

**Alan Moroney - Online Submission from (object)**

**From:**   
**To:** Rebecca Thompson <rebecca.thompson@planning.nsw.gov.au>  
**Date:** 16/12/2010 9:21 PM  
**Subject:** Online Submission from  
**CC:** <assessments@planning.nsw.gov.au>

NOTE - I request that my identity not to be passed on.

I am writing this submission to object to the development proposal at Gwandalan. I am a property owner at Gwandalan & regularly visit for recreational purposes. I believe that the development will be detrimental to the local area, including the lake.

I note the following:

- A significant area of bushland & wetland will be impacted which will have detrimental effects on flora, fauna & wildlife;
- The bushland currently offsets greenhouse gas emissions produced by the power stations in the area;
- The development will increase stormwater runoff into the lake, impacting water quality & subsequently marine life;
- The facilities & amenities within Gwandalan are limited. The school is at capacity with limited opportunity for expansion. Shops & medical facilities are very basic;
- Public transport is limited;
- The boat ramps and parklands are often crowded with inadequate space for car parking. Additional recreational users of the lake will add to this problem.
- There is a single road into Gwandalan & Summerland Point which is not in very good condition (windy, narrow road);
- There are already a significant number of properties in the area available for rent & for sale (including vacant land). The oversupply of houses will have a negative impact on property values;
- There are limited job opportunities in the area, so new residents will need to travel significant distances to work.

Again I would like to reiterate my objection to this proposal & request that the above matters be seriously considered.

Regards,

Submission for Job: #4054 Concept Plan (MP 10\_0084)  
[https://majorprojects.onhiive.com/index.pl?action=view\\_job&id=4054](https://majorprojects.onhiive.com/index.pl?action=view_job&id=4054)

Site: #913 Gwandalan Residential Development (Southern Estates)