

Director of Strategic Assessment
Department of Planning
GPO BOX 39
Sydney NSW 2001

14th December 2010

RE: Nords Wharf residential development

Application No: MP10_0088
Location: Nords Wharf
Proponent: Coal and Allied
Council Area: Lake Macquarie

The residents whose names appear at the end of this submission met to discuss the proposal and have combined their concerns and objections for the development proposal.

We object to the above Nords Wharf residential development proposal.

The reasons for our objection are as follows:

1. Nords Wharf historically is a sleepy holiday village consisting of approximately 350 houses. It is a small village with a small shop and a small school. It is a holiday haven for residents and visitors. The proposed 90 dwelling development will significantly impact on the community in many ways which cannot always be measured. The development will destroy the laid back feel of this unique suburb.
2. Residents have purchased properties and choose to reside in this area because of the simple, quiet life. The area remains un-spoilt; the suburb is surrounded by bushland, and beautiful scenery, flora and fauna.
3. We believe that this proposal does not meet Government criteria for future population growth. This area does not have public transport, has limited infrastructure, and no employment opportunity. The region will not be able to cope with the number of new residents planned for Nords Wharf, and Catherine Hill Bay.
4. Nords Wharf is scenic and character filled—value=priceless.
5. Whilst we understand that the land is owned by Coal and Allied, we are also questioning the right of development. Coal and Allied and other mining companies have mined the area for many, many years. Residents have had to endure their intrusion to the community, damage to the environment, properties and in some instances to our health.
6. The fact that the mining companies have made millions and millions of dollars from mining the land, does not give them the right to further develop and again make millions of dollars. This land should be left in the natural reclaimed state-beautiful bushland. Let the Scout Camp continue leasing the site for the enjoyment of the young and old scouts for years to come. Let the people of the area freely walk through the bush and enjoy the serenity. Bush land is special and should remain for the people not developers.
7. Crangan/Browns Bay directly in front of the proposed development is a well known place for boaties to moor day and night. A paradise; because it is safe, because there is peace and quiet, because of the surrounding bushland,

because residents are not being disturbed, because it is isolated, because it is somewhere special.

8. Concerns regarding existing sewage capability to cope with a new 90 residential development. The existing sewer line overflows at Gategol Park and Baxter Park.
9. Concerns for the home of our precious wild life. The area is home to; many bird and animal species including bell birds, and swamp wallabies, possums, echidnas. The wild life corridor between the proposed development and the highway is so narrow that we will see more and more animals senselessly run over.
10. Concerns that our lifestyle will be affected due to the increase in the number of residents. Traffic flow and noise will increase.
11. Concerns that new estates with closely built houses create neighbourhood issues.
12. Concerns with the increase in the number of residents that our security will be compromised.
13. Concerns about the erosion of the buffer zone between Lake Macquarie and the Central Coast. Leave it free.
14. Concerns with the increase in the number of vehicles, at least 180 vehicles will be added. Already there is a heavy reliance on the use of the motor vehicles as there is limited public transport. Nords Wharf Road and Awabakal Roads are quite narrow and will not handle volumes of traffic. Nords Wharf already has 2.5 cars per household.
15. Concerns regarding the Awabakal / Pacific Highway entrance/exit. This intersection is dangerous and we don't believe Coal and Allied have addressed the safe entering and exiting adequately. Also the section of Pacific Highway between Doyalson and Swansea is an accident prone strip.
16. Coal and Allied have misinterpreted the ownership waterfront properties between Branter Road and Marine Parade. Coal and Allied publicised that there is 30metre buffer which is council owned. This is absolutely inaccurate, which questions the analysis and accuracy of all the information given out by Coal and Allied.
17. Concerns that the proposal does not properly address the following:
 - On-site and street Parking
 - Narrow Streets
 - The entrance road to the development has too many turns.
 - Curb and guttering
 - Parkland and play areas
 - Parking at the boat ramp
 - Water run off and silt traps

In closing we urge the Department of Planning to seriously consider our objections to this proposed development. This unique area ought to be left as a place of special significance. Mining Companies are morally incumbent to preserve for the future. Some of the draw cards to Lake Macquarie and the surrounding areas is her natural beauty. Let there always be quaint villages and the surprise of things as they were.

Let Nords Wharf stay as a close week-end destination, but be a million miles away.
Let it Be

NORDS WHARF DEVELOPMENT - MP10_0000

NAMES & ADDRESSES TO MATCH SIGNATURES P2

1. J. Waterhouse - 72A Government Rd Nords Wharf
2. C. Winfield - 72B Government Rd Nords Wharf
3. M. Stanborough - 3 Crosswinds Cl Nords Wharf
4. A. Stanborough - 3 Crosswinds Cl Nords Wharf
5. J. Moor - 82 Government Rd Nords Wharf
6. C. Moor - 82 Government Rd Nords Wharf
7. M. Lendrum - 76 Government Rd Nords Wharf
8. V. Hancock - 88 Government Rd Nords Wharf
9. G. Lendrum - 9 Hunter Rd "
10. J. Lendrum - 9 Hunter Rd "
11. N. Hammond - 88 Government Rd "
12. M. Hancock - 88 Government Rd "
13. N. Lendrum - 8 Forest St Oak Flats
14. A. Mulhall - 94 Government Rd Nords Wharf
15. S. Hidas - 100 Government Rd "
16. D & J Hutchinson - 92 Government Rd "
17. B. Marsh - 78 Government Rd "
18. L. Marsh - 78 Government Rd "
19. C. Butters - 84 Government Rd "
20. J. Butters - 84 Government Rd "
21. L. Paff - 74 Government Rd "
22. G. Paff - 74 Government Rd "
23. F. Mulhall - 94 Government Rd "

To be read in conjunction with signatures P2.

P1

MP10_0088

- ① Waterhouse 72A Government Rd Nords Wharf
JOY WATERHOUSE
- ② Whilfield 72B GOVERNMENT RD NORDS WHARF.
CAROL WINFIELD
- ③ M. J. Stanborough 3 Crosswinds Cl Nords Wharf
M. STANBOROUGH
- ④ R. G. Stanborough 3 Crosswinds Cl NORDS Wharf
R. STANBOROUGH
- ⑤ J. Moor 82 Government Rd, Nords Wharf
J. MOOR
- ⑥ C. Moor 82 Government Rd, Nords Wharf
C. MOOR
- ⑦ M. Lendrum 76 Government Rd Nords Wharf -
M. LENDRUM
- ⑧ V. Hancock 88 Government Rd Nords Wharf.
V. HANCOCK
- ⑨ G. LENDRUM 9 HUNTER RD Nords Wharf
G. LENDRUM
- ⑩ J. LENDRUM 9 HUNTER RD Nords Wharf
J. LENDRUM
- ⑪ N. Hammond 88 Government Rd Nords Wharf
N. HAMMOND
- ⑫ M. Hancock 88 Government Rd Nords Wharf
M. HANCOCK
- ⑬ N. Lendrum 8 Forest Lt Oak Hills
N. LENDRUM
- ⑭ A. Mulhall 94 GOVERNMENT RD Nords Wharf.
A. MULHALL
- ⑮ S. Hidas 100 GOVERNMENT RD NORDS WHARF
S. HIDAS
- ⑯ Doreen & John 92 Government Road Nords Wharf
D & J HUTCHINSON
- ⑰ B. Marsh 78 Government Rd Nords Wharf
B. MARSH
- ⑱ Louis Marsh 78 GOVERNMENT RD NORDS WHARF.
L. MARSH
- ⑲ C. Butters 84 Government Rd. Nords Wharf.
C. BUTTERS
- ⑳ J. Butters 84 GOVERNMENT RD. NORDS WHARF.
J. BUTTERS
- ㉑ L. Paff 74 Government Rd. Nords Wharf
L. PAFF
- ㉒ G. Paff 74 Government Rd Nords Wharf
G. PAFF
- ㉓ F. Mulhall 94 Government Rd Nords Wharf.
F. MULHALL