

From: [REDACTED]
To: [Michelle Niles](#)
Subject: MP 06_0250 Mod 12
Date: Wednesday, 23 October 2019 3:38:35 PM

Good morning

[REDACTED]

My submission is as follows:

I support changing the completion date from the 31st December 2019 to the 31st March 2020. I would not want time-completion pressure to have an adverse impact upon the safety of the construction workers or the quality of the work completed and an additional 3 months is not too long.

I object to the remaining modifications. The applicant has shown repeatedly an unwillingness or inability to deliver work as promised unless there have been stringent conditions or financial penalties involved. It is imperative that the delivery of the northern extension happens prior to the release of the remaining subdivision certificates.

Delaying the release of stages 18 and 19 should only incur an additional 3 month delay which is not onerous for potential buyers of these stages, when compared with the many years of delay existing residents have faced waiting for the construction of this road. These stages are still under construction with no formed roads installed, footpaths not complete etc. It is not as though they are finished, ready to go.

The original approval documents for this Estate would have seen the northern extension of Seaside Boulevard delivered when the Estate was two-thirds completed. Mod 3 (which does not appear to have been widely publicised) had the unintended consequence of allowing the Developer to construct the stages out of sequence. As a result, this road has repeatedly been pushed to the end of the construction schedule, with the Developer additionally trying to remove it altogether.

The applicant Rawson has also repeatedly shown a failure to deliver required items or behave in accordance with the regulations unless there has been a threat of fines or other financial impacts.

- Newspaper articles indicate that they were fined \$18000 in 2017 for water pollution at Seaside Estate.
- They did not deliver any recreational facilities in un-named park R6 despite this being a condition of approval from the NSW Dept Planning
- Their marketing material from 2017 indicated a basketball/netball court and skate park were to be constructed in the future but these have not eventuated (and Council have not denied approval for any proposed additional facilities).
- They wanted to move the main bus stop from Seaside Boulevard from west of Ironbark Dr to east of Ironbark Dr to make it 'safer', yet the construction of homes in Stage 20 has commenced prior to the bus stop moving. Now the bus stop is surrounded on either side by construction vehicles most days making visibility poor and increasing the risk of an adverse interaction between child and vehicle. This is an example of Rawson being fully aware of when Stage 20 was to be released, and when construction would start of Stage 20 homes, as they are also the builders, yet failing to deliver on an infrastructure item within an appropriate time-frame.

- Construction rubbish was been blowing out of the Stage 20 construction sites for many weeks. Council Rangers have been seen inspecting these sites and this seems to have coincided with dumpsters being delivered to the sites to properly contain the waste.

The Mod 9 application documentation indicated that the RMS is not willing to take on the construction of the northern extension of Seaside Boulevard should the developer fail to complete it as required.

The only way to ensure that this road is completed to the required RMS standard, within a suitable time-frame, is for its delivery to occur, prior to the release of the subdivision certificates for stages 18 and 19.