

Kevin Spencer
35 Noamunga Crescent
GWANDALAN NSW 2259

15th 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 31st 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