

Most critical is the area of the site known as Slack Alley. This is the most inappropriate site for residential development due to its proximity to wetlands, the impact on the visual catchment of the Heritage town, risk of Fire and the problems with emergency access and egress on existing roads, which are not large enough to cope with increased traffic and the homes are built too close to the roadside to consider it a major thoroughfare.

The proposal does not outline plans for the 12.38ha of land to the North West of Northwood Ave. But it clearly states an intension to retain control over it for future development. I oppose anything but the permanent conservation of this land.

Catherine Hill Bay has no services other than power, and only enough power for the current population. Any new development is a green-field site requiring all services including roads, as existing roads are not suitable to sustain the additional demand. The cost per housing lot is high as a result. This represents poor value for money.

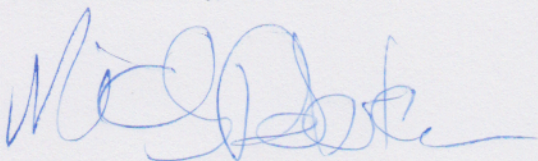
The traffic report in the concept plan is based on research undertaken at the quietest time of the year. Its key assumptions are not based on regular average traffic flows, but sub-peak numbers. This makes the calculations in the report inaccurate and therefore must therefore be disregarded.

The planned demolition of heritage homes in the Pitt Road and Sawmill Camp area shows a lack of any regard for the significant value of these sites as they are. Demolishing these buildings cannot be permitted on the basis of their state of repair. These buildings are no less significant than those within the heritage curtilage.

The fragility of the surrounding environment would be put at further risk by this development. Increased wildlife mortality, erosion and weed infestation would be inevitable.

222 houses is not of State Significance. Middle Camp is not a suitable sustainable place for any significant housing development and in fact has much more to offer to the Hunter as conservation land. The zoning must therefore remain unchanged. I call on the minister to consider community opposition to this proposal and save Catherine Hill Bay from inappropriate development.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Mickey Robertson', with a long horizontal flourish extending to the right.

MICKEY ROBERTSON
GLENMORE HILL
VIC CAMDEN NSW 2570