

7 February 2011

Director, Strategic Assessment,
Department of Planning,
Via email plan_comment@planning.nsw.gov.au

Re: Gwandalan Residential Subdivision Project Application MP 10-0205

Dear Mr File,

I wish to object to the above proposed subdivision for the following reasons:

- I strongly object to this project being assessed under Part 3A as a state significant site – it has been separated from the Catherine Hill Bay and Nords Wharf proposals. This is a proposal that should have been started from the beginning rather than a rejuvenated imperfect project. I really hope that this proposal is assessed by the JRPP. Further, there is no detail on what is proposed for the foreshore portion of the land. Residents should be able to comment on what is to be proposed for the whole site, not just in portions at a time.
- If this project is of State Significance, then why not propose something really special? Another development like Blue Haven where all you see from the Link Road is a sea of roofs is not what is required here. Small lots of 550 sq metres does not allow for much outside room after a house is built. How will hollow bearing trees be retained? Will there be sufficient room for parking boats and caravans etc as these are common features of the residential areas of the current settlement.
- This development is being described as a residential community set amongst the tall native Scribbly Gums, peppermint and native Apple Trees on the shores of Lake Macquarie. This estate is not on the shores of Lake Macquarie, and nor does it have access to the foreshore other than going out to Kanangra Drive, down Orana Road towards the water.
- I can't believe that there is no planned shared path/walkway from the subdivision to the Lake's foreshore! How does government expect people to develop healthy lifestyles when their best, free, passive recreation resource is still a drive away! What about encouraging children and adults to cycle and walk around town? Better still, how about encouraging residents from the old and new settlements to integrate by providing walking links? There should be a path from the South East Park labelled block #352 out to Billabourie Road. Further, a vehicle exit should be planned for via Billabourie Road. Currently numbers 11 and 39 are up for sale – what a good opportunity to buy one of these properties and include it in the plans!
- It is stated that the public has gained ownership a 1.8km of lake foreshore as a result of dedication of the "Offset" land to DECC. Access to this land has always been available to everyone via boat – the foreshore land is Crown land. The only problem is to access this land you need a boat and it is a long way from Gwandalan. It would be of little use to any new residents coming to live in this proposed estate.
- There doesn't seem to be any commitment to upgrade Kanangra Drive adjacent to the proposed estate. This road carries minimal traffic to the Point Wolstoncroft camp, but is heavily parked by parents accessing the Gwandalan public school. Upgrading needs to be done to make this road safer for all users in event of more residents. Wyong Council requires that the developer

provides a minimum sealed pavement 9 metres in width to be curbed and guttered. In addition, the intersection between Kanangra Drive and Orana Road needs upgrading.

- More up-to-date traffic reports need to be done as the traffic report was done in 2004 and is now considerably out of date. It was also done outside of Gwandalan school hours which start at 9.00 a.m. and finish at 3.00 p.m. It would be necessary to do another traffic count in particular at the corner of Orana Rd and Kanangra Drive at the end of the school day as this is one area which will be affected by the increased population.
- The developer believes the incoming population will be predominantly young families. This goes against the current trend where a large part of the existing community is comprised of retired people and low income families. This is partly due to the distanced needed to travel to work opportunities. Decent work opportunities are a minimum of 30kms away and up to 100kms. Has the developer done market research to determine who would be buying these properties?
- Public transport is a difficult question for the peninsular – bus routes do exist but are not well patronised due to long trip times and inconvenient connections with other modes of transport. New bus routes will make the trips longer and the bus company should not reduce the existing services to compensate for this. In any case, it is a fact that most families need a car anyway because public transport is limited in where it can take you.
- Mine subsidence – has there been subsidence, and if so, where the assessment of future risk of subsidence? LDO LakeCoal has not finished mining in the Great Northern and Fassifern seams.
- How does the owner of the private land intend to access his land – no provision is shown on the map. This may have implications for the boat ramp at Taylor's Bay (end of Garema Rd).
- Stormwater controls for the subdivision are to be located on the residue lot which is Zoned 7b Environmental protection. While this land is currently owned by the developer, over time this may change. Who will maintain this wetland since it is on private land?
- I am concerned for the bushland and fauna that will be cleared to make way for a development that is not yet needed. Will trees be clear-felled and then blocks sold, or will blocks only be cleared once a block is sold? I fear the former. The vegetation is in high condition and contains habitat that supports a range of fauna species, including many hollow-bearing trees. It's important that trees remain on the property to enable fauna to maintain foraging opportunities. There will be a loss of bio-diversity caused by this development and it will not be replaced because the offset land is on the other side of Crangan Bay, which will have no effect for the Gwandalan site.
- Cumulative effects of clearing bushland in this proposal as well as the Coal & Allied proposal means that a great reduction of vegetation running north to south linking Lake Macquarie SCA with vegetation to the south. Due to the low demand for housing on the peninsula (currently there are approximately 100 houses on the market in Gwandalan and Summerland Point, approximately 1½ year's supply), fragmentation of vegetation should not be allowed to occur.
- A tree retention plan should be developed and adhered to in accordance with the staging of the estate. Some of the fauna that will be affected include the Glossy Black cockatoo, the Masked Owl, Powerful Owl, Swift Parrot, Regent Honeyeater, Sugar Glider and Squirrel Glider, Eastern Wing Bat and Little Bent Wing Bat. All these species need protection, not eviction.

- Many of the birds and animals are threatened by the alterations to the natural flow of the streams. It was a recommendation of the IHAP in the previous proposal that development be avoided in areas along marked streams. It would appear, in the concept plan, that this has not been done.

I know these are a lot of concerns to be raised in one letter: I really hope that the developer takes the time to address them sufficiently and respectfully given that I have taken the time (unpaid) to consider the proposal and make this submission.

Finally, I have made no political donations in the past two years.

Thank you for the opportunity to provide comment on this proposal.

Yours sincerely,

A handwritten signature in black ink that reads "JDurand". The letters are cursive and somewhat stylized, with the "J" and "D" being prominent.

Mrs Jo Durand
9 Gamban Road
Gwandalan NSW 2259