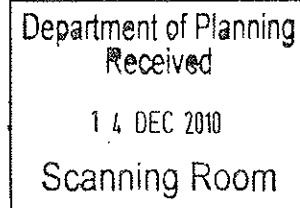J &CR Dennehy
142 Gamban Rd
Gwandalan 2259
0249762744

Director, Strategic Assessment
Department of Planning
GPO Box 39
Sydney 2001

RE COAL AND ALLIED SOUTHERN ESTATES PROPOSAL GWANDALAN
[MP10-0084]

We object to the proposal for the following reasons.

1/ Lake Maquarie is a valuable asset for the State of NSW and should not be compromised by such a large development.
[a] Even with the most modern storm water design, the flow of sediment and nutrients after a period of heavy rain or storms will be enormous with a development of this size. We have lived at Gwandalan for 20 years and witness regular large plumes of mud and debris 100 metres into the lake and large deposits of silt even when new drainage systems have been employed.
[b] The area covered by this proposal includes naturally occurring filtering system which will be totally destroyed when the land is stripped of trees and vegetation. This could be a total disaster as this area is at the end of the lake.
[c] The proposal will greatly reduce the current wildlife corridor which is already under stress as is indicated by a noticeable reduction in bird life over the recent years.

2/ The proposal is contrary to the NSW Government Lower Hunter Regional Strategy and possibly the Coastal Protection Requirements.
[a] Public transport is virtually non existent forcing even a two person household to operate two motor vehicles to maintain any form of independence. It is also impossible for a person without a motor vehicle to obtain employment.
[b] Schools in the local area, both primary and high school are operating at maximum capacity. Therefore it is hard to imagine any foreseeable change to this capacity to cope with such an increase in population.
[c] As at least 80% of motor vehicles turn right at the Pacific Hwy. when departing from Gwandalan, this would indicate that Gwandalan is closely linked to the Central Coast and not the Lower Hunter, which the proposal has always been wrongly included in.
As the Central coast has current unemployment of over 8% work opportunities will be limited because of the distance of any major employment based in the Hunter.
The NSW Govt. own strategy states that priority for development should be close to work opportunities.

3/ Current Facilities.

[a] The Sewage Treatment Plant in Gwandalan currently has some overflow occurrence's of raw sewage into Lake Macquarie [Wyong Council disclosure] It could not possible cope with this large development especially if the proposed Rose Corp. development proceeds.

[b] Gwandalan and Summerland Point currently has only one Doctor who for years has been unable to obtain assistance in the practice. Any new patients in the area have to travel out some kilometers to obtain General Practice services. With the addition of some 600 dwellings new residents could be forced further a field.

[c] Current school capacity is inadequate.

[d] With only Kanangra Drive as the only entry and exit grave concern for its capacity for the additional traffic and in the instance of bush fires.

3/ The Environment.

Coal and Allied should seriously consider including the land this proposal covers [some 66 hectares] to the 206 hectares dedicated for conservation. We would suggest that Coal and Allied have much land that could be developed which would meet good planning [see items listed in 2/]. Instead of the sensitive area covered by this proposal.

[a] This would retain the wildlife corridor around the lake.

[b] 66 hectares of land would not be destroyed with the removal of some 60,000 native trees and vegetation including the protected Tetratheca Juncea.

[c] This area of Lake Maquarie would be protected from further development especially as The Dept. of Conservation believe this area of extreme conservation value.

[d] If this proposal was stopped by Coal and Allied it would show that they are concerned with the ~~cooperation~~ of the environment and not a just a greedy mining company.
conservation

Yours Faithfully,

JAMES DENNEHY

13.12.2010