

Director, Strategic Planning
Dept of planning
Gpo box 39
Sydney 2001

Mr W. DeMarco
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SUBMISSION RE CONCEPT PLAN (MP10.. 0089)

I OBJECT TO THIS PROPOSAL FOR THE REASONS LISTED BELOW,

(1) The mine subsidence assessment report does not provide conclusive evidence that the areas proposed for residential use are safe or suitable for such use. The report is old and does not take into consideration worst case historical rain periods. The report itself recommends further site investigations are required to determine the suitability for residential development.

No test drilling has been undertaken in area A. Because the old records indicate no mining has occurred on the eastern side of Flowers Drive does not guarantee that that this area has not been worked, in fact the former workings could be any where on this site.

THIS PROPOSAL SHOULD NOT PROCEED UNTIL THE SAFETY OF PEOPLE AND PROPERTY CAN BE ABSOLUTELY ASSURED.

(2) The proposed E4 zoning on the eastern side of Flowers drive should instead be zoned E2 to provide a better conservation outcome for this important area.

(3) If any residential development was to occur on this site a detailed development control plan specifically tailored for this unique location should be implemented. The complying codes sepp is totally unsuitable for this development. The approval process should not proceed until a suitable development control plan is developed .

(4) Why rezone at all? The present zoning works well, and offers a suitable level of environmental protection. Whats wrong with Private conservation land anyway?
DONT REZONE... LEAVE IT ALONE

(5) This proposal should not be considered on its own , as there are five development sites on exhibition at present, namely, Middle camp , Catherine Hill Bay, Nords Wharf and two sites at Gwandalan. As these sites have many factors in common including, infrastructure, mine subsidence and sensitive conservation values .

The Minister should not proceed with the approval of any of these projects until a co-ordinated approach is achieved. The cumulative effects of developing these five sites must be diligently assessed. This surely must be a priority .

W. DeMarco