

Mr. Michael Forsyth

General Manager

Kiama Council

P.O. Box 75, Kiama, NSW

Date: Tuesday 25th May 2010

Dear Sir,

Ref: Elambra Estate - Final Stages 6B & 7
Topic: Put the Brakes on 'Sprawl'

We understand Kiama Council will start Civil works at Elambra Estate ahead of selling off the final stages of residential land.

I am writing to urge you to postpone this and **'Put the Brakes on Sprawl'** in favour of more sustainable and approved options.

The Gerringong Charette of 1996, endorsed by the community of Gerringong, imagined a substantially different Land and Development release than Council has embarked upon.

We are concerned Councils principal driving force behind the urgency to Sell off Land at Elambra is because it is a **'Cash Cow'** of profit for Council, rather than being part of a sustainable land release balanced with Infill apartment housing options as a Sustainable and balanced future for Gerringong.

There are currently **over 120 approved 'In Town' Residential Apartments**, which are unable to gain financial momentum in competition with Kiama Council, who are now the largest land developer in the area. This is a massive conflict of interest for Council.

The general public and housing industry will always choose 'house and land' options by tradition, over apartment options, if available. But economics and policy can change this.

No matter how you market Elambra it is a Car Dependant, low density Sprawling Suburbia. More Environmentally Sustainable infill options are lagging behind.

Council must play its part in the sustainable growth and development of Gerringong, by **Putting the Brakes** on rushing to sell more Suburban Sprawl and enable 120 approved In-town apartments the economic opportunity to catch up.

Yours Faithfully,

Patrick Mahedy, RAIA, PIA, CPP

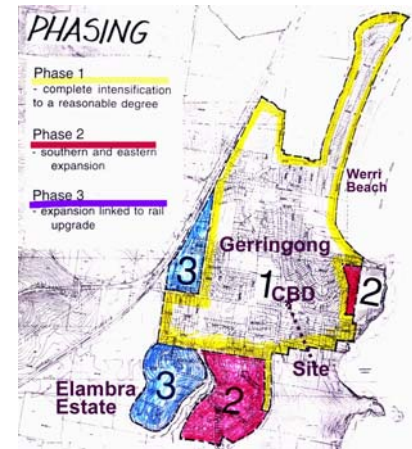
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Patrick Mahedy, Architects Registration Board No. 4770 is the **Nominated Architect** for PRM Architects + Town Planners P/L.

RAIA -Royal Australian Institute of Architects AIUS Australian Institute of Urban Studies PIA-Planning Institute-Australia

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