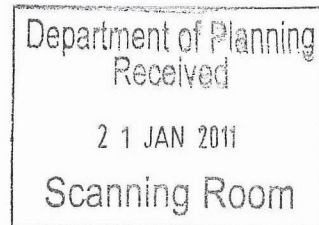
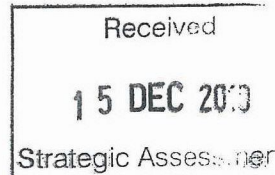


Mrs Gwen Bates  
1 Murraba Crescent  
GWANDALAN  
NSW 2259  
December 9, 2010



Director, Strategic Assessments  
Department of Planning  
G.P.O. Box 39  
SYDNEY  
NSW 2001



**RE: State Significant Site & Concept Plan Proposal MP10 0084 GWANDALAN**

Dear Sir/Madam

Before listing my objections to the current plan submitted I would like to thank Coal & Allied for at least making some changes to save the "wetlands" known as Strangers Gully. To really protect the area they still need to remove the proposed housing across the higher ground near Kanangra Road as well as the complete row of proposed houses down along the edge of the "wetland".

# Gwandalan is a smallish populated area that does not even earn the classification of a "village". It most certainly is not within 800 metres of reliable transport, there is no work nearby but the new residents may like to drive to Sydney daily as do many existing residents, the new high at Lake Munmorah has nowhere to expand is already overflowing. I don't feel this fits the criteria required for new housing development.

# Coal & Allied have in their submission commented on some infrastructure but it is only what the council would have to supply and at the moment the council is not in a position to increase the water, supply extra sewerage etc. but is prepared to do so in the future. This means if any development is to occur it can only be in the long term not now as they would like. No consideration has been given to Kanangra Drive itself and reality is that it will not cope with the increase in traffic movement. Yesterday being a great example of what happens when there is a fatal or a fire and the road is closed for hours we cannot get out of town.

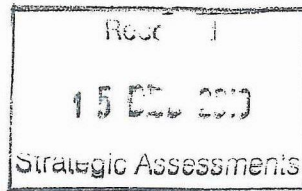
# Busways will not consider improving our bus service unless there is at least another 10,000 people and then they will look at it. This means all new residents will need a minimum of one car, possibly two if it is a young family. It takes 1 hour to get to Lake Haven by bus where your arrival is carefully timed to just miss the bus to Wyong. Not very satisfactory and some of the buses only run during school term.

# My last objection is the medical situation. There is **one G.P.** forced to close his books as he cannot handle any more patients. The designated Hospital is Wyong or Gosford that is where the ambulance will take you particularly if you are a public patient. This year recovering from cancer I had to travel Gateshead to the specialist and surgery, Merriwether for Chemo therapy and the Newcastle Mater for radiotherapy. I do not feel this is adequate medical coverage for the existing population let alone additional residents.

The Dental situation is no better.

A handwritten signature in cursive script, appearing to read "Alan Bates".





1 Murraba Crescent.  
Gwandalan. NSW 2259.

12<sup>th</sup> Dec, 2010.

Director Strategic Assessments,  
GPO Box 39,  
Sydney. NSW 2001

Dear Sir / Madam,

Re, State Significant Site and Concept Plan Proposal MP 10 0084 Gwandalan.

A development of this size is inappropriate at this time and should not be considered for at least 10-15 years. Rose Group have been waiting at least 16 years for approval their development known as Precinct 1A, in the northern part of Gwandalan. This development should be well underway before the C & A proposal is considered. A much smaller "estate" was started over 16 years ago is still yet completed.

While C & A's amended proposal is an improvement on the original it does not go far enough. There appears to be some lots, which are what I would classify as being "high / medium density housing. This I consider is inappropriate for this area. This is a semi rural area and should not be developed as is being done in many areas of Western Sydney. It quite possible the Mines Subsidence Board would not be impressed. From information we have received a couple of the mining companies a stepping up their operations to mine under the area and as such the possibility of more subsidence is increasing. (in the early 1990's many house here were affected. Have C & A fully addressed the possibility of this happening again?

# Employment: At present there are very few employment opportunities in the wider area, consequently it is necessary for many people to travel long distances for work – Gosford, Sydney & Newcastle for example. This means more motor vehicles (cars and motorcycles clogging the F3 and other major roads, which are already "a shambles".

# Roads: The only road in/out of Gwandalan, Kanangra Drive, could best be described as a "goat track" and is totally unsuitable for the current populus. In many places it is unstable due to mine subsidence. In case of emergency or, heaven forbid, a bad bushfire we are cut off. Only last week, due to a fatal accident on the Pacific Highway, north of our intersection Kanangra drive was closed for a couple of hours meaning residents could neither enter or leave the area. We were lucky an ambulance or similar vehicle was not required. And anyone trying to get to an airport would have been in real trouble.

# Medical. The situation in this respect is very poor. Governments be they State or Federal need to address this a matter of priority. Gwandalan / Summerland Point have only one doctor to service a community of well over 5000. The hospital situation is not a great deal better.

# Education: The local education institutions, Gwandalan Primary and Munmorah High are both reaching capacity. With Rosegroup's 170+ houses and C & A's 600+ the resulting population increase will put a great strain on both facilities. C & A's suggestion that students could attend Swansea High is NOT an option! Would the

State Government be prepared to provide the extra buses required to get the students to school?

Crangan Bay is the last undeveloped bay in Lake Macquarie and should remain that way. Increased development would lead to damage to the seagrass beds by the increase in boat traffic and also from general runoff.

Yours faithfully

P.S.BATES.

*Pete S Bates.*

# ***Gwandalan/Summerland Point Action Group Inc***

PO Box 5120 Gwandalan NSW 2259

Phone 0407 007 672 Email Gwandalanland@westnet.com.au

15<sup>th</sup> December, 2010

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

Dear Sir/Madam,

## **Re State Significant Site and Concept Plan Proposal MP 10 0084 Gwandalan**

On behalf of the residents of Gwandalan and Summerland Point we object to the above proposal. You will appreciate that this project and the previous one, has had a high degree of negative interest from the community.

Due to the fact that there is no information on who will be assessing this proposal we are concerned that it won't be looked at properly, with the decision already having been made. The previous proposal was assessed by the Independent Hearing and Assessment Panel which we understand has been replaced with the Planning Assessment Commission (PAC), to be appointed on the discretion of the Minister of Planning. We have been told by representatives of the Department of Planning that the IHAP reports will be used again but we do not believe this is in the best interests of the community.

### **Justification for the project:**

Coal and Allied state that the justification for the project is that it is included in the Lower Hunter Regional Strategy (LHRS). Whilst the map of land to be developed shows Coal and Allied land at Gwandalan it must be pointed out that Gwandalan is in the Wyong Shire and therefore the proposed home sites are not included in the total 69,200 for new release areas. In any case the 623 home sites in this proposed development represent only .9% of the new release area.

We know that this project has been included in the LHRS because of prior negotiations with major landholders, including Coal and Allied and the release of the LHRS coinciding with the signing of Memoranda of Understanding (MOU) to transfer land to the Department of Conservation and Water on allowing development rights on the remainder of this land. The court case against the Minister for Planning and Rose Group made these MOU's illegal and that is why we are looking at this proposal again.

### **Alternatives Considered:**

The "do nothing" alternative had been considered by Coal and Allied and was dismissed as it would not achieve the environmental outcomes set out in the LHRS. (Or a healthy profit for Coal and Allied)



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Documents from various "Calls for Papers" also indicate that these various landowner deals were more important to the Government in terms of what it could get for free, instead of placing development in appropriate locations. In the "**Review of Major Landholders Development and Conservation Proposals**" we read (in relation to the Wallarah Peninsula; and between Stockrington and Hexham – "*Acquisition of these lands will be a priority for the Department of Environment and Conservation to be funded from a range of mechanisms including Biobanking and the use of Special Contribution levies*". Regarding the Southern Lands – "*The southern peninsular lands of Coal and Allied are located in a highly strategic position in terms of conservation. The Wallarah Peninsula is rich in biodiversity, as well as providing keystone conservation landscapes that link two sets of coastal habitat (littoral and estuarine).*" And "*The Gwandalan conservation land links neatly to the Lake Macquarie State Conservation Area, while the Catherine Hill Bay lands provide the opportunity for a continuous reservation from the Pacific Ocean to Lake Macquarie*" and "Gwandalan Peninsula is within the Wyong Council area and technically outside the region." (Lower Hunter)

This information shows that the Government had considered acquisition of these lands, which although more costly would not have been the compromise we have now. i.e. putting development in an area where demand is low and destroying high conservation value bushland.

## **Need and cumulative impacts:**

Gwandalan is a small town, not even given the status of "Village" in the Central Coast Regional Strategy (CCRS), with just over 1300 dwellings (2006 census) and a population of 2,940 people. There is not a high demand for housing in the area and as shown on the attached real estate report (Attachment A) only 24 properties were sold in the 6 months ending November, 2010. The average price for housing in the area is \$338,394 with the highest price paid being \$520,000 for a waterfront reserve home. There are currently 68 properties for sale in Gwandalan which would be more than 1 years supply.

While these are not all new properties, or land for building new homes, at the 2006 census there were 257 unoccupied houses many of which have potential of becoming permanent dwellings in the future. As well as this the Rose Group property has already been rezoned and although the concept plan has not been approved, this land should be developed first before any release of Coal and Allied land.

The draft Northern Wyong Shire Structure Plan, recently released by the Department of Planning shows the Coal and Allied development as a long term project to be commenced **after 2020** as development should occur at the Warnervale Town Centre first. This would be sensible planning.

Many of the documents from the various Calls for Papers we have seen, talked about the gain of obtaining this land for National Park at no cost to the Government but we found only one which looked at the suitability of the land at Crangan Bay for development and this was the Multi-criteria Analysis (MCA). This gave the Crangan Bay site an MCA ranking of 33 (Lowest score most desirable for development) but noted it was in the **Wyong LGA**; was **opposed by Environmental Coalition and had High Conservation Value vegetation**. The score should have been much higher because there was no score in the column for state significant vegetation even though 43 ha (at that time) of native vegetation would be destroyed.



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The recommendations of this analysis for including greenfield sites were:

- Be in close proximity to employment opportunities (existing or proposed employment land)
- Score well on the MCA
- Not be substantially constrained with flooding, mineral resources etc

If sites met one of the following categories they **should not** be considered any further:

- Sites that are generally less than 50 hectares
- **Sites outside the LHRS**
- Sites that fell within the existing urban footprint as these are also matters for local planning.

For all the above reasons, this project should not have been considered.

If the Coal and Allied development is approved and the projected increase in population is achieved then Gwandalan will have a 6% increase in population per annum for 10 years, which is much higher than the rest of Australia (between 1.8 and 2%). We can see no reason why this project should go ahead earlier than the time stated in the North Wyong Structure Plan (long term) or before the Rose Group proposal is complete. The Rose Group proposal had been considered previously by Wyong Council but was not to be rezoned until 2011.

## **Public Benefits:**

The benefits listed include such things as upgrading the roundabout on the corner of Summerland and Kanangra Drive; upgrading the intersection of the Pacific Highway; protection of the lake foreshore and the aboriginal middens. We believe that none of these things would be necessary without the development and are of no benefit to the existing residents of Gwandalan and Summerland Point. The fact that access is at present minimal along the foreshore helps to protect the area from human degradation.

## **Urban design and built form:**

If this development and the Rose Group development are approved it will mean the Gwandalan area will be stretch from the Sport and Recreation Camp at Point Wolstoncroft and along Kanangra Drive to the end of Coal and Allied's subdivision – a distance of 3.5 kms. There is no reason why existing residents would have a need to enter into either of these estates as they are completely separate with the only connection being Kanangra Drive. There may be a bike path in the new estate but this does not link with the old area. It will also create a "haves and have nots" situation. There is limited infrastructure in Gwandalan at present, with all recreation and social facilities being used to the max.

## **Public Access to Foreshore:**

Currently limited access to the foreshore is via boat and we note that Coal and Allied plan to build a walkway giving further access to this area. We ask that no further bushland be removed to do this as it is important that this area remains in its natural state. Coal and Allied state that the residents asked for a shared pathway along the foreshore. This is incorrect. Residents did indicate at the charette



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that a path would be desirable but it should be on Coal and Allied's development land. A foreshore path will lead to degradation of the reserve.

## **Biodiversity Impacts:**

The reason we are looking at this proposal is supposedly for the Government to gain land at no cost to them for National Park or Conservation reserves. To allow this development to occur is a compromise as it will cause fragmentation to the bushland and loss of threatened species even though this is regarded as "acceptable" to the decision makers. "Acceptable" is neither good nor excellent – it is just ok. Coal and Allied advise that they are environmentally aware and rehabilitate mining sites after use. This project will destroy much of the bushland to allow housing in an area where demand is low.

The following extract from the IHAP report for the last proposal shows how important this bushland at Gwandalan is.

The IHAP considers that the Gwandalan site is of a very high biodiversity value and therefore represents of all the Concept Plan proposals the greatest potential environmental impact due to the amount of vegetation to be cleared, subsequent loss of diversity of flora and fauna habitat features, and the potential for impacts on the natural values of Crangan Bay

We know that Crangan Bay is important to the Government and should be maintained and improved however this cannot be guaranteed if this development and the increased population use the area for boating and other recreation uses. The new houses will need top soil to grow lawns and gardens, and fertilizers will be used as well as detergents for washing cars etc. Can we absolutely guarantee that these products will not reach the lake?

The loss of heath land growing among the scribbly gum woodland contains the correct conditions for growing native orchids – this will be lost.

The remaining Angophora Inopina along the reserve adjacent to Kanangra Drive will be subject to changed hydrology and edge effects, and may not survive. Is this acceptable?

## **Transport and Accessibility:**

Perhaps the most talked about aspect of this project by residents of Gwandalan and Summerland Point is Kanangra Drive. This is the only access to the two communities (2006 census 5000 people) and everyone has to come via the roundabout at the corner of Kanangra Drive and Summerland Road. Kanangra Drive is narrow; windy and dangerous with a rough surface. If an accident or bush fire occurs north of the Link Road then Gwandalan and Summerland Point are closed off. The Link Road is located less than 1 km from the highway so it is likely that this can occur.

The transport report says that Kanangra Drive is adequate to take the increased traffic from the proposed development. This may be the case but it does not give the residents peace of mind that an accident will not occur.

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The existing roundabout at Summerland Road will become a 4 way intersection if the development occurs. There is no mention in the traffic report about the effect of the proposed industrial estate on the roundabout, and what impacts this will have especially in regard to heavy vehicles servicing this area.

There will also be an increase of heavy vehicles to the site, eg cranes; earthmoving equipment; trucks carrying building material, which will have a detrimental effect to the surface of Kanangra Drive thus causing the need to resurface the road. This should be the responsibility of the developer.

The widening of the intersection at the Pacific Highway may encroach on the area where many people "park and ride". Will there be sufficient space in this area for additional parking?

## **Public Transport:**

There is limited public transport in the area with only one bus per day going from Gwandalan to Charlestown – a journey that takes almost 1 hour. Other services go to Lake Haven and a new limited service is being trialled to go to Wyee and Morisset train station. These services are not popular as cars are needed in this area and the time it takes to arrive at your destination is time wasted.

## **Mining and Mine subsidence:**

This land was acquired by Coal and Allied in 1957 (at that time being known as J & A Brown) for the purposes of Coal Mining and was covered by Consolidated Coal Lease 706. The surface land is relatively undisturbed and the DECC 2005 report "*Conservation Assessment of South Wallarah Peninsula*" states that there are "*limited development opportunities*" and "*it is the position of the DEC that the South Wallarah study area is of extremely high conservation value and that development opportunities across the site are limited due to the potential for incremental habitat loss and fragmentation*".

Mining has occurred in two seams which has limited this development to single storey construction over a great area of the site. Buildings with large footprints would likely need to be heavily articulated or split into several separate structures.

It is essential that if the development is approved, prospective buyers are told of this restriction beforehand. Whilst Coal and Allied say that homes can be repaired should mine subsidence occur, this does not compensate for the pain of having a new home damaged.

LDO Lake Coal is proposing to extend their mining operations in the Great Northern and Fassifern seams below large parts of this proposed housing development. Coal and Allied believe they should be compensated if this delays the subdivision proposal. We believe Coal and Allied have already been rewarded by the extraction of coal below this land, and mining should be allowed to continue instead of the development, but not under existing homes in Gwandalan and Summerland Point. As advised above, the need for new housing in the area is low.



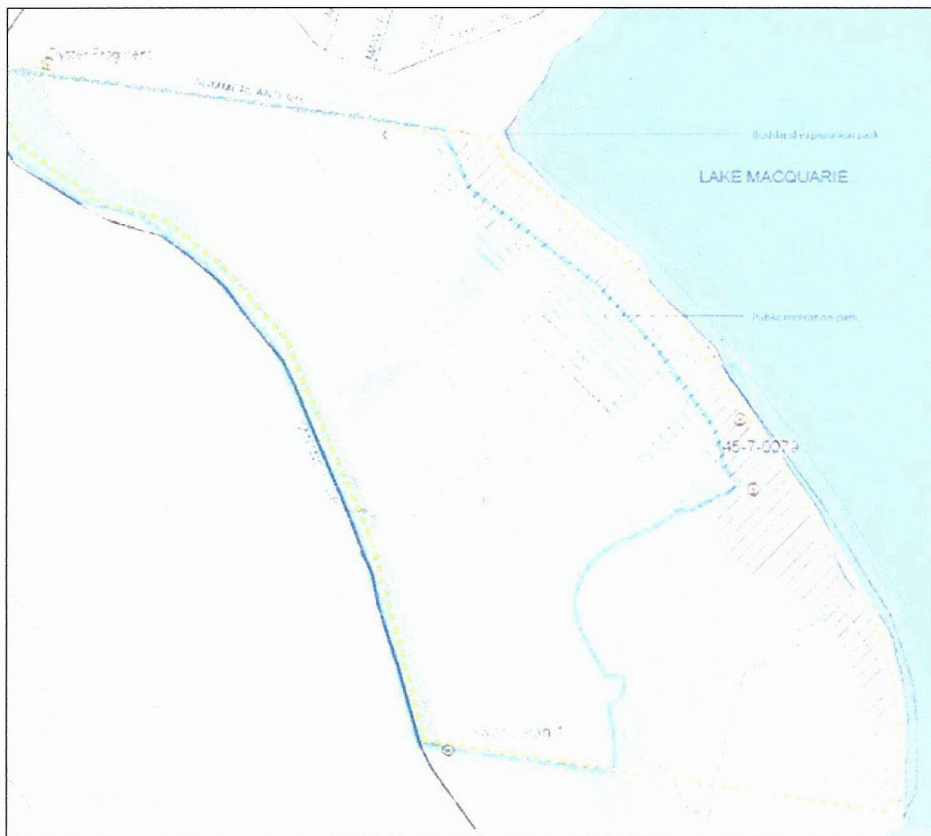
# **Gwandalan/Summerland Point Action Group Inc**

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## **Heritage:**

The map on Figure 5.2 of the heritage report shows a green area of “Moderate Archaeological Potential”. We have overlaid this with the concept plan (Picture 1) and this shows that all this area will be developed. The NSW planning controls and Guidelines set out in the Heritage Report state that *the Wyong LEP 1991 includes a range of heritage protection provisions addressing both Aboriginal and European heritage sites, items and areas. The heritage objective of the LEP is to protect and conserve archaeological sites and places of Aboriginal, natural or European cultural significance.* It was a recommendation of the IHAP that the development footprint be moved back to protect this area and we believe this is essential.



Overlay showing how development will encroach on aboriginal significant land.

## **Open space; recreation facilities**

Two parks are planned within the development site, one of which is illustrated as being cleared land adjacent to the waterfront. We believe this area is inappropriate for a park of this nature – it is part of the Narrabeen snappy gum forest and Coastal Sheltered Apple – Peppermint Forest both of which are significant to the Wyong Shire, and part of the moderate archaeological potential area of aborigine significance. The other park area has been reduced from the previous plan to include 5 extra lots, most probably to make up the numbers. It was more useful in the previous plan.

There are no other recreation facilities planned although we consider it essential that the proposed retirement living has facilities suitable for this type of housing. There are other retirement living estates nearby and this would have to compete with these by offering an entertainment room; swimming pool; tennis courts or other sporting facilities etc.

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## **BASIX**

Every new home built has to comply with BASIX so what Coal and Allied are offering in the BASIX package is standard. Wyong Council insists that all new homes have water tanks that are plumbed to both the laundry and toilets. The package on offer here is only for the toilets to be connected with the laundry being part of the "Beyond BASIX" package. Wyong Council also recommend 150 litres of water usage per person per day.

The "Beyond basix" package recommends the use of LPG gas for cooking and gas boosted solar hot water however nothing is mentioned about the amount of fuel used to deliver these bottles to homes and the amount of CO2 this will produce.

They also recommend PV cells on every house but to make this effective it would have to be a mandatory requirement for each dwelling.

One area that negates this is the travel from the estate to work. Already there are over 20,000 people who travel to Sydney from the Central Coast by train for employment. There are few jobs in the immediate vicinity and while Coal and Allied say they will encourage home based employment only 4% of the Australian population do this at present.

They also indicate that the 77% of the developable land will ensure that there is no net loss of high conservation value vegetation. (HCVV) However 23% or 60 ha containing HCVV will be removed and this will have a negative effect on the environment and CO2 preservation.

Carbon offsets need to sequester carbon and take it out of the atmosphere to contribute to a carbon neutral result. They may also have other benefits: eg. trees not only absorb carbon dioxide while they grow and trap it for years to come, they can also help to combat salinity, reduce soil erosion, clean underground water systems and provide habitat for wildlife.

For this reason and the fact that the subdivision is only 5 kms from Vales Point Power Station it is vital that all the trees be retained.

## **Subdivision:**

Housing development is not Coal and Allied's core business and we believe they will sell the land, once rezoned, to a developer. It will be worth substantially more if it is rezoned for development.

There is uncertainty regarding the subdivision plan as approval will not be sought under the Concept Plan for a specific lot or road layout. An indicative lot and road layout will indicate how the maximum dwelling yield of 623 dwellings could be achieved on the site.

Therefore the plan could be changed prior to commencement of the project. The proposed retirement living area is of concern because this is said to be subject to market appraisal. What happens if this is thought not to be a suitable location for retirement living? No alternative has been considered.



# ***Gwandalan/Summerland Point Action Group Inc***

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The layout of the streets show many cross roads which could prove dangerous and the two north / south roads would be potential speedways.

As mentioned above, the "Village Green" is in an area of high quality vegetation which should not be removed, and the extra blocks in the other park are only there to make up the numbers.

## **Conclusion:**

- We know that this proposal is being looked at because Coal and Allied have made an offer too good to refuse. This is backed up by the media release by Premier Iemma when the Strategy was released saying that "This is the biggest gain ever announced for the Lower Hunter - Two major green corridors would be locked in as new reserves." Nothing about the need for housing in Gwandalan.
- The Government has been looking at this area for National Park for many years but to allow development where demand is low is a poor compromise.
- The North Wyong Structure Plan written by the Department of Planning shows this area for long term release. This would be sensible planning because Warnervale should be developed first.
- The Rose Group land north of Gwandalan has been rezoned and this should be developed first – not concurrently. It had always been on Wyong Council's future development plans for Gwandalan although they wanted Warnervale to be developed first.
- While Coal and Allied's offer to give 77% of their land for National Park seems generous the Company will make a substantial amount of money from this project.
- Coal and Allied are to pay for acquisition of property adjacent to the Public School and this should be done by the Department of Education on the Rose Group land before this is developed. This would also be cheaper than buying houses.

We hope that our concerns are taken seriously and that a PAC is appointed to look at this project as well as Catherine Hill Bay and Nord's Wharf. We believe that the so called Voluntary Planning Agreement is still based on a "land bribe" and is no different than Political Party Donations. For this reason it should be examined by the Planning and Assessment Commission.

Yours faithfully,

GWANDALAN / SUMMERLAND POINT  
ACTION GROUP INC.



Kevin Spencer  
President.



December 2010

# Gwandalan Report

(ATTACHMENT 1)

Chris and the First National Lakeshores Team enjoy bringing you the Gwandalan report throughout the year so that you can keep track of the local market.

## Sales Market

The spring market has taken off with an increase level of buyer enquiry leading to some great sales results throughout our local markets and as we head closer to Christmas our buyers are looking for their new home to spend Christmas in and start off 2011 in their new home.

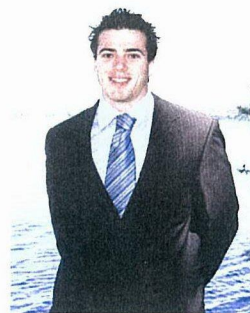
In the media there has been an abundance of news surrounding interest rates and the likelihood of an increase over the coming months, although it was great news from the October meeting with rates left on hold for the fifth consecutive month.

At First National Lakeshores we know that there are three things that influence a successful sale, pricing, the presentation and the marketing, it's important to have the right advice and information when selling your home.

## Property Management

The rental market in Gwandalan remains strong with a shortage of available rental accommodation and a large pool of quality tenants looking for their new home, this has put upward pressure on weekly rental figures and we expect this to continue into the future. So if you are looking for a tenant or considering investing call our Property Management Team to find out how to maximise your return.

If you are thinking about moving, renting or just curious as to your property's current sales or rental potential, please don't hesitate to contact Chris anytime on 02 4976 1555 or email [chris.scerri@lakeshores.com.au](mailto:chris.scerri@lakeshores.com.au)



Chris Scerri  
Sales Consultant  
M: 0416 110 782

## Gwandalan Market Snap Shot

How many properties sold over the past 6 months.	24
How many properties are for sale in Gwandalan	68
What is the highest sale price in Gwandalan in the last 6 months	\$520,000
What is the lowest sale price in Gwandalan in the last 6 months	\$120,000
What is the average sale price in Gwandalan over the last 6 months	\$308,438
What is the average weekly rental in Gwandalan with First National Lakeshores	\$290

House & Land



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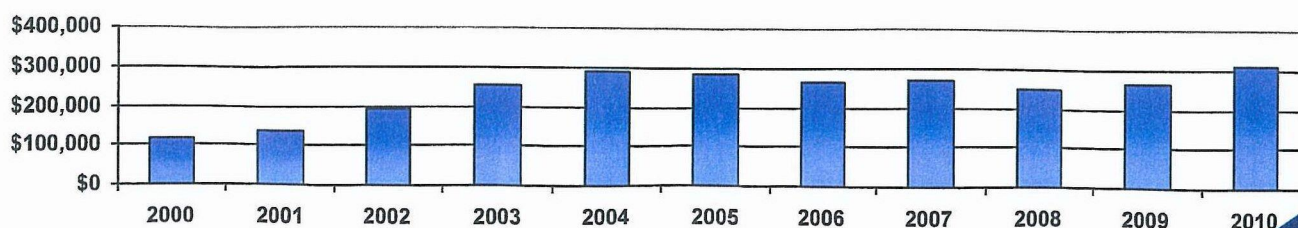
# December 2010

# Recent Sales Gwandalan

Sales Information based on settlement dates recorded with Property Data Solutions

Property Address	Sold Date	Sold Price	Bed	Bath	Car	Land
9 Yearin Street	August 2010	\$120,000				Vacant Land 506sqm
25 Goorawin Street	August 2010	\$145,000				Vacant Land 505sqm
31 Coral Fern Way *	September 2010	\$153,500				Vacant Land 589sqm
33 Coral Fern Way *	October 2010	\$163,000				Vacant Land 587sqm
19 Windward Crescent	July 2010	\$191,000				Vacant Land 614sqm
4 Garema Road	July 2010	\$200,000	2	1	0	556sqm
16 Moonah Place	June 2010	\$205,000	2	1	1	506sqm
59 Billabourie Road	July 2010	\$235,000	3	1	2	506sqm
15 Orana Road	June 2010	\$249,000	3	1	3	487sqm
17 Billabourie Road	August 2010	\$250,000	3	2	0	505sqm
5 Collendina Road *	November 2010	\$255,000	3	1	3	506sqm
109 Winbin Crescent	November 2010	\$287,500	3	1	1	505sqm
39 Billabourie Road *	August 2010	\$305,000	3	1	1	506sqm
12 Billabourie Road	August 2010	\$320,000	5	2	1	544sqm
22 Goorawin Street *	June 2010	\$355,000	4	1	1	506sqm
52 Bay Vista Way	July 2010	\$390,000	4	2	2	700sqm
33 Windward Crescent	June 2010	\$412,000	4	2	2	700sqm
9 Bell Brae Avenue	June 2010	\$414,000	4	2	4	1070sqm
8 Bay Vista Way *	November 2010	\$430,000	5	2	2	800sqm
23 Coral Fern Way	July 2010	\$435,000	4	2	2	660sqm
14 Bay Vista Way *	August 2010	\$432,500	4	3	2	800sqm
4 Windward Crescent	October 2010	\$440,000	4	2	2	737sqm
76 Noamunga Crescent	August 2010	\$495,000	2	1	2	506sqm
72 Noamunga Crescent	July 2010	\$520,000	3	2	2	505sqm

Median Sale Price Gwandalan - 2000 to 2010



Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements. Recipients should make their own enquiries to verify the information contained in this document.

**02 4976 1555**  
[www.lakeshores.com.au](http://www.lakeshores.com.au)

32 Dulkara Street  
Gwandalan NSW 2259

14<sup>th</sup> December, 2010

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

Dear Sir/Madam,

**Re:**

**State Significant Site and Concept Plan Proposal MP 10\_0084 Gwandalan**

**I strongly object to the above Proposal for the following reasons.**

I moved to Gwandalan a few years ago because it is one of a reducing number of areas on the Central Coast that has not been spoilt by over-development. I accept the lack of infrastructure (local doctor with closed books – I still have to attend my previous doctor in Sydney; infrequent bus service with convoluted routes that take forever to get anywhere; and so on) because I am now retired and can more easily work around such matters than could a working family.

The above Proposal is totally out of proportion to the area and its infrastructure. It would encourage far too many people to live away from schools, health care, transport shops and other facilities so that everyone would need to use cars on the already at times crowded Kanangra Drive creating additional and unnecessary pollution.

There is no demand for such a vast amount of housing in the area anyway. There are always 90 plus properties for sale in Gwandalan and neighbouring Summerland Point – why swamp the market with more?

Kanangra Drive is the only road into both Gwandalan and Summerland Point; it's comparatively narrow and twisting and even at current traffic volumes has been the site of accidents – some fatal. Adding a lot more traffic every day without substantial upgrading of the road, or provision of a second road, would be asking for trouble.

As you know, Rose Group is also campaigning to sub-develop another area in Gwandalan. Whilst neither proposal makes any sense, either commercially or environmentally, a final decision should first be made on the Rose Group property before any consideration is given to this Coal and Allied Proposal. These separate developments cannot be looked at individually, and surely it could be only one or the other that is given approval to proceed – not both. The effect of both together on Gwandalan would be horrendous.



Accepting part of Coal and Allied's land in the area as "National Park" in exchange for the Proposed development is simply wrong and an inadequate "compensation" for the loss of some 60 hectares of bush near to Gwandalan. There is no obligation on the Government to compromise – all the land is environmentally sensitive and should simply remain as natural bushland. Coal and Allied have already taken great value from the land from its coal mining activities, and should not be allowed to reap further profits at the expense of the local community.

All available government resources should be dedicated to developing more suitable land areas on the Central Coast that are closer to transport, employment opportunities, health care and so on. The Government's own Lower Hunter Regional Strategy states that new developments should be located near existing town centres, within 800 metres of reliable public transport and be adjacent to high schools and employment opportunities. None of these factors apply for the Gwandalan land – Gwandalan is not even considered a "village" in the Central Coast Regional Strategy.

A recently released draft North Wyong Structure Plan shows development in Gwandalan and Summerland Point as being long term – ie expected to be zoned for development after 2020 at the earliest. Not until after areas such as the long-awaited Warnervale Town Centre have been completed should "remote" areas like Gwandalan be considered for development. Even then, the scale of the Coal and Allied Proposal is far too big unless massive investment in additional infrastructure has been made.

Another factor in terms of planning sequencing is that decisions need to be made about Lake Coal's Chain Valley Mine's proposal to extend mining under the proposed development site before the Coal and Allied Proposal could be considered. I sincerely hope such mining extension is not allowed, but at least the decision has to be made first.

It would be far better if the Planning Department decided the areas where new developments would be built, based on sound environmental and infrastructure factors and only then developers be invited to proceed in such areas. This approach of developers trying to get approval based solely on self-interest is simply the wrong way around.

For the Coal and Allied Proposal to proceed, about 60 ha of bush would be destroyed and around 50,000 trees and native vegetation would have to be removed including the protected plant *Tetratheca juncea*. This is environmental madness – in this area it is vital that all trees are retained to offset greenhouse gas emissions from the Vales Point Coal Fired power station which is just 4 kms away.

The whole South Wallarah Peninsula is extremely diverse, supports habitat for a number of threatened plants (including *Angophora inopina*), animals and vegetation communities. The whole area of Coal and Allied's land should be left as natural bushland because if the proposed development went ahead, fragmentation of the bush would cause loss of biodiversity. In a report written by Department of Conservation in 2005 they state: "It is the position of the DEC that the South Wallarah study area is of extremely high conservation value and that development opportunities across the site are limited due to the potential for incremental habitat loss and fragmentation." The Coal and Allied proposal is exactly that "incremental habitat loss and fragmentation."

Coastal habitats are now considered the stronghold of the Squirrel Glider in NSW and the population of Squirrel Gliders in the Northern Wyong and Southern Lake Macquarie area is the largest known in NSW. These animals are territorial and will die if their bushland homes are destroyed.

Crangan Bay is the last undeveloped bay in Lake Macquarie and should remain that way. Increased populations will mean more boats on the lake and this will lead to damage to the sea grass beds from moorings and boat propellers; changes in hydrology; sediment runoff; heavy metals and toxins. Some of the main causes of sediments and nutrients entering the lake resulting in algae and sedimentation problems is the use of household detergents, garden fertilisers, hosing driveways and disposal of domestic oil and refuse into drains. This will significantly impact on the protected seagrasses in Crangan Bay.

There are many other environmental factors that I'm sure others will represent to you in support of objecting to the Coal and Allied Proposal. The basic fact is that it is in no-one's interest other than the shareholders of Coal and Allied that the Proposal be allowed to proceed.

I sincerely hope that the Proposal is rejected.

Thank you.

Yours sincerely,

A handwritten signature in cursive script that reads "B. Roach".

Barbara Roach.



FROM THE RESIDENCE OF  
**JOHN & MARGIE CHARKER**  
7 EUCLA RD GWANDALAN NSW 2259  
PHONE/FAX 0249 761280      MOBILE 0428 761280  
EMAIL: marjon@pacific.net.au

14<sup>th</sup> December 2010-12-14

Director Strategic Assessments  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Dear Sir/Madam

Re State Significant Site & Concept Plan Proposal MP 10 0084  
Gwandalan

This letter is our objection to the above proposal

We have lived as a family in Gwandalan for over 40 years and have naturally seen changes for better and for worse but this proposal simply put is a plan being handed over to a Developer to make money. There is no planning involved as anyone with any intelligence would never consider putting 700 additional homes along Kanangra Drive would realise

We could list many individual reasons why this project is badly (or not) planned including infrastructure ....one road in /out...still on water restrictions..unable to gain a second Doctor ....Schools full...etc. etc and this is before we look at the important points namely..

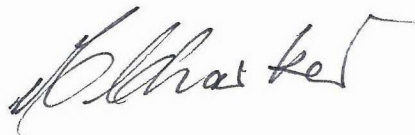
- The destroying of over 60 acres of natural habitat
- Social and lifestyle constraints
- The inclusion of Gwandalan in the Lower Hunter Strategy Plan
- Location of existing power stations(and being coal fired)
- Mine subsidence

This list can also go on and on....

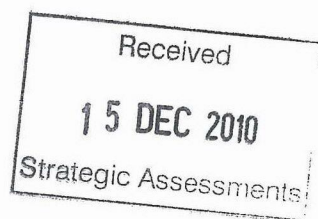
This project was originally submitted to Wyong Council who deferred the matter . The proposal should be handed back to the Council who hopefully are closer to the requirements of our Community



W J Charker



M Charker



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

**SUBJECT - State Significant Site and  
Concept Plan Proposal MP 10\_0084 Gwandalan**

**Dear Director,**

I wish to state my strong objection to the above Proposal for the following reasons.

The only rationale for the Proposal is to make money for Coal and Allied shareholders. This is a totally inadequate justification for the destruction of some 60 hectares of natural bush.

There is simply no need for additional housing in this area. There are always at least 100 home/sites for sale in Gwandalan and neighbouring Summerland Point. Some blocks from the last major sub-division in Gwandalan (dating back quite some years) are still for sale.

The reason there are always homes for sale is that Gwandalan is remote from shops and employment opportunities, has minimal public transport, limited access even for cars (just one very average quality road in and out), has inadequate health care facilities, a public school full to capacity, and generally has inadequate suitable infrastructure for the current population let alone for hundreds more families.

To encourage more people to live in this area (at least for the foreseeable future) runs against any logical planning and is counter to government guidelines. According to the Lower Hunter Regional Strategy, new developments should be located near existing town centres, within 800 metres of reliable public transport and be adjacent to high schools and employment opportunities. None of these factors apply for the Gwandalan land – Gwandalan is not even considered a “village” in the Central Coast Regional Strategy.



The single road (Kanangra Drive) that provides access to Gwandalan and Summerland Point is comparatively narrow and winding. It is already busy at peak times and has experienced a number of serious, some fatal, accidents. It is inadequate to handle the significant increase in traffic that would result from the Proposal.

Planning for the whole area should be attempting to reduce vehicle exhaust emissions, but the Proposal would result in much higher emissions from the probable two-cars-per-household that would be necessary for commuting to shops, employment, schools and health care facilities outside the area.

There is absolutely no obligation on the part of any level of government to allow further development in the area. The land in question is natural bush and should simply be allowed to stay that way. Nor is there any possible justification for regarding the land as a "State Critical Site".

The recently released draft North Wyong Structure Plan puts future development for Gwandalan and Summerland Point into the status of "long term" to be considered only after "medium term" (ie before 2020) developments such as the already late-running development of the Warnervale Town Centre and surrounding areas including Wadalba.

Only after the present lack of infrastructure has caught up with the current and short/medium term proposed population levels should any other long term development proposals be considered.

Although I sincerely hope this does not go ahead either, a decision should be made on possible extensions for coal mining in the area (such as Lake Coal's Chain Valley Mine's proposal to extend mining under the proposed development site) before any decision on the Proposal is made. I understand that such sequencing of decisions would be in line with the Department's own planning priorities.

*There are a wide range of ecological reasons why the Proposal should not proceed including:*

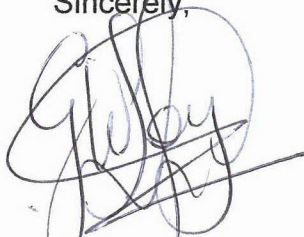
- Within the 60 hectares of bushland that would be destroyed are some 50,000 trees, and native vegetation that would be removed includes the protected plant *Tetratheca juncea*.
- Those 50,000 trees are especially valuable as they help with offsetting greenhouse gases from the Vales Point coal-fired power station which is only four kilometres away.

- A 2005 report by the Department of Conservation notes that "It is the position of the DEC that the South Wallarah study area is of extremely high conservation value and that development opportunities across the site are limited due to the potential for incremental habitat loss and fragmentation." The Proposal is exactly such an "incremental habitat loss".
- The area is considered to be of highest significance to the Squirrel Glider and Masked Owl. The area contains summer flowering eucalypts and winter flowering banksias which provide an important habitat for nectar feeding animals such as the Squirrel Glider. These animals are territorial and will die if their bushland homes are destroyed.
- A most significant area for the rare long-life tree species Angophora Inopina is in the proposed land for development. Seedlings for this species struggle to survive if weeds and watertable changes occur that are typical of residential developments. Although the Proposal has a "buffer area" along the adjacent road of Kanangra Drive to protect Angophora Inopina, it would be impossible to avoid major changes including an increase of weeds and rubbish which would threaten their survival.
- The Proposed area is adjacent to Crangan Bay which is the last undeveloped bay in Lake Macquarie. The Bay is already being affected by the effects of increasing population with detergent foam lining the shores at times and increased growth of weeds. Crangan Bay waters need to be protected from further onshore developments which inevitably result in increased sediments and potential toxins running off into the lake.

For the above reasons, I respectfully request that the Proposal not be allowed to continue.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Graham Lloyd', with a large circular flourish and a horizontal line extending to the right.

Graham Lloyd  
42 Winbin Crescent  
Gwandalan NSW 2259

11<sup>th</sup> December, 2010