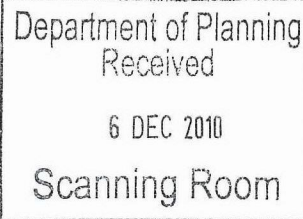


PCU017422

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

Gregroy A Clarke  
11 Gamban Road  
Gwandalan NSW



Dear Sir/Madam,

**Re State Significant Site and Concept Plan Proposal MP 10 0084 Gwandalan**

I oppose this proposal for two key reasons. The first concerns the impact on infrastructure, particularly Kanangra Road. The second concerns lack of information on the impact to property value for existing owners.

My family have owned a home in Gwandalan since 1980. In the ensuing 30 years, Kanangra Drive has remained virtually unchanged despite ever increasing population and traffic load on this road.

It is our view that Appendix G to Concept Plan (MP 10\_0084), Table 3-8, significantly misstates and under estimates the traffic affect on Gwandalan. Specifically, the appendix forecasts only an additional 2,660 daily versus current 7,300 vehicle movements on Kanangra Drive west of the Pacific Highway.

However, Appendix L, clearly indicates that the Trade Area Population of Gwandalan will increase by 139% on 1991 levels by 2021, and I estimate this would amount to a 330% increase on the 1980 level whilst this road has remained virtually unchanged.

Table 3-8 users 2007 data. Appendix L, uses 2006 data. From this base, we estimate the daily volume to increase from 7,300 to 11,321. This means the impact is substantially higher at 4,021 rather than 2,660.

This traffic volume necessitates the addition of another lane, in each direction for the length of Kanangra Drive. I understand the Rose Group proposal will compound this problem substantially.

Finally, we are very concerned that there is no assessment on the impact to property values for existing dwelling owners.

For these reasons, we oppose the development.

Yours sincerely,



Greg Clarke