



## GWANDALAN/SUMMERLAND POINT COMMUNITY PRECINCT

All correspondence to:  
The Secretary  
PO Box 8033  
Summerland Point NSW 2259

Director, Strategic Assessment  
The Department of Planning  
GPO Box 39  
Sydney NSW 2001  
Via email to [dorna.darab@planning.nsw.gov.au](mailto:dorna.darab@planning.nsw.gov.au)

16<sup>th</sup> December 2010

Dear Sir,

Re: Coal & Allied Concept Plan - Gwandalan (MP10\_0084)

At our last precinct meeting held on the 13<sup>th</sup> December 2010 the members discussed the above named plan. The meeting resolved that it opposed the proposal and submits the following comments in opposition to the proposal:-

- 1. The Draft North Wyong Shire Structure Plan (Draft NWSSP)** includes the Coal & Allied proposal. The Staging Plan, however, indicates that the land owned by Coal & Allied is placed in the long-term category, with the actual timing dependant on a range of factors, including 'the state of the economy and the market, and the demand for additional housing and employment land' (p32). The Draft NWSSP prioritises the Warnervale Town Centre, the Warnervale Employment Zone and parts of Wadalba, Woongarra and Hamlyn Terrace, which is to be developed in the coming years. The Draft NWSSP next prioritises areas around Warnervale and Wadalba, which will be developed 'when Government and Council can afford to provide key infrastructure and

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services to support their development' (p32). The long term priority of the Draft NWSSP is 'land that is expected to be zoned for development after areas identified for medium term development' (p32). This category relates to this proposal and as Lake Coal Pty Ltd also has a proposal to extend mining operations beneath the land owned by Coal & Allied and will, no doubt, get priority, the Draft NWSSP allows for such an eventuality to form part of the criteria for determining when development of this land should be staged. Other criteria include 'the future of the power station sites, and the level of access to services and employment opportunities' (p32). It is the Precinct's opinion that there is great deal of development to be done in the North Wyong Shire area and much infrastructure and employment opportunities to be developed before the release of land in the Gwandalan/Summerland Point area.

2. **Timeframe:** The proposed Concept Plan does not provide any timeframe and the Precinct is concerned that this proposal is to be rushed through before other areas are developed or before the necessary infrastructure is in place. Therefore, the Precinct requires a timeframe to be attached to this proposal in relation to the priorities identified in the Draft NWSSP.
3. **Regional Strategies:** The Precinct understands that the justification of this project is based on its late inclusion in the Lower Hunter Regional Strategy and the Central Coast Strategy , which states that new developments should be:
  - a. Within 800 metres of reliable public transport;
  - b. Close to high schools; and
  - c. Close to work opportunities.

Points b and c certainly don't apply to this application, as the nearest high school is approximately 8kms away at Lake Munmorah and work opportunities on a larger scale are a minimum of 20 kms away, with many residents travelling to Sydney and Newcastle for employment. Public transport consists of a private bus company service of 17 runs a day (8 to/from Wyee, Morisset and Lake Haven, 5 from Swansea, 4 to Swansea). Despite the name on the timetable, there is only one bus that runs all the way to Charlestown Square, and 2 buses from Charlestown

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that stop in Gwandalan. It is an approximate 25 minute drive by car to the nearest train station at Wyee – which is not close by anyone's standards.

Furthermore, as an indication of lack of social facilities, the twin towns of Gwandalan and Summerland Point do not even have a local church building - even in the early days of development of this state churches were built before any mass residential encroachment.

4. **Kanangra Drive:** Apart from the slip lanes proposed for the entry and exit points from the Pacific Highway/Kanangra Drive intersection in the Concept Plan, there is no provision for road improvements to the main arterial road, Kanangra Drive. This proposed development has the capacity to substantially increase traffic flow on this road and the road would need to be upgraded to a dual lane facility from the Pacific Highway to the roundabout at Summerland Road to absorb the projected traffic density. This comment is based on the following conclusions:
  - a. Traffic count data (source Wyong Shire Council 30/08/2004) revealed daily volumes of cars traversing this road at 6262 trips. It could well be envisaged that this volume could increase to levels in excess of 10,000 trips per day. Such a volume would be unsustainable with the existing road quality, and would exceed safe levels of traffic flow on what is already a busy road. The Precinct believes that the risk of doing no improvements would see an increased risk of serious motor vehicle accidents.
5. **Environment:** the Precinct is concerned for the loss of 60 ha of good quality native vegetation and up to 50,000 individual trees. In addition, we are concerned for the impact of this land being home to a variety of species of birds bats and marsupials – these being identified in the proponents Ecological Assessment.
6. **Sewerage:** We currently have an adequate sewerage plant situated between Gwandalan and Summerland Point, servicing the current needs of the local community. The Concept Plan notes that it is adequate to service the increase in population. The Precinct does not agree and is

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concerned that there is no provision for any upgrade in this facility. The Department must take into account cumulative planning decisions, with respect to the Lakeside Living proposal for development further along Kanangra Drive.

7. **Storm water runoff:** The Precinct believes that more investigation needs to be made into the effects of storm water runoff into both the Strangers Gully and the Lake Macquarie. We note that the Proponent's *App H Contamination, Mine Subsidence, Geotech* report identifies that there will be some impact, but there is lack of substantial detail on what effect a substantial increase would have on the ecosystems of Lake Macquarie. It must be remembered that Crangan Bay is the LAST undeveloped bay in Lake Macquarie. The mistakes made with the development around the foreshores of Tuggerah Lakes are an example of what can happen.
8. **Social Services:** There is a present lack or efficiency of medical services in the Gwandalan/Summerland Point and wider area and the proposal does not address these. For example, there is 1 General Practitioner who closed his books to new patients a few years ago. Residents travel to a GP clinic at Lake Munmorah 8 kms away, or Kanwal 22 kms away to access major public health services. The closest ambulance station is situated approximately 15-20 minutes away. While it's outside the scope of the proposal to remedy these deficiencies, they are serious impediments to this proposed development.

There is no gain for the community in this development, it does not make good planning sense, fast-tracking the Proposal does not fit in with the broader Draft North Wyong Shire Structure Plan and is not needed. The Precinct believes the issues raised above are good reasons to reject this concept plan, and should be taken into account with your assessment.

Yours Faithfully

Dennis Connor  
Secretary

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