

Department of Planning
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Sydney NSW 2001

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14 12 2010

Dear Sir,

APPN MP IO 0084 Gwandalan Coal and Allied Wyong LGA

This rezoning proposal is supported simply because provision for the future is warranted to be established in the Wyong Northern Lakes Social Planning District comprising the suburbs of Gwandalan, Summerland Point, Lake Munmorah, Chain Valley Bay, Elizabeth Bay and (possibly Kingfisher Shores), Mannering Park.

Takeup of such residential opportunity is estimated be minimal residential development applications for housing in this area ^{per annum} of the 623 dwellings anticipated. Impact will be gradual.

The attributes of our planning district are more lately set out and summarised by Commissioner Hussey in the LEC court case I1054 of 2007 Valhalla Village Pty Ltd (a defacto residential development on lands not zoned residential) vs Wyong Shire Council 3 December 2008 for a matter at Chain Valley Bay and only a short distance from Crangan Bay-Gwandalan and Summerland Point.

Particularly in paragraph 15 the judgement refers to "close proximity to major shopping centres, medical centres and three hospitals".

Approximately 166 long term sites for manufactured housing (by way of a "caravan park" designation on the WSC planning dept ledger) were approved for Valhalla by the LEC in the same Northern Lakes Social Planning District as Gwandalan. However this development appears to have stalled for the time being due to concerns by the Hunter-Central Rivers Catchment Management Authority. The proponent may be unable to obtain the necessary approvals possibly due to the constraints of the Native Vegetation Act. Please check with WSC for an update.

The north Wyong Structure Plan apparently defines this proposal as long term urban release but this must be a mistake by DOP Gosford. I would recommend that DOP Sydney identify this C&A proposal as for immediate urban release. There is shortage of attractive affordable torrens title subdivisions in this social planning district. We can't be held up by Warnervale ^{elsewhere}.

Some 42% of the housing mix in Lake Munmorah and Chain Valley Bay is represented by eight caravan parks and such developments mainly for retirees are overquota by about ten times the Shire average. Hence C & A's proposal is in no way overscale for its type.

I support C & A's proposals at Gwandalan. It warrants fast tracking I believe.

Yours Faithfully,

