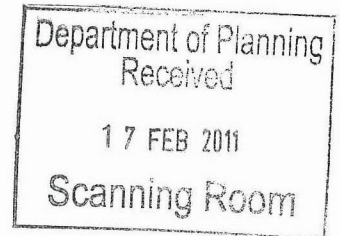




PCU019621

**Director, Strategic Assessment
Department of Planning,
GPO Box 39,
SYDNEY NSW 2001**

**SUBJECT –
Gwandalan Residential Subdivision Project Application
MP10-0205**



Dear Director,

I wish to state my strong objection to the above Application for the following reasons.

The only rationale for the Application is to make money for the Developer. This is a totally inadequate justification for the destruction of some valuable natural bushland with environmental significance and for the severely adverse impact so many additional homes would have on Gwandalan.

There is simply no need for additional housing in this area. There are always at least 100 home/sites for sale in Gwandalan and neighbouring Summerland Point. Some blocks from the last major sub-division in Gwandalan (dating back quite some years) are still for sale.

The reason there are always homes for sale is that Gwandalan is remote from shops and employment opportunities, has minimal public transport, limited access even for cars (just one very average quality road in and out), has inadequate health care facilities, a public school full to capacity, and generally has inadequate suitable infrastructure for the current population let alone for hundreds more families.

To encourage more people to live in this area (at least for the foreseeable future) runs against any logical planning and is counter to government guidelines. According to the Lower Hunter Regional Strategy, new developments should be located near existing town centres, within 800 metres of reliable public transport and be adjacent to high schools and employment opportunities. None of these factors apply for the Gwandalan land – Gwandalan is not even considered a “village” in the Central Coast Regional Strategy.

The single road (Kanangra Drive) that provides access to Gwandalan and Summerland Point is comparatively narrow and winding. It is already busy at peak times and has experienced a number of serious, some fatal, accidents. It is inadequate to handle the significant increase in traffic that would result from the Application.

Planning for the whole area should be attempting to reduce vehicle exhaust emissions, but the Application would result in much higher emissions from the probable two-cars-per-household that would be necessary for commuting to shops, employment, schools and health care facilities outside the area.

There is absolutely no obligation on the part of any level of government to allow further development in the area. The land in question is natural bush and should simply be allowed to stay that way.

The recently released draft North Wyong Structure Plan puts future development for Gwandalan and Summerland Point into the status of "long term" to be considered only after "medium term" (ie before 2020) developments such as the already late-running development of the Warnervale Town Centre and surrounding areas including Wadalba.

Only after the present lack of infrastructure has caught up with the current and short/medium term proposed population levels should any other long term development Applications be considered.

Although I sincerely hope this does not go ahead either, a decision should be made on possible extensions for coal mining in the area (such as Lake Coal's Chain Valley Mine's Application to extend mining under the proposed development site) before any decision on the Application is made. I understand that such sequencing of decisions would be in line with the Department's own planning priorities.

I understand as well that part of the Application provides for "offset land" owned by the Applicant, but that land is not near Gwandalan (it's on the opposite side of Crangan Bay) and is also already natural bush. There's no advantage to Gwandalan or the Government in such "offset" as it should also simply be left as it is.

There are a wide range of ecological reasons why the Application should not proceed including:

- Development as proposed by the Application will cause a serious loss of bio-diversity and reduce the size of the north-south vegetated corridor through this region. The vegetation on the Gwandalan development land supports a range of fauna species, including many hollow bearing trees which native animals use for foraging. These animals can hardly be expected to cross Crangan Bay to use the "offset" land.
- Within the site of the Application, habitat has been identified for the Masked Owl, the Powerful Owl, the Swift Parrot, the Glossy Black Cockatoo and the Regent Honeyeater. Also within the area are the Sugar Glider and Squirrel Glider, the Eastern Wing Bat and the Little Bent Wing Bat. It is unjustifiable to remove healthy habitat for these creatures in

favour of homesites when so many of the latter are already continually available.

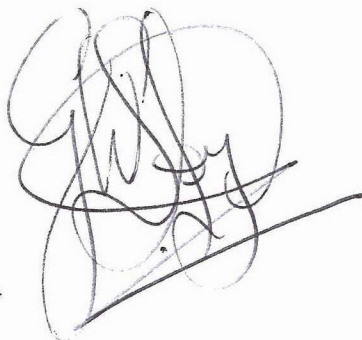
- Many of the birds and animals are threatened by the proposed alterations to the natural flow of the streams. It was a recommendation of the IHAP in the previous proposal (for this site – since denied) that development be avoided in areas along marked streams. It would appear, in the current concept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

In addition to environmental issues, the Application has many factors that would adversely impact the current population and/or limit the future well-being of those who bought into the proposed development.

- The land in question is part of a property that fronts onto Lake Macquarie. If the land were to be sub-divided, it should only be on the basis that access to the waterfront of the remainder of the property be provided for both those buying into the development and for the current population of Gwandalan. I had thought that such waterfront access was meant to be a Government requirement for the sub-division of waterfront land.
- Most of the lots are small (550 sq metres) which would not allow the retention of the hollow bearing trees mentioned in the environmental issues above. As well, given the likely size of homes that would be built, there would be no space left for healthy outdoor playing by children. There does not appear to be any provision for significant open spaces or parks where children could play and adults relax.
- All traffic from the development would exit onto Kanangra Drive and would then have to pass by the neighbouring Public School. Kanangra Drive in this area is already sub-standard, and even if that were improved, the increased traffic past the School would be unacceptable for the safety of students. Literally, all residents of the proposed sub-division could not get anywhere without passing the School. The proposed layout of the sub-division "isolates" it from the rest of Gwandalan.
- The Application seems to expect that purchasers of sites would be mainly young families, but that is highly unlikely given the distance needed to travel to employment, high schools, health care and shopping. The current trend in the existing village of Gwandalan favours retired people and low income families.

For the above reasons, I respectfully request that the Application not be allowed to continue.

Thank you.
Sincerely,
Graham Lloyd
42 Winbin Crescent
Gwandalan NSW 2259



1st February, 2011