

[REDACTED]

From: Trevor Watson [REDACTED]
Sent: Tuesday, 18 February 2020 9:21 PM
To: IPCN Enquiries Mailbox
Subject: Objection to MP10_0088 MOD 1.

MP10_0088 Mod 1 - Modification to Nords Wharf Residential Development (Southern Estate) Concept Plan

This document represents an objection to MP10_0088 MOD 1. On the following grounds:

- 1) No Bank guarantees for developer.
- 2) 25% increase on current Services in the Nords Village with no acknowledgement nor plan of relief or support. These services include water, sewerage, electricity, fire fighting, amongst others.
- 3) The streets of Nords Wharf lack much infrastructure. They were never designed to take the construction traffic proposed by "NWDC". Additionally, this development application is adding a further 96 lots to the existing 400 (if indeed if 400 is correct), and that is an increase ~25%. This is a significant increase in any measure.
- 4) - "LMCC" need to be mindful of current residents residing on Government Road near the 2 blind crests (on either side of the crest) who need to travel down the wrong side of the road, accelerate and then check for traffic coming up and over the blind crest, before crossing to the left side of the road. It is presently just too dangerous to immediately cross to the left side of the road and hope that nil traffic is just about to come over the crest. I understand residents of Omaru Close do the same manoeuvre. How can this matter be resolved?

5) It is inconceivable that the "IPC" would override the recommendations of both "The Department", the "LMCC" and the community in favour of "NWDC". With respect, the "NWDC" have failed to address the impacts of the proposed intersection changes on the local roads - this is evidenced in the Modification Assessment Report document (referred above) and reiterated constantly on page 17, paragraphs 6.2.10, 6.2.11, 6.2.12, 6.2.14.

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Tuesday, 18 February 2020