

71.

Robert Byrne - Submission Details for rowan huxtable

From: Robert Byrne
To: robert.byrne@planning.nsw.gov.au
Date: 11/9/2011 3:25 PM
Subject: Submission Details for rowan huxtable
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: rowan huxtable
Email: thuxtable55@optusnet.com.au

Address:
22 elizabeth st

mangerton, NSW
2500

Content:
I object to this proposal.

Wollongong already has higher than average unemployment.
The proposed development is in an area without much local work opportunities. Public transport is poor.

The land is contaminated. Housing should not be put there unless the contamination is cleaned up.

There are other options. Port Kembla town centre could be revitalised. It already has building.
It also needs public transport but is closer to rail links and to Wollongong than Tallawarra.

There is also vacant land near the centre of wollongong.

I object to the Wollongong ratepayers footing the bill for provision of services. The developer should pay.

IP Address: d110-33-104-173.mas800.nsw.optusnet.com.au - 110.33.104.173

Submission: Online Submission from rowan huxtable (object)
https://majorprojects.affinitylive.com?action=view_diary&id=22479

Submission for Job: #3362 MP09_0131 Mixed Use Development Concept
https://majorprojects.affinitylive.com?action=view_job&id=3362

Site: #2051 Tallawarra Lands
https://majorprojects.affinitylive.com?action=view_site&id=2051

rowan huxtable

E : thuxtable55@optusnet.com.au

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(77)

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Subject: Submission Details for rowan huxtable
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Disclosable Political Donation: no

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Email: thuxtable55@optusnet.com.au

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https://majorprojects.affinitylive.com?action=view_job&id=3362

Site: #2051 Tallawarra Lands
https://majorprojects.affinitylive.com?action=view_site&id=2051

rowan huxtable

E : thuxtable55@optusnet.com.au

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Our Ref: 497DA185-2 (11/1111) STH09/01095/02
Contact: Tim Webster 4221 2769
Your Ref: MP09_0131



Transport
Roads & Maritime
Services

73

7 NOV 2011

Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Robert Byrne

WOLLONGONG CITY COUNCIL – MP09_0131 – TALLAWARRA LANDS, YALLAH

Dear Sir

Reference is made to your letter received 21 September 2011 regarding the subject major project application forwarded to the Roads and Maritime Services (RMS) for consideration.

RMS have reviewed the submitted information and cannot make an informed comment based on the information submitted. In order to make an informed comment the following information is required:

- It is noted that the Calderwood development has not been included in the modelling of this assessment. Without the development at Calderwood, the land use assumptions at 2021 are not consistent with the land use agreed to by RMS and Council. RMS considers that expected development in Calderwood at 2021 should be included in the model and information provided on the level of development included in the model for West Dapto at 2021. An extract of a Department of Planning & Infrastructure spreadsheet is attached which states expected levels of development in West Dapto and Calderwood.
- It is noted that one of the key assumptions made to develop the base network for 2021 is that the Princes Highway would be two lanes southbound and one lane northbound south of the F6 northbound off load ramp. This upgrade has not been agreed to by RMS and is not identified as an upgrade in the proposed Special Infrastructure Contributions (SIC) report. This section of road is currently one lane in each direction with shoulders marked as bicycle lanes and is restricted from further widening by the bridge structure of the F6. RMS would not accept the removal of the bicycle lanes to facilitate two southbound travel lanes given the focus on alternative modes of transport to achieve the mode shift required to accommodate major land releases in the Illawarra region. Furthermore, RMS would not accept modification of this structure to achieve two lanes southbound with bicycle lanes due to the significant disruption to traffic this would cause during construction.

In this regard, given the inability to provide two southbound lanes at this location, further modelling is required to determine the impact of the Tallawarra development on the road network without this upgrade provided. It is expected that the removal of this upgrade would place more pressure on the need to provide north facing ramps from Tallawarra to the F6.

- In light of the issue raised above, as Gabites Porter have been undertaking work on behalf of RMS and Council as well as the developer, given the scale of development and potential

Roads & Maritime Services

impact on the wider road network, RMS requires that the model is peer reviewed by a third party consultant prior to re-submission to ensure a robust and transparent assessment of the traffic impacts of this development is made.

- It is noted that in the new master plan the road link between Tallawarra and Haywards Bay has been removed to protect the residential amenity of houses along Haywards Bay Drive. While options with and without this link have been tested in this model, it is difficult to ascertain the impacts of these tests from the information provided in the submitted report. A diagram should be provided with volumes displayed in numbers on key roads showing the impact on the surrounding network with and without this link provided.

From a network perspective it is considered that this link should be provided to ensure suburbs are appropriately connected. Without this link, local trips between Haywards Bay and Tallawarra will need to be made via the F6 and Princes Highway which is considered inappropriate. Connected neighbourhoods are also desirable from a comprehensive bus network perspective and given the focus required on alternative modes of transport it is considered that this link should be provided. Given the proposed lot layout the majority of traffic that would use this link would be residential traffic rather than heavy vehicles as the commercial and industrial precincts have more convenient access to the freeway/highway.

- To better understand how traffic is entering/exiting the development, diagrams with volumes displayed in numbers should be provided at key locations on the local and classified road network and at the sites entry and exit points.
- Detailed analysis in SIDRA should be provided for the proposed junction upgrades at the sites entrances and the Princes Highway/northbound off load ramp with and without development. An analysis shall also be undertaken for the Haywards Bay Drive interchange intersections given that vehicles are likely to use this as a U Turn facility to enter and exit the development without the provision of ramps from Tallawarra to the F6.

Further consideration needs to be given to volume thresholds for the timing of these upgrades as simply stating that it is dependant on the timing of release of land in West Dapto and Tallawarra is not adequate. Upgrades that provide direct access to the development will be solely the responsibility of the developer. Any upgrade that is not required without the development but is required as a result of the development will also be solely the responsibility of the developer. Any upgrade that is brought forward as a result of the development will require a contribution to the upgrade from the developer or be provided as Works In Kind and off set against a potential SIC.

- The developer should be advised that satisfactory arrangements for contributions to the provision of state infrastructure must be achieved prior to determination.

RMS will commence its detailed assessment once the aforementioned information is provided to its satisfaction. When the above issues are addressed, electronic copies of all modelling shall be provided to RMS for its own review and assessment. Should you require any clarification on this matter please call Tim Webster on 4221 2769.

Yours faithfully



Rob Reynolds
Manager, Road Safety and Traffic Management
Southern Operations and Engineering Services

74.

Robert Byrne - Submission Details for Scott Burrows

From: Robert Byrne
To: robert.byrne@planning.nsw.gov.au
Date: 11/9/2011 3:32 PM
Subject: Submission Details for Scott Burrows
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Scott Burrows
Email: sdb03@uowmail.edu.au

Address:
School of Social Sciences, Media and Communication

University of Wollongong , NSW
2522

Content:
Submission attached

IP Address: 222.87.70.115.static.exetel.com.au - 115.70.87.222
Submission: Online Submission from Scott Burrows (object)
https://majorprojects.affinitylive.com?action=view_diary&id=22691

Submission for Job: #3362 MP09_0131 Mixed Use Development Concept
https://majorprojects.affinitylive.com?action=view_job&id=3362

Site: #2051 Tallawarra Lands
https://majorprojects.affinitylive.com?action=view_site&id=2051

Scott Burrows

E : sdb03@uowmail.edu.au

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Tallawarra Lands Proposal – re Submission to NSW Planning and Infrastructure

I've structured my comments in two parts. First, I've examined the Economic Impact Assessment completed by Pitney Bowes Business Insight while second I've examined the Tallawarra Lands Employment Strategy completed by SGS Economics and Planning.

Regards

Scott Burrows
PhD Candidate
Sociology Program
School of Social Sciences, Media and Communication
Faculty of Arts
University of Wollongong NSW 2522
Ph: (02) 42214606
Email: sdb03@uowmail.edu.au

Economic Impact Assessment completed by Pitney Bowes Business Insight

Generally, the report reflects what the government likes to hear – that these projects are feasible and achievable. Unfortunately, the report is full of assumptions that remain part of the problem of these sorts of developments. I have not responded to all the components of the report but rather some aspects that stuck out.

My initial view is that the proposed development will place enormous pressure on existing facilities including roads, schools, transport and most importantly, the environment. The proposed trading infrastructure and the amount of proposed dwellings will also led to significant increases in pollution.

The principles set out on page 7 whilst are important guiding objectives remain I believe difficult to achieve. My concern with principal 3 and 4 is that allowing market demand to determine need will lead to a stymied outcome. On page 13 for example, matching site resident status with employment opportunities is difficult to achieve particularly when the main job creation is in retail paying \$28,000 p.a. These sorts of jobs are menial and junior, and are not part of the projected income estimates the report provides of dwelling income around \$90,000 p.a. using ABS data for Shellharbour. This does not match I believe the income and employment generation for the area.

When examining the Journey to Work data published by ABS, you'll find people travel into already established areas to work. As IRIS Research notes,

When examining where people work there are two key points of interest. One is the proportion of an area's resident workforce working within that area – measured statistically as an area's level of self-containment. The other is where these people who work outside their home LGA travel to work. The 2006 Journey to Work data published by the ABS allows for an analysis of the trends in workforce commuter destinations over the past decade and a determination of where Illawarra residents work (2008: 14).

So, the sorts of jobs that can be created are limited in some respects because of existing structures. If people go for employment with higher incomes (which the report tends to assume) then they will in the main, travel to Wollongong, if not Sydney to work. This puts pressure on families as well as infrastructure such as roads, rail and environment.

The population growth in the socio-demographic profile on page 23 suggests Shellharbour has been progressively developed. This assertion is completely inaccurate, and should not be used as a model for Tallawarra. Nor, as the report suggests should Shellharbour be used as an appropriate proxy comparison. The proposed development at Tallwarra is completely different I believe because of its existing circumstances, infrastructure and locality. The surrounding areas such as Dapto and Koonowarra generally have a lower socio-economic status and increasing dwelling capacity in one locality doesn't necessarily mean a rise in real socio-economic status (measured in incomes, housing etc.).

On a more positive note and in conclusion, the inclusion of retail developments in Tallawarra will affect aggregate youth unemployment levels considering most employment for young people in the region is located in retail and sales. Adult employment I believe will be located outside of the catchment area or nearby, and a substantial level of income in the area will be generated through self-employment in blue-collar trades, and small businesses.

Tallawarra Lands Employment Strategy completed by SGS Economics and Planning

The comments I have about this report are much briefer because the report correctly identifies a more sustainable approach to the site. In this sense, I have very little to add and endorse many of the proposals in the report.

I think the employment projections, like the economy report are overly optimistic considering the composition and nature of structural unemployment in the region. These strategies, if implemented have a good chance in tackling some of these problems.

A good economic goal would be to replicate industrial lands to generate employment. Light manufacturing would be best to serve the site because of its close proximity to the Steelworks as well as other value-adding manufacturing businesses in other areas such as Oak Flats and Unanderra. This is particularly important for young people because apprenticeships and traineeships could be located in these areas.

The NBN being rolled out across the country would be a useful development to service not only the retail industries under consideration but to enhance manufacturing and innovation in small business. This would take pressure off existing infrastructure such as roads and rail and develop economies that are environmentally and socially sustainable. The green jobs study and report which I was part of, is one of the most innovative approaches in employment generation and environmental sustainability.

References

Donaldson, M., Burrows, S., Hodgkinson, A., Neri, F., Kell, P., Gibson, C., Wait, G., and Stillwell, F. (2009) *Power to the People: Building Sustainable Jobs in the Illawarra*, report prepared for the South Coast Labour Council, University of Wollongong, Wollongong, March.

IRIS Research (2008) *How is Our Labour Force Changing? Economic Report, Issue 1*, IRIS Research, Wollongong.

Robert Byrne - Submission Details for Ryan McNamara

From: Robert Byrne
To: robert.byrne@planning.nsw.gov.au
Date: 11/9/2011 3:28 PM
Subject: Submission Details for Ryan McNamara
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Ryan McNamara
Email: globe28_ryan@hotmail.com

Address:
91 Yalunga Street

Dapto, NSW
2530

Content:

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

In the reports for Tallawarra lands, it does not mention the following:

- this land has been used for horse agistment and riding for many years.
- And where will all these horses go. There aren't a lot of places in surrounding areas to agist or ride anymore. west dapto is currently being developed at a fast rate and many agistment areas have already gone.
- Tallawarra has always been a place for all us horse lovers with a common interest, to get together.
- why has this use of the land not even been mentioned and considered in future developments, where as the baseball fields have been. horse rid ing is just as much a sport for many people as is baseball.

Could the developers possibly look at incorporating the unusable and undeveloped land into use for horse agistment and equestrian activities!

Thanks.

IP Address: cpe-58-168-69-3.ins3.ken.bigpond.net.au - 58.168.69.3
Submission: Online Submission from Ryan McNamara (object)
https://majorprojects.affinitylive.com?action=view_diary&id=22566

Submission for Job: #3362 MP09_0131 Mixed Use Development Concept
https://majorprojects.affinitylive.com?action=view_job&id=3362

Site: #2051 Tallawarra Lands
https://majorprojects.affinitylive.com?action=view_site&id=2051

Ryan McNamara

E : globe28_ryan@hotmail.com

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Robert Byrne - Submission Details for Sandra Booth

From: Robert Byrne
To: robert.byrne@planning.nsw.gov.au
Date: 11/9/2011 3:31 PM
Subject: Submission Details for Sandra Booth
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Sandra Booth
Email: booth.r1.s1@westnet.com.au

Address:
23 Kalang Road

Kiama Heights, NSW
2533

Content:

I object to the Tallawarra Lands MP09_0131 Mixed Use Development Concept plans, in their present state, as the plans are in breach of and or fail to include a number of NSW State and Wollongong City Council planning guidelines and requirements in relation to catering for use of bicycles, including the Director General's amended requirements.

Our principal concerns are with the lack of clear information, misleading information and the use of terminology not found in government documents to describe cycling infrastructure, as an example under NSW road rules there is no such thing as a "Shareway" and the term should be replaced with Shared Use Path. Noting that unless cycling infrastructure is identified, built and signposted in accordance with relevant specifications and guidelines cyclists cannot legally use the infrastructure under the NSW Road Rules.

IP Address: 124-169-13-126.dyn.iinet.net.au - 124.169.13.126
Submission: Online Submission from Sandra Booth (object)
https://majorprojects.affinitylive.com?action=view_diary&id=22733

Submission for Job: #3362 MP09_0131 Mixed Use Development Concept
https://majorprojects.affinitylive.com?action=view_job&id=3362

Site: #2051 Tallawarra Lands
https://majorprojects.affinitylive.com?action=view_site&id=2051

Sandra Booth

E : booth.r1.s1@westnet.com.au

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Robert Byrne - Submission Details for Sandra Davis

25

From: Robert Byrne
To: robert.byrne@planning.nsw.gov.au
Date: 11/9/2011 3:32 PM
Subject: Submission Details for Sandra Davis
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Sandra Davis
Email: sd_5004@yahoo.com.au

Address:
15 Cedar Ridge Road

Kiama, NSW
2533

Content:

I object on the grounds that the opportunity to have a much needed safe bicycle link from Albion Park to Dapto is jeopardised because the ambiguity and misleading definitions used in the application will cause confusion as to who can legally and safely use the pathways .

The application needs to support the City of Wollongong Bike Plan and consideration should be given to the Illawarra Bicycle Users Group proposal,

IP Address: 115-64-127-61.tpgi.com.au - 115.64.127.61

Submission: Online Submission from Sandra Davis (object)

https://majorprojects.affinitylive.com?action=view_diary&id=22763

Submission for Job: #3362 MP09_0131 Mixed Use Development Concept

https://majorprojects.affinitylive.com?action=view_job&id=3362

Site: #2051 Tallawarra Lands

https://majorprojects.affinitylive.com?action=view_site&id=2051

Sandra Davis

E : sd_5004@yahoo.com.au

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38

Major Projects Assessment,
Department of Planning and Infrastructure,
GPO box 39
SYDNEY NSW 2001

I am writing to express my concerns in respect of the Tallawarra development.

The reports / proposals do not seem to recognise that a significant portion of the land is currently in use (and has been for decades) for the purpose of horse agistment and horse riding. Many people attend this property daily to tend to their horses and ride.

There is a large number of horses currently located on the property (formerly Elliots riding school) and any relocation would be difficult and expensive with a good number likely to end up through the sales as they are unable to be rehomed. Local workers such as Farriers, Dentists, chiropractors and vets also regularly attend the horses here and if the horse population is lost from the area their livelihoods would be adversely affected.

Horseriding is my only leisure / exercise / sport activity and if I was to sell my horse as I have nowhere in the area to keep her then I would have to travel a minimum of 45 mins (either north or south) to attend a riding school. The only way to enjoy horseriding in the local area is to have your own horse and you need somewhere to keep them.

Almost all grazing land in this area is being lost – surely the community would benefit from the retention of some land for grazing and some facilities for the local riders. It could become a selling point for the new development.

Would it be possible for the land being set aside for tourism and recreation to include equestrian facilities and agistment areas? While multi use walking / cycling tracks etc are beneficial they are not ideally suited to horseriders (loose dogs / kids on bikes etc / - not the safest mix with horses).

If possible linking in with the councils current pony club facilities adjacent to the site could be practical. Horse trails could be utilised in areas where the new houses cannot be built eg noise buffer areas next to the power plant and areas under power lines etc.

This property is a valuable resource for the local horse owning and wider community. Surely some provisions can be made to continue to cater to the needs for grazing land and riding areas / trails.

Thankyou

Sue Ruscica

Major Projects Assessment,
Department of Planning and Infrastructure,
GPO box 39
SYDNEY NSW 2001

I am writing to express my concerns in respect of the Tallawarra development.

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This property is a valuable resource for the local horse owning and wider community. Surely some provisions can be made to continue to cater to the needs for grazing land and riding areas / trails.

Thankyou

Sue Ruscica

Robert Byrne - Feedback sought on concept plan for mixed use development of Tallawarra site

From: Robert Byrne
To: plan_comment@planning.nsw.gov.au
Date: 11/9/2011 3:52 PM
Subject: Feedback sought on concept plan for mixed use development of Tallawarra site

Re - Feedback sought on concept plan for mixed use development of Tallawarra site (Project Number: MP09_0131 Mixed Use Development Concept)

Please find attached my feedback / concerns re the proposed development

Sue Ruscica

80

B & RL Carter
11 Entrance Street
Lake Illawarra NSW 2528
Phone : (02) 4295-5515
Email: brucecar@bigpond.net.au

Attention: Director,
Metropolitan and regional projects South
Email: plan_comment@planning.nsw.gov.au

6 November 2011

**Proposed Mixed use Development, Tallawarra Lands, Yallah.
Application No MP09_0131**

We are making an objection to the above development.

The main reasons is an over development of a pristine location in the Illawarra region.

Other reasons:

If the 1010 building lots proposed follow other developments around the area ie. small building lots and houses/paved areas covering up to 75% of the site this will make a huge impact on water run off.

Reduce the number of building lots by doubling their size and restrict the site coverage.

The industrial areas are too large and too close to creeks which discharge into Lake Illawarra. Industrial areas are generally associated with rubbish, chemicals and pollutants which will make their way into the water ways.

The 1010 building lots, 200 retirement dwellings, commercial, retail, industrial, tourism and the two power plants will generate hundreds of vehicles of all sizes and the above development will all be serviced by only three entry roads off a single lane, one way Pacific Highway.

All this development with water run-off, sewerage is going to put an enormous pressure on an already threatened Lake Illawarra.

Sewerage is already being discharged into Lake Illawarra because the present system can not cope. What's going to happen to the lake when the site is developed to this extent?

If this development does go ahead it should be a community development so that the developer will be responsible for all maintenance of roads, street lighting, parklands etc and not put an enormous burden and cost onto Wollongong City Council and its ratepayers.

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

Yours Faithfully
B & R L Carter

Robert Byrne - tallawarra objection

From: Robert Byrne
To: plan_comment@planning.nsw.gov.au
Date: 11/9/2011 3:47 PM
Subject: tallawarra objection

Hi

Please find our objection to the development at Tallawarra lands, Yallah.
Application No MP09_0131

Bruce and Regina Carter