knowlson (object)

[https://majorprojects.affinitylive.com?action=view\\_diary&amp;id=22596](https://majorprojects.affinitylive.com?action=view_diary&amp;id=22596)

Submission for Job: #3362 MP09\_0131 Mixed Use Development Concept

[https://majorprojects.affinitylive.com?action=view\\_job&id=3362](https://majorprojects.affinitylive.com?action=view_job&id=3362)

Site: #2051 Tallawarra Lands

[https://majorprojects.affinitylive.com?action=view\\_site&id=2051](https://majorprojects.affinitylive.com?action=view_site&id=2051)

**Andrew Knowlson**

E : [knowlsons@wideband.net.au](mailto:knowlsons@wideband.net.au)



13

## Robert Byrne - Submission Details for Balty Balange

**From:** Robert Byrne  
**To:** robert.byrne@planning.nsw.gov.au  
**Date:** 11/9/2011 1:57 PM  
**Subject:** Submission Details for Balty Balange  
**CC:** assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Balty Balange  
Email: balange1@hotmail.net.au

Address:  
51 Talinga Ave

Kiama Downs, NSW  
2533

Content:  
I object to the application as it is not inline with the recommendation of the NSW bicycle plan or the NSW bicycle guidelines in relation to providing an environment that will encourage more people to cycle safely away from and dangerous roads.

IP Address: 72.170.dsl.syd.iprimus.net.au - 58.178.72.72  
Submission: Online Submission from Balty Balange (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22759](https://majorprojects.affinitylive.com?action=view_diary&id=22759)

Submission for Job: #3362 MP09\_0131 Mixed Use Development Concept  
[https://majorprojects.affinitylive.com?action=view\\_job&id=3362](https://majorprojects.affinitylive.com?action=view_job&id=3362)

Site: #2051 Tallawarra Lands  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2051](https://majorprojects.affinitylive.com?action=view_site&id=2051)

### Balty Balange

E : balange1@hotmail.net.au

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14.

**Robert Byrne - Submission Details for Bettina Le**

**From:** Robert Byrne  
**To:** robert.byrne@planning.nsw.gov.au  
**Date:** 11/9/2011 1:58 PM  
**Subject:** Submission Details for Bettina Le  
**CC:** assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Bettina Le  
Email: bettinale1@bigpond.com

Address:  
40 Kundle St

DAPTO, NSW  
2530

Content:

I wish to make a submission in regards to the development of the Tallawarra lands, Illawarra.

I note that the Environmental Assessment Report does not mention the current use of this land for horse agistment and riding. I find this concerning as there are many horses agisted on this land and horse riding is a major activity in this area and has been for many years.

While I realise that this development will go ahead one way or another, I wonder whether some consideration could be given to the many people that use this area for their horse

**Bettina Le**

E : bettinale1@bigpond.com

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15.

**Robert Byrne - Submission Details for Brendon Bovill**

**From:** Robert Byrne  
**To:** robert.byrne@planning.nsw.gov.au  
**Date:** 11/9/2011 1:58 PM  
**Subject:** Submission Details for Brendon Bovill  
**CC:** assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Brendon Bovill  
Email: bovilla@ozemail.com.au

Address:  
174 Clover Hill Road

Jamberoo, NSW  
2533

**Content:**

I object to the application as it is not in line with the recommendation of the NSW bicycle plan or the NSW bicycle guide lines in relation to providing an environment that will encourage more people to cycle and leave the car at home

IP Address: 203-158-54-20.dyn.iinet.net.au - 203.158.54.20  
Submission: Online Submission from Brendon Bovill (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22739](https://majorprojects.affinitylive.com?action=view_diary&id=22739)

Submission for Job: #3362 MP09\_0131 Mixed Use Development Concept  
[https://majorprojects.affinitylive.com?action=view\\_job&id=3362](https://majorprojects.affinitylive.com?action=view_job&id=3362)

Site: #2051 Tallawarra Lands  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2051](https://majorprojects.affinitylive.com?action=view_site&id=2051)

**Brendon Bovill**

E : bovilla@ozemail.com.au

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**Robert Byrne - Submission Details for Carolyn Lee**

**From:** Robert Byrne  
**To:** robert.byrne@planning.nsw.gov.au  
**Date:** 11/9/2011 1:58 PM  
**Subject:** Submission Details for Carolyn Lee  
**CC:** assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Carolyn Lee  
Email: carolynlee99@yahoo.com

Address:  
2A South Kiama Drive

Kiama Heights, NSW  
2533

**Content:**

I'm concerned that endangered ecological communities are threatened and there is marked degradation caused by TRU's involvement from the 2000 LEP assessment to now.

IP Address: ppp121-44-200-11.ins20.syd7.internode.on.net - 121.44.200.11

Submission: Online Submission from Carolyn Lee (comments)

[https://majorprojects.affinitylive.com?action=view\\_diary&id=22429](https://majorprojects.affinitylive.com?action=view_diary&id=22429)

Submission for Job: #3362 MP09\_0131 Mixed Use Development Concept

[https://majorprojects.affinitylive.com?action=view\\_job&id=3362](https://majorprojects.affinitylive.com?action=view_job&id=3362)

Site: #2051 Tallawarra Lands

[https://majorprojects.affinitylive.com?action=view\\_site&id=2051](https://majorprojects.affinitylive.com?action=view_site&id=2051)

**Carolyn Lee**

E : carolynlee99@yahoo.com

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**Robert Byrne - Submission Details for Adrian White**

**From:** Robert Byrne  
**To:** robert.byrne@planning.nsw.gov.au  
**Date:** 11/9/2011 12:39 PM  
**Subject:** Submission Details for Adrian White  
**CC:** assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Adrian White  
Email: sixwhite6@hotmail.com

Address:  
177 Landy Dr

Mt Warrigal, NSW  
2528

**Content:**

I object to the application as without a strong commitment to providing the around the lake shared use path, as indicated in the City of Wollongong bicycle plan, the project will destroy any hope of providing the tourist attractions needed to grow tourism in our community and provide an environment that will benefit the health and wellbeing of the community

The failure to include the lake side shared use path as a fully funded part of the development application will severally impact on the communities ability to utilise cycling and walking to improve its health and wellbeing and reduce our impact on the environment.

IP Address: cpe-144-131-73-17.lns1.clt.bigpond.net.au - 144.131.73. 17

Submission: Online Submission from Adrian White (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22394](https://majorprojects.affinitylive.com?action=view_diary&id=22394)

Submission for Job: #3362 MP09\_0131 Mixed Use Development Concept  
[https://majorprojects.affinitylive.com?action=view\\_job&id=3362](https://majorprojects.affinitylive.com?action=view_job&id=3362)

Site: #2051 Tallawarra Lands  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2051](https://majorprojects.affinitylive.com?action=view_site&id=2051)

**Adrian White**

E : sixwhite6@hotmail.com

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18

**Robert Byrne - Submission Details for Chloe Furtner**

**From:** Robert Byrne  
**To:** robert.byrne@planning.nsw.gov.au  
**Date:** 11/9/2011 2:02 PM  
**Subject:** Submission Details for Chloe Furtner  
**CC:** assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Chloe Furtner  
Email: karlfurtner@gmail.com

Address:  
8 Teloepa Place

cordeaux heights, NSW  
2526

Content:  
To whom it may concern,

Re: Tallawarra Site Development

I am writing this letter in regards to the development of Tallawarra lands project.

We support the development of the land providing that riding/agistment provisions are retained.

Several locals in the community currently use this site (lake view Lodge) for horse agistment/and recreational riding with the local pony club and it is a concern of ours that the development project may bring an end to the use of the only site left in the Illawarra for both horse agistment and riding.

While we recognise that this letter will do little to stop the development project, we ask that the people at lakeview lodge are not forgotten and will still have access to the unused land for riding/agistment (the transmission line easement)

Chloe Furtner  
8 Teloepa PI  
Cordeaux Heights  
2526  
0430129995

IP Address: 14-200-207-135.static.tpgi.com.au - 14.200.207.135  
Submission: Online Submission from Chloe Furtner (comments)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22698](https://majorprojects.affinitylive.com?action=view_diary&id=22698)

Submission for Job: #3362 MP09\_0131 Mixed Use Development Concept  
[https://majorprojects.affinitylive.com?action=view\\_job&id=3362](https://majorprojects.affinitylive.com?action=view_job&id=3362)

Site: #2051 Tallawarra Lands  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2051](https://majorprojects.affinitylive.com?action=view_site&id=2051)

**Chloe Furtner**

E : karlfurtner@gmail.com

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19

**Robert Byrne - Submission Details for Chris Moreton**

**From:** Robert Byrne  
**To:** robert.byrne@planning.nsw.gov.au  
**Date:** 11/9/2011 2:03 PM  
**Subject:** Submission Details for Chris Moreton  
**CC:** assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Chris Moreton  
Email: moreton@1earth.net

Address:  
51 Eureka Avenue

Kiama Downs, NSW  
2533

**Content:**

I object to the application as it fails to support the City of Wollongong Bike Plan. The plan for a share use path through the development is indicated on map 13 of the City of Wollongong Bike Plan yet the proposal's environmental assessment report lacks adequate consideration of this plan. I furthermore support the Illawarra Bicycle Users Groups proposal attached

IP Address: 27-32-244-31.tpgi.com.au - 27.32.244.31  
Submission: Online Submission from Chris Moreton (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22213](https://majorprojects.affinitylive.com?action=view_diary&id=22213)

Submission for Job: #3362 MP09\_0131 Mixed Use Development Concept < br />[https://majorprojects.affinitylive.com?action=view\\_job&id=3362](https://majorprojects.affinitylive.com?action=view_job&id=3362)

Site: #2051 Tallawarra Lands  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2051](https://majorprojects.affinitylive.com?action=view_site&id=2051)

**Chris Moreton**

E : moreton@1earth.net

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20

**Robert Byrne - Submission Details for Emerita Evaristo**

**From:** Robert Byrne  
**To:** robert.byrne@planning.nsw.gov.au  
**Date:** 11/9/2011 2:07 PM  
**Subject:** Submission Details for Emerita Evaristo  
**CC:** assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Emerita Evaristo  
Email: emyevaristo@yahoo.com

Address:  
8 Chippendale Place

HELENSBURGH, NSW  
2508

**Content:**

I object to the application, in its present form, as it is ambiguous and misleading in its information in relation to the provision of cycling infrastructure and support for the iBUG submission which clearly shows the extent of the ambiguity.

IP Address: 124-168-146-86.dyn.iinet.net.au - 124.168.146.86  
Submission: Online Submission from Emerita Evaristo (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22174](https://majorprojects.affinitylive.com?action=view_diary&id=22174)

Submission for Job: #3362 MP09\_0131 Mixed Use Development Concept  
[https://majorprojects.affinitylive.com?action=view\\_job&id=3362](https://majorprojects.affinitylive.com?action=view_job&id=3362)

Site: #2051 Tallawarra Lands  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2051](https://majorprojects.affinitylive.com?action=view_site&id=2051)

**Emerita Evaristo**

E : emyevaristo@yahoo.com

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