

Ms June Goss
Post Office Box 5016
GWANDALAN NSW 2259



PCU017035

Department of Planning
GPO Box 39
SYDNEY NSW 2001



Dear Sir,

Re: Application Number: MP 10_0084, Gwandalan, Coal and Allied: Council area: Wyong

I declare that I have made no political donations to any political party in the past two years (any at any other time) and I am lodging my reasons for objecting to the above Application Number: MP 10_0084 simply as a resident of sixteen years in Gwandalan. My home address is: 36 Aldinga Road.

My objections to the erection of 623 dwellings on the 62.24 hectares along the shore of Crangan Bay are as follows:

The access road into Gwandalan and Summerland Point is a two lane road named Kanagara Road. The condition of this road could not be called high quality by any length of one's imagination. There appears to be no mention of improving or widening this road in the material available from Coal and Allied. To obtain entrance to the proposed site is to be through a non-existent road "Summerland Road" to be built by the applicant. Plus there appears to be an entrance along Kanangra Drive.

The Bus Route 99 is mentioned in the material as "Public Transport". On reading the trips per day supplied by Busways it would appear to be extremely well catered for, however, the material fails to mention that it will take at least one hour and twenty minutes to arrive at either Wyee, Morisset or Wyong Stations, with a bus change at Lake Haven for Wyong. A study of the Busway's timetable will show that it is not a viable means of public transport for people commuting south to Sydney or north to Newcastle.

This will give rise to even greater use of private transport. With the erection of 623 homes a rough estimate of the number of cars using Kanangra Drive would increase by at least 1264 cars. The road is in no condition to handle such traffic. I would advise anyone responsible for this application to obtain a copy of the Busway's timetable. It is not suitable for working people, or for the young housewives with children, and certainly not for the elderly.

There is no explanation as to how the area will not be clear-felled for the construction of the residences to obtain the maximum building space, despite the talk of "native gardens and tall trees". The material makes no reference to the problem of bushfires in the area, natural or arson.

What will happen to the local wildlife: possums, wallabies or birdlife? Whilst it appears there is some mention of the environment made available for reading at the Gwandalan Bowling Club the very volume of the material is quite off putting.

There does not appear to be any mention of infrastructure in regard to the area apart from the parks to be built in the Crangan Bay area for the use of the residents in this new estate. The way the material speaks about the shopping facilities belies the fact that most of the present residents go to either Lake Haven or Swansea. There is talk of a complex being erected in the Lake Munmorah area at Tall Timbers Road by Woolworths. To go to any of these shopping centres requires private transport if one wishes to get there and back quickly.

One would gain the impression Coal and Allied is being very generous in allowing 100 metre of space between

Lake Macquarie and their estate. This could be 1) because it is a Wyong Shire requirement or 2) it is taking in the environmental risk of risking sea levels and so prevent a truly waterfront frontage.

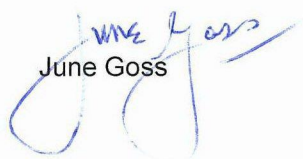
From the appearance of the proposed houses they are not a low budget price. They are, in the main, two-storey and obviously not meant for occupation by the older generation. It is a well known fact that the Wyong Shire has a very high proportion of near retirement or retired citizens living here.

I also noted that Coal and Allied have said they retain the right for gas development on the land zoned R2 plus underground mining in this area. Hardly the type of development in a residential area.

As an older pensioner resident I have grave concerns re the effect of such extra residential development will have on increasing the cost of our rates.

Thanking you in anticipation of taking my objections into consideration of the Coal and Allied proposals.

Yours sincerely,



June Goss