



# The Hon Shelley Hancock MP

SPEAKER OF THE NSW LEGISLATIVE ASSEMBLY  
MEMBER FOR SOUTH COAST

SH/la

November 16, 2016

Mr Anthony Witherdin  
Planner, Modification Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2000  
By email: Anthony.Witherdin@planning.nsw.gov.au

Dear Mr Witherdin

Re: DA 485-12-2002 Mod 1 - Modification to Residential Sub Division at  
Nadine Street, Sanctuary Point

Following representation to me by several property owners adjacent to the proposed sub division above, I request your earliest attention to the issues they have raised in relation to the amendment of the previously approved plan.

Concerns have been raised regarding the removal of the detention basin, that the revised width of the local roads will cause traffic and safety problems and that smaller block sizes, denser housing and hence population will add to the strain on local services and facilities.

Several residents have stated their acceptance of the original sub division plan comprising 39 lots and 18 metre wide local roads. They have now expressed concern to the increased density of the amendments proposed and that the modifications are out of character in this coastal village.

Again, I request your attention to the issues as raised by my constituents in their submissions attached, I thank you for taking the time to consider this matter and I await your response.

Yours sincerely

Shelley Hancock MP  
Member for South Coast

*Working for South Coast*

Phone: (02) 4421 0222 Fax: (02) 4422 1180 Mail: PO Box 1436, Nowra NSW 2541

Electorate Office: 1/57 Plunkett Street, Nowra NSW 2541 Email: southcoast@parliament.nsw.gov.au

Printed on paper produced in Australia by Australian Paper

From: J R Coagrove jrcoas@bigpond.com  
Subject: Nadine Street  
Date: Today at 1:40 PM  
To: jrcoas@bigpond.com

Re residential Subdivision Amendment Request  
Application DA485-12-2002  
Location Lot 5 DP788159 Nadine Street

Attention Mrs. Shelley Hancock MP

My wife and I have been residing at 119 The Park Drive for almost 12 years& knowing that the land behind our backyard was always going to be built on. On the original plan approved by ShoalhavenCouncil it was totally accepted by most local residents. But recent correspondence From the State Govt. Planning and Enviroment to suggest changes to that original plan by increasing the number of lots from 39 to 51 and alterations to the road from 18 meters to 16 meters.

Upon receiving this correspondence the residents around the area are up in arms over this amended application. A public meeting was organised and 30 representatives from the affected homes were in attendance.A result of that meeting was a committee was formed of six (6) . Those 6 residents would actively like to have a meeting with you to discuss our concerns.some of this concerns are as follows

1. Drainage problems. This land currently flood in normal rainfall . It will be considerably worse with extra housing.
2. Exiting wildlife kangaroos, possums, birds, snakes have nowhere to go
3. Narrower roads We have seen what has occurred in Voss Drive an d Maxwell crescent and the like with narrower roads and these roads appear to be smaller.
4. More houses mean more cars more pollution
5. During construction and clearing of land what compensation is available to residents for (a) house cleaning dirt and grime (b) washing on line.

In my opinion the only logical reason for the developer is to make more money , more houses on smaller blocks and narrower streets. So Mrs. Hancock we as local residents need your help to reject this ammended plan by the Planning and Evironment Section (State Government)

The ammended cut off date for all our submissions is Friday 18th November.

Hoping to hear from you soon

Regards

*J. Cosgrove Robyn & Cosgrove*

John and Robyn Cosgrove

119 The Park Drive

Sanctuary Point 2540

44433031 phone 0417669773 mobile

Mr & Mrs RA & IA Orchard  
24 Maxwell Crescent  
Sanctuary point NSW 2540  
14<sup>th</sup> November 2016

Faxed to 02 4422 1180

Dear Ms Shelley Hancock MP,

I am writing to you in the hope that you may be able to help our local community in regards to a Developer increasing their DA Approval from 39 blocks to 51 blocks.

Re: Application No. DA 485-12-2002 MOD 1

Location: Lot 5 DP 788159 Nadine St Sanctuary Point.

I strongly object to the proposed increase from 39 blocks to 51 blocks on the following grounds.

- The amendment is seeking to delete the stormwater detention basin completely. Having lived through several major rain events backing onto the above site I can assure you getting rid of this detention basin will cause major flooding of existing and proposed blocks. We have experienced flooding of our property from runoff already (I have video and photos), the soil in this area is very dense clay therefore doesn't allow for soaking in of heavy rainfall.
- The proposed streets are too narrow and there are no footpaths to provide safe walking conditions especially during wet weather other than to walk on the road. Is it going to take a child or adult to be hit by a car to have these narrow roads banned? I live on one so I know from experience how dangerous they are when two cars passing have to drive up on the gutter and grass to pass each other. Also who is liable to repair the gutters when they are broken due to cars and trucks constantly driving over them?
- Making the block sizes smaller is only promoting denser housing which is totally out of character for the local area. This is a semi sleepy coastal suburb NOT the Sydney basin where high-rise, high density housing is required due to the population. People that have moved here did so for the sole purpose of getting away from that.

I am hoping that the relevant planning people see that this is just greed on part of the developer and not what is best for our local area and community.

Sincerely yours



Irene and Robert Orchard  
[orchardirene@gmail.com](mailto:orchardirene@gmail.com)  
Ph: 02 4443 9040

**Subject: Na dine street proposal**

DA 485-12-2002

Lot 5 DP 788159 Nadine Street, Sanctuary Point

Dear Mrs Hancock,

As a circumstance of the late receipt of ~~your~~ <sup>THEIR</sup> letter dated 25th Oct, 16 which I did not receive until the 9th Nov 16 . I would like to make a personal submission to the department outlining some of my concerns and that of neighbours in surrounding area. Concerns encompassed in the proposed modification request for the subdivision at Nadine Street, Sanctuary Point.

Of concern to all property owners would be the measures undertaken to control the normal and also extraordinary rainfalls run off from the property if the originally applied for and approved drainage allotment was to be removed to allow for more allotments.

There is already a prominent water drainage problem particularly at the rear of all the adjacent properties along the Park Drive . If adequate measures can & or are taken the problem would not be exasperated. ~~EXACERBATED~~

If measures to remediate the water drainage particularly down the existing sewerage line easement adjacent to our rear boundarys are not taken I would not be in favour of any change to the current approval, particularly the deletion of the detention basin for storm water.

Regards

Mr. James Alan Shumack  
121 The Park Drive  
Sanctuary Point. 2540

