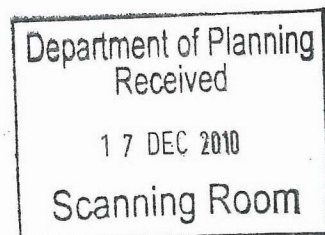




**Director,  
Strategic Assessment,  
Department of Planning,  
GPO Box 39,  
SYDNEY NSW 2001**



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

**Dear Director,**

I wrote recently expressing my strong objection to the above Proposal for a number of reasons.

Additionally I have just had pointed out to me the inadequacy of the traffic modeling in the Proposal which was based on some 2,000 residential properties in the adjoining areas of Gwandalan and Summerland Point. In fact there are over 2,600 (taken from Google maps).

Further, the traffic modeling appears to have no allowance for future growth from other properties that are not yet built on or developed in the area, nor for the planned industrial estate right next to the land in the Proposal.

Even ignoring these inadequacies in the traffic modeling, for all traffic from the Proposal's Stage 1 to have to exit the development into the current Kanangra Drive/Summerland Point Road roundabout is totally unacceptable.

Additionally, the proposal's traffic statements make no allowance for the separate proposal by Rose Group (Lakeside Living) to add 190 homesites to Gwandalan – all the traffic from which would also have to feed through the roundabout onto Kanangra Drive.

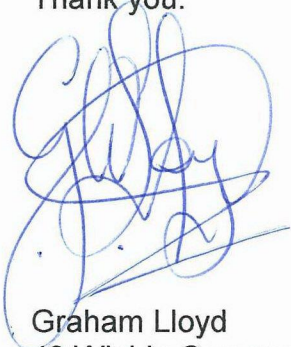
I will separately respond with objections to the Lakeside Living "Gwandalan Residential Subdivision Project Application MP-0205" Proposal, but the concurrency of the latter with the Coal and Allied Proposal emphasises the need for the Department of Planning to look at these Proposals as a whole rather than individually. The impact of either one on the area's community and environment would be dreadful, let alone considering the combined impact of the two Proposals.

I moved to Gwandalan five years ago because it has a wonderful "quiet village" atmosphere and has not been ruined by the over-development that makes other parts of the Central Coast a traffic and living nightmare. I am retired so the lack of transport and other infrastructure facilities is not a problem for me, but the typical family unit that would move into the proposed developments would need two cars per household and there would be unavoidably significant increases in traffic along Kanangra Drive with associated inevitable increases in pollution and accidents.

This is all just so unnecessary as there are plenty of properties always on the market in Gwandalan and Summerland Point – there is simply no need for these extra homesites.

I sincerely ask that the Proposal be refused permission to progress.

Thank you.

A handwritten signature in blue ink, appearing to read 'Graham Lloyd', with a large, stylized flourish at the end.

Graham Lloyd  
42 Winbin Crescent  
Gwandalan NSW 2259

16<sup>th</sup> December, 2010



Kevin Spencer  
35 Noamunga Crescent  
GWANDALAN NSW 2259

15<sup>th</sup> December 2010

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

Dear Sir/Madam,

Re: STATE SIGNIFICANT SITE, CONCEPT PLAN PROPOSAL AND VOLUNTARY PLANNING  
AGREEMENT MP10\_084 GWANDALAN

I object to this proposal for the following reasons:

1. This proposal is still a "land bribe" as was the Rose Group proposal which was declared void by Mr Justice DH Lloyd on 31<sup>st</sup> August 2009. (MP06\_0330 and MP07\_0107 **Gwandalan Summerland Point Action Group Inc v Minister for Planning [2009] NSWLEC 140 41214** of 2008).  
I see this as a political donation and ask that it be referred to the Planning Assessment Commission for their decision.  
This was added to the Lower Hunter Regional Strategy as a favour to the proponent, even though the land is officially part of the Central Coast and the proponent was given the opportunity to ignore sustainability criteria (page 34..."The Sustainability Criteria will not apply in the Watagan to Stockton and Wallarah Peninsula green corridors to protect the significant biodiversity and natural resource values of these areas.")
2. The vegetation and fauna in this area is environmentally significant with many large trees. Previous reports by DECW confirm the environmental significance of the whole of this locality. At a time when everyone is planting trees to ward off global warming and bearing in mind the number of coal fired power stations in this area, it is totally inappropriate to remove these trees which are a carbon sink already, as well as the means of future carbon capture.
3. It is commendable that land is being made available for conservation but all of the land in this area should be conserved and preferably as a National Park.
4. Developments should occur in areas near existing town centres, within 800 metres of reliable public transport close to high schools and work opportunities. (Lower Hunter Regional Strategy). This area does not fit with that description at all. One road in and out is another serious limitation.

5. They are proposing to destroy 60 Hectares of significant bushland which will be lost for all time and for our future generations. It is horrifying what people will do for money.

I thought (hoped) we had gotten smarter over the years. The current power station zoning on much of the land is a leftover from the bad things we did in the 1960's and earlier.

6. They are proposing to deliberately destroy stocks of threatened species of plants and thus reduce the size of the gene pool. There are already enough natural threats out there such as Myrtle rust without man adding to the problem.
7. Development around Strangers Gully is still far too close and likely to impact on the condition of the wetland over time. Certainly domestic pets and invasion by humans will have a detrimental effect.
8. Development is still proposed over part of the land identified as likely to contain aboriginal artifacts, contrary to recommendations by the IHAP.
9. Crangan Bay is the last undeveloped bay on Lake Macquarie and contains important seagrass beds and mangrove populations. Marine life in this bay is also considered significant though documentary evidence seems hard to come by. No Water Sensitive Urban Development system will prevent dissolved pollutants entering this water and degrading the marine environment.
10. This area is home to Squirrel Gliders, a variety of Owls and Sea Eagles. A reduction in their territory will threaten the future of these special creatures.

**We are here as custodians of this world for future generations. We should not be destroying the environment simply to make money. This proposed development is not necessary or even desirable. It flies in the face of proper planning policies and all we are teaching our children.**

Thank you for your consideration of my submission.



Kevin Spencer



32 Dulkara Street  
Gwandalan NSW 2259  
16<sup>th</sup> December, 2010

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

Dear Sir/Madam,

**Re:**  
**State Significant Site and Concept Plan Proposal MP 10\_0084 Gwandalan**

Further to my recent letter objecting to the above proposal, I have now found out that the traffic modelling used for the Proposal is seriously flawed which adds to my concerns at the whole Proposal.

The modelling was based on about 2,000 homes being in Gwandalan and Summerland Point whereas recent maps show more than 2,600. As well, the traffic model makes no provision for traffic from other as-yet-unbuilt-on land in the area, nor for traffic from the adjacent proposed industrial site, nor for traffic from the concurrent Proposal by Lakeside Living for another 190 homes in Gwandalan.

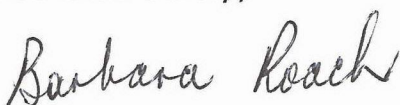
Making the situation even worse, all traffic from Stage 1 of the Proposal exits from the new development into the current roundabout between Gwandalan and Summerland Point – that's sure to cause additional traffic congestion and accidents.

Along with all the points I raised in my earlier letter of objection to this Proposal, these failures to properly plan for traffic highlight the unsuitability of such developments for Gwandalan.

It is all so pointless anyway – there is simply no need for additional housing in the area with plenty of existing properties always on the market. To encourage more people to live away from employment, schools, health care and so on is just madness.

Please do not allow this proposal to proceed. Thank you.

Yours sincerely,



Barbara Roach.

Diane Rogers  
6 Parraweena Road  
GWANDALAN 2259

15<sup>TH</sup> December, 2010

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

Dear Sir / Madam,

Re: STATE SIGNIFICANT SITE AND CONCEPT PLAN PROPOSAL MP10 0084  
– GWANDALAN

I object to this proposal for the following reasons.

I came to Gwandalan in 1964 to visit my Aunt and Uncle who were camping near the old Post Office. My family fell in love with the district and my father bought a block of land that same day. So for the last 46 years I have been able to observe the vegetation on this site.

It was with shock that I found that the bush was going to be changed for ever. My family have defended this area previously and the Lake Macquarie Conservation area was formed with our assistance. I have always wanted the whole area, from the round-about to the Pacific Highway as National Park.

1. Trees removed from the Coal and Allied site which is subject to this proposal would be better kept and used as a carbon sink. (Biobanking)
2. There are two power stations in our area, Lake Munmorah coal and gas power and Vales Point coal power. The removal of these trees and underlying vegetation from this site will mean a lot of the pollution is not captured. There are many bush regeneration groups who plant trees each year to negate the carbon from these areas.
3. Crangan Bay is the last Lake Macquarie Bay without development nearby and has a good ecosystem which is healthy. The runoff water from streets and houses would damage this ecosystem. The sunlight would not be able to penetrate the lakes water and in doing so would kill the sea grasses that live in the bay. Also affected would be the green and loggerhead turtles that use the bay, not to mention all the other underwater animals that live in the sea grasses.

4. The seagrasses will also be damaged by extra boats which will anchor in this area as well as added pollution from petrol and oil spills.
5. The removal of the coastal plain scribbly gum woodland which protects the surrounds of the wetland would open up this area to wind and the trees that live in the wetland area will be damaged and possibly die.
6. The aboriginal sites along the lake edge will be disturbed and damaged by the increased use of the area. Also the mangroves at the far end of the site as they breathe through their air roots
7. The habitats for marsupials (possums; squirrel glider) and the powerful and masked owls will be lost.
8. The constant moving birds such as honeyeaters; pacific bassa bats and many other animals that use the woodland corridors to go from east to west and return across the lake, will have their food source removed.
9. The removal of the protected Angophora Inopina near Kanangra Drive and the possible loss of these extra trees because of the changed hydration and edge effects is of great concern.
10. The damage to the heath that lives under the Coastal Plains Scribbly Gum forest, the rare and endangered orchids and the protected Tetratheca juncea of which 34% of the total in Coal and Allied lands will be destroyed.

For all the above reasons and more I believe this project is not in the best interests of the community.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'D Rogers'.

Diane Rogers



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

15 December 2010  
48 Gamban Road  
GWANDALAN 2259

Dear Sir/Madam

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

I object to this proposal for the following reasons:

1. We live in a very small village location, Gwandalan/Summerland Point, and this proposed development will destroy our way of life. We came here to get away from large areas of over-development and now you want to force this massive development and increase of population upon us. I thought governments were elected by the people for the people. I believe the vast majority of this community do not want any further development, especially 623 new home sites at Crangan Bay. Coal and Allied are miners. Why do they want to become developers, or are they intending to sell it off to a developer? I think so.
2. There is only one way in and one way out. The current and future residents of Gwandalan and Summerland Point will be extremely disadvantaged by this development. We will be following behind the residents of this development to gain road access to the Pacific Highway intersection, and we will again line up behind these residents on the Pacific Highway and Kanangra Drive whilst they endeavour to get to their residences.
3. 60 hectares of magnificent bush will be destroyed. This does not make any sense to me as Wyong Council and other organisations are planting millions and millions of trees in our Shire to combat global warming etc. In this bushland there are endangered species. I don't think it is acceptable for Coal and Allied to say they are conserving other areas which gives them the right to destroy this area. They, and Rio Tinto, claim to be environmentally protective and friendly. I do not think so, as many of this community think the same.
4. There are hundreds of species of native wildflowers in this bushland, also migrating and resident birds and fauna depending on this bushland for survival. Their habitat will be destroyed forever. New development areas do not replace the wonderful ecosystem that previously existed.
5. This development could impact on the Lake's ecology. Crangan Bay itself, the waterway, is the last undeveloped Bay in the Lake and is considered to be in good to excellent ecosystem health. It is at the bottom end of the lake, and has seagrass meadows that form the foundations of the Lake's food chain, a breeding ground for fish and other creatures, a nursery for fish and crustaceans, providing food and protection from predators. The area has wonderful seagrass beds and the water depth becomes very shallow towards the end of the Bay. I am sure, because of its location, this development can only do irreparable damage to this area and its seagrasses due to boating activities, anchor setting and chain dragging, other water activities like jetskiing and water skiing etc. Also, runoff from the development



must occur, regardless of actions to decrease it, due to the whole area that runs downhill and slopes steeply towards the Lake, and also discharges to Crangan Creek. Seagrass beds are well established close to the shore. Excessive and prolonged rainfall will have devastating affects on this habitat. Seagrasses that are destroyed take years to recover, and in most instances will never recover. This area is not like many other areas in the northern end of the lake, as they experience some tidal flushing. Any benefit s from tidal flushing reduces rapidly with distance away from the entrance channel, as it would in Crangan Bay. Newly established houses, gardens and lawns will impact on the Lake, with building runoff, establishment of lawns and gardens formulas; what a concoction for such a sensitive area.

6. Posidonia Australis, an endangered seagrass, exists in the Lake with large areas in the northern areas on the east, and there are 2 areas in the southern end in Crangan Bay on the East and West sides. Depending on the extent of an area of environmental checking when investigating this development, there could very well be the existence of Posidonia Australis in the area of the development and at the end of the Lake. I believe NSW Fisheries Habitat Department have not researched the end of Crangan Bay past Taylor's Bay and opposite, so there could well be some Posidonia near or in the area of the development. How much of the area did Coal and Allied have researched? If the whole area was not researched, how do you know it is not there in a large or small pocket?
7. Gwandalan and Summerland Point are located between 2 Power Stations. Vales Point and Mannering Park. This area of bushland goes a long way to giving us some protection from the fallout from these stations. Destroy this bushland and our fresh air will be further depleted. Who cares, certainly not Coal and Allied and the State Government. Money talks for both, in all instances.
8. Why is it that once again submissions for a development are published, and closing dates listed over the pre-Christmas period? The number of documents provided to peruse to make an informed decision is massive. One would need a week to sit in a Club or other place to read and comment on it all, bearing in mind there may be several people wanting to read it at the same time. Lots of people do not have computers or the internet, and there are a lot of elderly residents in our village who have lived here for a long time. We need more time to peruse these documents.
9. Developments should be built where access to work, transport, health facilities, schools etc. are in reasonable proximity. Regarding this development there is no work available locally, schools are at maximum capacity, local doctors have closed their books, and locals have to wait weeks for an appointment. Train transport is a fair way away requiring residents to use motor vehicles, either to get to work locally or further afield, or to rail stations, or drive to Sydney or wherever. More expense, more pollution, more taxes to the Government.
10. If this proposed development is approved and goes ahead it will be that you are not prepared to listen to our community, nor have you visited this magnificent area to assess it for yourselves. Before you make your decision, come and discover "God's little acre" and maybe you will not be at peace with your decision to destroy it.

 JANETTE McLEOD

## **John and Raimonde Maine**

P.O. Box 8078  
Summerland Point NSW 2259

Phone : 02 49 762 689  
Email: [jrmaine@bigpond.com](mailto:jrmaine@bigpond.com)

14 December, 2010

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

Dear Sir/Madam,

**Re: Concept Plan Coal and Allied, Gwandalan , MP 0084 Gwandalan.**

We believe this Concept Plan has been overtaken by the release of the Draft North Wyong Structure Plan.

The Coal and Allied Concept Plan relies on the land proposed for development being in the Lower Hunter Plan.

We have previously objected to this approach as Gwandalan is not in the Lower Hunter but the Central Coast. The only link that Gwandalan has with the Lower Hunter is that our phone numbers commence with "49". Gwandalan is within the Wyong Shire , the postcode is the same as Wyong, our local government services are supplied by Wyong Shire, our water is supplied and charged to us from the Wyong Shire as part of the Central Coast Water Authority, our sewage is treated by Wyong Shire , our garbage and recycling is within Wyong Shire. In short our only connection with the Hunter is the inclusion of our phones with an exchange located in Lake Macquarie City.

The North Wyong Structure Plan is the result of three years detailed study by the NSW Planning Department in conjunction with Wyong Council. The purpose of the study was to produce a framework for future development in the northern area of Wyong Shire (including Gwandalan) for the short, medium and long term. All relevant features of good development have been taken into account in the Plan.

In the North Wyong Structure Plan the Coal and Allied land is shown as being for future development in the long term, which could be 20 plus years. *The Plan specifies that the long term development sites should not be developed until all the short term and medium term land has been developed.*



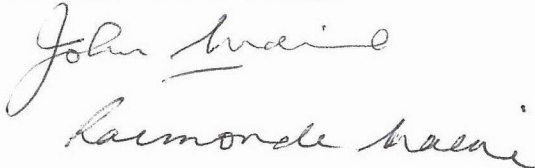
To approve any development on the Coal and Allied land at this time would be in absolute contradiction to the North Wyong Structure Plan. The validity of the North Wyong Structure Plan would be nil and all the work that has gone into the Plan to ensure planned and logical development will be lost.

We realize that the North Wyong Structure Plan is in Draft form and has not yet been ratified. We submit that any determination of the Coal and Allied Concept Plan should be deferred until the North Wyong Structure Plan is finalized and that Coal and Allied be notified by the NSW Planning Department that consideration of the Concept Plan will be deferred until the North Wyong Structure Plan is determined .

We request that the content in this submission be examined with care as the future of good development in Wyong Shire could be compromised by any approval of the Concept Plan.

Yours faithfully,

John and Raimonde Maine

The block contains two handwritten signatures in cursive. The first signature is 'John Maine' and the second signature is 'Raimonde Maine'. Both are written in dark ink.

**Cc Mr Robert Coombs MP**

Helen Dawson

8 Moamunga Cto.

Guandalan, N. S. W. 2259

14th. December, 2010

Director, Strategic Assessment

Department of Planning

G. P. O. Box 39

Sydney, N. S. W. 2001

Dear Sir/Madam

Re State Significant Site & Concept Plan Proposal M.P.10 0084  
Guandalan.

I object to this proposal for the following reasons.

I have been coming to Guandalan since 1960, when my father built a weekenders on the waterfront. I have been living here permanently in a new home for fifteen years.

Guandalan is an aboriginal name meaning a peaceful or peaceful place & that is why we have retired here out of the rat race. Even though I have seen it grow over the years it still has a village atmosphere & we would like to keep it that way.

The proposed area is 60 ha. of bushland where there is endangered native vegetation & home to many birds & animals. Cranigan Bay is the last undeveloped bay in Lake Macquarie & should remain this way.

Guandalan is in the northern part of the Sydney Shire, which is part of the Central Coast, not the Shuter. There is a lot of clear available land in the Sydney Shire for development.

I am passionate about where I live. It is not necessary to destroy our bushland. It should all be made into National Park.

Helen L. Dawson.



Jennifer Charker  
13 Winbin Cres  
GWANDALAN NSW 2259

15<sup>th</sup> December 2010

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

Dear Sir/Madam

Re: STATE SIGNIFICANT SITE & CONCEPT PLAN PROPOSAL MP 10 0084-  
GWANDALAN

This letter is my objection to the above proposal

I have been associated with this area for over 40 years and fell so much in love with the district that not only did I build here and raised a family here but my boys have also been educated here

What I see in this proposal is the total destruction of the unique environment and the safe village atmosphere of the area for the profitable gain of a developer and without any consideration for existing conditions and lifestyle of the residents

Without looking at the obvious problems such as roads doctors water restrictions power shortages etc.. let us think of a few environmental aspects

There are two power stations in the area, both coal powered so naturally the removal of approximately 60 acres of trees and underlying vegetation will mean a lot of pollution is not captured This is then exaggerated by the removal of the protected Angophora Inopina because of the changed hydration and edge effects.

We also have the disturbance of aboriginal sites..the habitats of marsupials...the removal of the scribbly gum and so the list goes on

We believe that in effect we would be better served if the total area east to the Pacific Highway were declared a National Park

We are not yet ready for this development and it is not in the best interests of the community

A handwritten signature in black ink, appearing to be 'Jennifer Turner', with a long horizontal line extending to the right.

Jennifer Turner Bsc. Dip Ed.