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The director, Strategic Assessments
Dept. of Planning
GPO Box 39 Sydney 2001
Attention Ms. Anna Johnston
Dear Team Leader,

Re: Coal & Allied Southern Estates Proposal- Gwandalan MP10-0084

I am writing to object to this Proposal.

I have written to your department previously on 27Sept. 07 and again on 17 Dec. 2007 to lodge my total objection to the above proposal which will have no other effect on this native bushland but to virtually destroy its natural wonders, ONLY to financially benefit a very large coal/exploration company whose integral business is NOT to be a Land Developer.

In fact, if this company had even a basic knowledge of the Gwandalan and Summerland Point area, it would foresee an immediate folly, which will only become apparent many years later, after our beautiful and pristine land has been devastated by bulldozers and bitumen roadways. Simply put, there is little or no demand here for building blocks, and many blocks, vacant for 50 years, have been unsold for some years. With the GFC aftermath, our very "dear friends" known as Banks, have been repossessing homes under about 5 years old, at a great rate, selling them off at up to \$80,000 less than what the poor owners paid for them. So, its hard to see newcomers rushing to buy land here, at what will have to be astronomical prices, to cover the huge development costs.

This whole peninsula has been settled over the last 50 years by people wishing a quiet respite from city life, and to enjoy its unique "fishing village" atmosphere. However, that idyllic life has already been made somewhat difficult by the fact that we have had to suffer severe level 4 water restrictions for over 10 years, and no sane person could contemplate adding a further 623 dwellings in such circumstances, UNLESS there was an immediate solution (viz. an already completed, at least half full large collection dam) - but no such plan is even possible, let alone talked about. Yes, we do have a stop-gap relief in a pipeline from the Hunter regions, but since its inception and initiation some 18 months ago, we have only just been able to "enjoy" a temporary reduction, to Level 3, whilst our Total water storage has still yet to exceed 31%.

There are no prospects for either full time or casual employment on this peninsula, and there are no major shopping centres closer than 13 kms. and they are serviced by about 4 bus services (including school buses) per day. This is strictly a "car-owners only" residential district. Our medical centre (flash name) has only one greatly overworked doctor 5 days per week, and he closed his books to newcomers some 5 years ago. It now takes over 10 weeks to get an appointment with him - its easier to see a Specialist. So your proposed new population of say around 1,500 people, would have to travel to, I don't know where, for a doctor to even see a child with a cold. About 4 years ago, it cost \$363 for an ambulance to pick me up from home and take me to the nearest hospital (Wyang) which is about 26 kms away.

I believe our local primary school is already at over capacity, and older children have to travel some 8 kms. each way to attend a high school at Lake Munmorah, and it is also crowded. Nor does our school have sufficient land to expand, to cater for a large influx of pupils.

The pristine waterfront land which this proposal covers, has majestic stands of forest with many trees over 100 years old, and there is much diverse flora, rainforest and wetland areas also. In all, a rare treasure between the state's two largest cities, far far too good to destroy, for a one-off monetary gain.

This land is to be developed by Coal & Allied simply because it was GIVEN it in the 1950's, to mine underneath, NOT to destroy the surface, and now it wants to sell it off simply because "its there", doing nothing, at least to their way of thinking. To them, is it purely a case of -- "out of sight, out of mind"!

I also wrote a letter of protest, on 14 January, 2008 to Mr. Paul Skinner, CEO of Rio Tinto Ltd. which owns Coal & Allied, and it was, not surprisingly, never acknowledged nor replied to. At that time, its website indicated that Rio is a company which besides its huge business undertakings, is a "DEVOTEE OF CONSERVATION", well known and respected for its efforts to reduce global warming, and wishes to be thought of as a "green" entity. The sad truth is that there is NO genuine Aussie spirit in this company.

Gwandalan should have been declared a HERITAGE area many years ago, since it is to our knowledge, the last little, remote lakeside village in NSW. And that is why we residents chose, and choose, to live here, and we will fight nail and tooth to preserve it.

I am 73 years old, and have lived in Gwandalan for 12 years.

I have no objection to my name being made available to the Proponent, or on your website.

Yours faithfully,



Ellis Rippon (JP No.149108)

17 November, 2010