

**RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL-MIDDLE CAMP
(MP10_0089)**

I wish to express my clear **objection** to any application to rezone conservation land in the area of Catherine Hill Bay known as Middle Camp.

Middle camp is an inappropriate site for development and is in an entirely inappropriate proximity to the infrastructure that a development of "State Significance" requires. Furthermore, the process under which this proposal will be considered should not be used until the recommendations of the ICAC report into Part 3a of the planning act are executed.

Catherine Hill Bay (Middle Camp) is not a "State Significant Site" and is not appropriate for a large scale development. Catherine Hill Bay is one of the least suitable sites for development of any in the Lower Hunter Region. The scale of the proposal and the likely housing yield are too insignificant to achieve any meaningful outcome toward the Lower Hunter Regional Strategy and would come at an enormous cost to the state financially and socially.

The process under which the Zoning is to be changed, Part 3a, is not adequately designed to safeguard against the influences of vested interests and is to too greater extent subject to ministerial discretion rather than independent oversight. This point has been supported by the most recent ICAC report. The processes that were put in place to protect small communities like Catherine Hill Bay from parties with much greater resources are the Local Environmental Plans, and this is the correct process under which this proposal must be measured. This view is supported by the local community, the Land and Environment Court and the ICAC.

The position of the two Hamlets proposed by Coal & Allied either side of Flower's Drive represent a significant incursion onto the visual catchment of the now Heritage Listed neighbourhood situated on Flowers Drive. The lots to the East of Colliery Road are easily close enough to be seen from most of the existing homes, particularly on the North Western side of Flowers Drive. These properties have views protected by the Heritage Listing. The site of the old E Pit colliery is an Archaeological site and is not suitable for residential development geologically, or socially.