

Name: THOMAS WILLIAM HEALY  
 Address: 473 DRYBURGH ST. NORTH MELBOURNE VIC 3051

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

**RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL FOR MIDDLE CAMP AT CATHERINE HILL BAY, specifically:**

- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): CONCEPT PLAN (MP10\_OO89)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT SOUTHERN ESTATES: MIDDLE CAMP SOUTHERN ESTATES (VPA)**

I object to all of the above Coal & Allied Southern Estates proposals in relation to Middle Camp at Catherine Hill Bay. My reasons for objection include:

First and foremost, the local community has opposed such development in the area for the better part of seven years. Not only that, Lake Macquarie council rejected development of this land and the State Government had this area as one of the very lowest priorities for development only two years ago. It seems that the only reason that this development proposal is proceeding is the direct result of the undemocratic nature of the 3A planning legislation that simply grants the planning minister the right to favor big developers. The result of this is that the voice of the local community is silenced.

It is extraordinary that the unique status of an original town set in tranquil bush-land is under such imminent threat. It is simply outrageous and insulting to the local community and those that visit to suggest they consider such a development when the town is listed as a place of historical importance by the State Heritage Register and which has had strict rules governing the nature of additions and renovations to existing dwelling to ensure that this historically significant town remains a unique site.

I would like to bring your attention to some extremely serious concerns for the safety and wellbeing of local residents. Firstly Flowers Drive is a narrow coastal road, never designed to sustain more than local traffic. To increase the population by approximately fourfold will place such a strain on existing roads that the resulting traffic would generate a whole range of negative impacts on the township. Child safety concerns, noise-pollution, car accidents and pedestrian accidents would be increased as a result of the development.

Additionally on close inspection of the current development plans, the residential property at number 2 Flowers Drive has been omitted, as has the naturally occurring freshwater creek on its northern side. If such gross omissions have been made in basic surveying how can one be asked to give an opinion on a development proposal with many more complex issues at stake.

**Further reasons for my objection are as follows:  
 POTENTIAL STATE SIGNIFICANT SITE (2010)**

The strategic justification for the project cited in the State Significant Site Listing Report is inadequate. Contrary to the statement on page 2 of the SSS Listing Report (Nov 2010), the proposed development for residential purposes is not "crucial in achieving the State Government's objective of securing major conservation corridors". Nor does the proposed listing "provide a robust long-term outcome" as suggested. The development of new housing in CHB does not address the housing needs of the Hunter region in a sustainable way. It is remote from services, jobs and will rely on private car ownership. The increase in population will not sustain viable public transport. Much of the application is inadequate or misleading.