Name: DAVID SADDINGTON
Address: 40 MARINE PDE NORDS WHARF.

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

RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL FOR MIDDLE CAMP AT CATHERINE HILL BAY, specifically:

- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): CONCEPT PLAN (MP10_OO89)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT SOUTHERN ESTATES: MIDDLE CAMP SOUTHERN ESTATES (VPA)**

Department of Planning
Received
18 JAN 2011
Scanning Room

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DAVID SADDINGTON
40 MARINE PDE
NORDS WHARF. 2290.

Name: LYNETTE R. SMITH
Address: 17 FLOWERS DRIVE CHB 2281
02 49761770

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10 · 12 · 2010

page 3 attached

There is nothing I can add that does not become emotional and aggressive.

There is an agenda and timetable here that is obvious and, if I may use blue collar language, any objections are "pissing into the wind" when we know there is a Minister poised to sign off regardless of objection sent.

The existing Catherine Hill Bay will become a 'toy town' where we will pay the price with heavy speeding traffic, bedrooms on the main road, very particular building restrictions, loss of fire break and any sense of the original village that hunkered down into the landscape.

This proposal should not even be on the table.

Lynette Smith

13.12.2010

Name: A.R. OSBORNE
Address: 920 ELIZABETH ST SYDNEY 2017.

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10.12.10

There may be other items of concern but the above appears to deal with objections in contradiction with the proposal

RO

Name: ANDREW MACKIE
Address: 6 WAGSTAFFE AVE WAGSTAFFE 2257

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13/12/10

KB

I thought the last council knew the re-zoning was gone?

Name: S. Rutter
Address: 1/1 Bridge End, Wallstonecraft 2065

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Signed: J. Rutter

Name: Jamie Cross
Address: 7 Nara St Marks Point NSW

Director, Strategic Assessments
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GPO Box 39
SYDNEY NSW 2001

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Name: Chris Moat.
Address: ~~Jim Rocchi~~ 30 Taraglinn drive chain valley bay north.

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Address: 3/46 BLUES PT. RD MCMAHONS POINT

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Signed: Shannon O'Hara 11/12/10

Name: DAVID POYZER
Address: 19 LINDSLEY ST, CATHERINE HILL BAY. 2281

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

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Address: 8 FLOWERS DRIVE CATHERINE HILL BAY 2281

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

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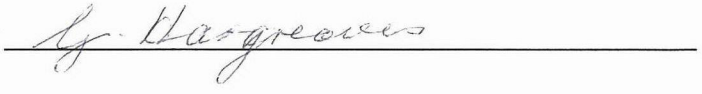
Signed: 

Name: MICHELLE PARSONS
Address: C/O FLOWERS DRIVE CATHERINE HILL BAY 2281

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Signed: Robert Hughes

Name: ROSEMARY WALKER
Address: 34 CUTHBERT ST. QUEENS PARK NSW 2022

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

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Signed: K. Walker

Name: CATHERINE NICHOLAS
Address: 25/ 14-20 THE AVENUE COLLAROY

Director, Strategic Assessments
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Name: Alan John Synnott
Address: 72 Francis St. Bondi Beach NSW 2026

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Signed: Linda Cain

Name: Michelle White
Address: 67 Flowers Dve, Catherine Hill Bay

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

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Name: Michael Carmody
Address: 67 Flavers Drive Catherine Hill Bay NSW 2281

Director, Strategic Assessments
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SYDNEY NSW 2001

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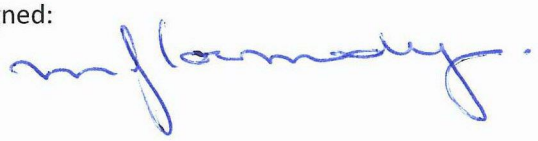

Name: LEONIE FURBER
Address: 5 HARGRAVE LANE PADDINGTON 2021

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

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Signed: _____

Name: MIRYDA
Address: 4 SPOON ROCKS RD CRANGS BEACH

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

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Name: Melissa McBride
Address: 2 Wilsons Rd Mt Hutton.

Director, Strategic Assessments
Department of Planning
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Address: 53, Barons Road, Cooranbong

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Name: RALPH DAIGNAULT
Address: 294 PALMYRA AVE, SHANES PK

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Signed: _____

Name: Ryan Pearce
Address: 36J Flinders St Ermington

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

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Address: 64 Sentry Drive, Stanhope Gardens NSW

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Signed: _____

Name: D W. Williams
Address: 12 Br[illegible] Dr WARNERS[illegible].

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

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Name: Dave Ellis
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Director, Strategic Assessments
Department of Planning
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Address: 52 Trevally Ave Chain Valley Bay

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Address: 24 CLARKE ST CATHERINE HILL BAY

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GPO Box 39
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RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL FOR MIDDLE CAMP AT CATHERINE HILL BAY, specifically:

- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): CONCEPT PLAN (MP10_OO89)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT SOUTHERN ESTATES: MIDDLE CAMP SOUTHERN ESTATES (VPA)**

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Over many decades, C&A have drawn very substantial profits from mining the land at Middle Camp. It can reasonably be concluded that they have an obligation to remediate the land both underground and above ground at their own cost. The current development proposals aim to reduce their remediation expenditure via returns on residential development. This is an unreasonable expectation and avoidance of obligations associated with mining despoliation.

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Address: 3/5 Hereford Dr Berkeley Vale

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CATHERINE HILL BAY 2281

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Signed: J Bridge

Name: Nicole Hardy
Address: 30 FLOWERS DRV · CATHERINE HILLBAY NSW 2281

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

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Address: 30 FLOWERS DRIVE CATHERINE HILL BAY.

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Signed: G.Burke

Name: STEPHEN WARE
Address: 59 SOUTH AVE WINDERMERE PARK

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

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Name: Greg Baldwin
Address: 34 Richmond Vale Road, Mulbring 2323

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Name: Tracey Pike
Address: 2 FLOWERS DRIVE CATHERINE HILL BAY 2281.

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Name: Tayla Pike
Address: 2 FLOWERS DR. CATHERINE HILL BAY NSW 228

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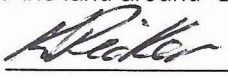
Signed: 

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Signed: K. A. Galvin

Name: Ron Gallin
Address: 24 Almona Cl Cardiff South 2285

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

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Address: 43 Francis Street Swansea Heads 2281

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Signed: _____

Name: Brenda Cauthorne
Address: 2 Hewitt St Balcolyn 2264.

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

RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL FOR MIDDLE CAMP AT CATHERINE HILL BAY, specifically:

- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**

- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): CONCEPT PLAN (MP10_OO89)**

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Signed: _____

Name: SKY HARDY
Address: 30 FLANERS DRIVE · CATHERINE HILL BAY · NSW 2281

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

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Signed: S. Hardy!

Name: Georgiana Anderson
Address: 56 Flowers Drive, Catherine Hill-

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

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I have a few comments in addition to the formal response put together by the Progress Association. This development is a very bad thing for the future of the state and the local area. This development will continue to burden the state with its expensive infrastructure from its first outlay to its continuing operation. The topography and the isolated nature of the site make this development unviable without significant contribution from the state and local government.
The development will destroy the living conditions of the existing township, which will be over run with traffic on its inadequate road structure. The heritage houses with their wooden facades close to the road will provide no protection to the significant road noise increases.
The report is clearly presented with only the 222 houses to try and open the door for more development which will further destroy Catherine Hill as we know and love it.

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Signed: Genevieve Anderson 15/12/10

Received
15 DEC 2010
Strategic Assessments

Name: ROBYN FARRAWAY
Address: 12 WINDSLEY STREET CATHERINE HILL BAY 2281

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

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Signed: R. Fairaway

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Strategic Assessments

Name: RON FARRAWAY
Address: 12 LINDSLEY CATHERINE HILL BAY

Director, Strategic Assessments
Department of Planning
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SYDNEY NSW 2001

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Signed: R Fontaine

Received
15 DEC 2010
Strategic Assessments

Name: KENNETH STODDART
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Director, Strategic Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

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Received
15 DEC 2010
Strategic Assessments

Name: Susannah Lang
Address: 2 Levick St
Cremorne.

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

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Name: G. Howe
Address: 109 Milson Rd Cremorne

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Department of Planning
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Name: Rod Thyssen
Address: 11 Pearl Ave Glendale

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Department of Planning
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Signed: _____

Received
15 DEC 2010
Strategic Assessments

Name: Carolyn Hyman
Address: 16 Hart Ave Mahmen

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

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Received
15 DEC 20
Strategic Assessments

Name: KATIE RICHMOND.
Address: 3/46 BLUES PT. RD MCMAHONS POINT

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

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Received
15 DEC 2010
Strategic Assess

Name: Stephen Cairns
Address: 14/1 Macquarie St Sydney NSW

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

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Strategic Assessments

Name: J. FURBER
Address: 5 MARGRAVE LA PADDINGTON

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

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Strategic Assessments

Name: M. Richmond
Address: 1 Northwood Rd Catherine Hill Bay 2281

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

RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL FOR MIDDLE CAMP AT CATHERINE HILL BAY, specifically:

- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): CONCEPT PLAN (MP10_OO89)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT SOUTHERN ESTATES: MIDDLE CAMP SOUTHERN ESTATES (VPA)**

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The application is contradictory in relation to what is actually being proposed. In the Executive Summary and on p2, the Report states that the proposal is to develop 28.2ha for residential purposes with a maximum yield of 222 lots and that the balance of the site is proposed to be dedicated to NSW Government for conservation purposes. However this is contradicted elsewhere in the Report. Reference is made to other future uses: 1.6ha is to be dedicated to Lake Macquarie City Council for recreation purposes; and a substantial area of land is to be retained by Coal & Allied, with zoning proposed as E4. The E4 zoning is intended to 'provide for low impact residential development...' albeit on min. 6000sqm allotments. This type of development is arguably the worst possible outcome for such a significant site. Note that the proposed E4 development is in direct contradiction to the recommendations of the Independent Hearing and Assessment Panel (IHAP) that clearly and repeatedly stated that this area (then 'Precinct D') should **not** be developed.

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2. The application incorrectly addresses the impact of traffic on the Heritage village and on the safety and amenity of its residents. Flowers Drive clearly has the characteristics of a local road. The RTA standards have been posited in response to urban conditions but this rural context does not fit the 'standard template'. Given that the characteristics of Flowers Drive accord with a local road classification *(see Table 1.2.5 of RTA Design Guide – Factors for Implementation of Road Hierarchy*), acceptable traffic numbers and acoustic standards are exceeded. Also, studies carried out on behalf of Coal & Allied show that there was a 40% increase in traffic on the weekend but only 10% has been allowed in their calculations. The acoustic study by Renzo Tonin was based on an estimated 40km speed, yet nothing in the application commits to any traffic calming measures. Indeed, current road configuration encourages the current 50km/hr speed limit to be frequently exceeded. While the Statement of Commitments does suggest that LATM would be implemented "if required", both traffic and acoustic reports incorrectly argue that nothing is required.

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Over many decades, C&A have drawn very substantial profits from mining the land at Middle Camp. It can reasonably be concluded that they have an obligation to remediate the land both underground and above ground at their own cost. The current development proposals aim to reduce their remediation expenditure via returns on residential development. This is an unreasonable expectation and avoidance of obligations associated with mining despoliation.

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Received
15 DEC 2010
Strategic Assessments

Name: Shanell Bennett
Address: 3 Harwood Close, Munmorah Park

Director, Strategic Assessments
Department of Planning
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SYDNEY NSW 2001

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15 DEC 2010
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Name: D. Smith
Address: 19 Hillcrest at Planning Point

Director, Strategic Assessments
Department of Planning
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Name: Daniel Hawker
Address: 4 Cannan Ave Lake Munmorah

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Name: IAN CRICHTON
Address: 50 GOVERNMENT RD. NORDS WHARF

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Received
15 DEC 2010
Strategic Assessments

Name: Rachel Hazel
Address: 85 Victoria St, New Lambton 2305

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

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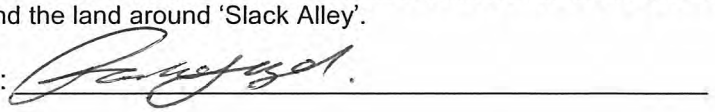
Signed: 

Received
15 DEC 2010
Strategic Assessments

Name: Lea Kwik
Address: 7 Bligh Ave Caves Beach

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

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15 DEC 2010
Strategic Assessments

Name: Marie Schmidt
Address: 135 Yeramba rd, Summerland Pt

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

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Name: Tim Fitzsimmons
Address: 19 Rosemount Ave, Lake Munmorah

Director, Strategic Assessments
Department of Planning
GPO Box 39
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Signed: T. Fitt

Received
15 DEC 2010
Strategic Assessments

Name: Shane Bool
Address: 18 Fay St, Lake Munmorah

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

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- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
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Received
15 DEC 2010
Strategic Assessments

Name: Nikki Schmidt
Address: 18 Fay St, Lake Macquarie 2259

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

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Received
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Strategic Assessments

Name: S. Chies
Address: 106 BARKER AVE SAN REMO

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

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Name: Max Schmidt
Address: 135 Yeramba Rd, Summerland Pt

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

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Name: Nikki Fitzsimmons
Address: 19 Rosemount Ave, Lake Munmorah

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Signed: _____

Received
15 DEC 2010
Strategic Assessments

Name: Chris Leary
Address: 110 Lakeview Pde Blacksmiths 2281

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

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15 DEC 2010
Strategic Assessments

Name: Mel Hibberd
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Director, Strategic Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

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Address: 89 Bungary Rd Norah Head

Director, Strategic Assessments
Department of Planning
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Name: TESS
Address: 13 View Street, Boolaroo 2283

Director, Strategic Assessments
Department of Planning
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Signed: _____

Received
15 DEC 2010
Strategic Assessments

Name: Mitchell Ward
Address: 6 Leonora Pde Norahville

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

RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL FOR MIDDLE CAMP AT CATHERINE HILL BAY, specifically:

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Received
15 DEC 2010
Strategic Assessments

Name: I Wong
Address: 44 Powers DR Catherine Hill Bay 2281

Director, Strategic Assessments
Department of Planning
GPO Box 39
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Receiv
15 DEC 2010
Strategic Assessment

Name: KINI TOKAIBAI
Address: 50 FLOWERS DR, CATHERINE HILL BAY 2281

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

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Received
15 DEC 2010
Strategic Assessments

Name: S. Ferguson.
Address: 115. The Esplanade Gbtalong Beach

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

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Strategic Assessments

Name: S CALLEN
Address: 39 Rose ST Merewether

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

RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL FOR MIDDLE CAMP AT CATHERINE HILL BAY, specifically:

- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): CONCEPT PLAN (MP10_OO89)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT SOUTHERN ESTATES: MIDDLE CAMP SOUTHERN ESTATES (VPA)**

I object to all of the above Coal &Allied Southern Estates proposals in relation to Middle Camp at Catherine Hill Bay.

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The application is contradictory in relation to what is actually being proposed. In the Executive Summary and on p2, the Report states that the proposal is to develop 28.2ha for residential purposes with a maximum yield of 222 lots and that the balance of the site is proposed to be dedicated to NSW Government for conservation purposes. However this is contradicted elsewhere in the Report. Reference is made to other future uses: 1.6ha is to be dedicated to Lake Macquarie City Council for recreation purposes; and a substantial area of land is to be retained by Coal & Allied, with zoning proposed as E4. The E4 zoning is intended to 'provide for low impact residential development...' albeit on min. 6000sqm allotments. This type of development is arguably the worst possible outcome for such a significant site. Note that the proposed E4 development is in direct contradiction to the recommendations of the Independent Hearing and Assessment Panel (IHAP) that clearly and repeatedly stated that this area (then 'Precinct D') should **not** be developed.

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Over many decades, C&A have drawn very substantial profits from mining the land at Middle Camp. It can reasonably be concluded that they have an obligation to remediate the land both underground and above ground at their own cost. The current development proposals aim to reduce their remediation expenditure via returns on residential development. This is an unreasonable expectation and avoidance of obligations associated with mining despoliation.

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Received
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Strategic Assessment

Name: TUMAI - BAREKIAH
Address: 38 GRIFFITH ST CHARLESTOWN NSW 2290

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

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Re
15 DEC
Strategic Assessments

Name: Jessica Kavanagh
Address: 3/322 Birrell St, Bondi, 2026

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Department of Planning
GPO Box 39
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Address: 13 Clark St Catherine Hill Bay

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Received
15 DEC 2010
Strategic Assessments

Name: JON LANGFORD
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Director, Strategic Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

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Recei
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Name: Troy Hamilton
Address: 1 Lawson St Norah Head

Director, Strategic Assessments
Department of Planning
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Name: Bryan Frisken
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Signed: _____

Received
15 DEC 2010
Strategic Asses

Name: DAVE WINKLIN
Address: 15 OLD PROSPECT RD WAGNTUORTHVILLE

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

RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL FOR MIDDLE CAMP AT CATHERINE HILL BAY, specifically:

- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): CONCEPT PLAN (MP10_OO89)**
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Received
15 DEC 2010
Strategic Assessments

Name: Wendy
Address: 2 Hilltcrest Ave Winston Hills

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

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Signed: W.S

Received
15 DEC 2010
Strategic Assessments

Name: Gabriel Eady
Address: 346 Gippsland Kerr Ville

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

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Received
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Strategic Assessme

Name: W Taylor
Address: 5 MALSTEAD SCONE NSW 2337

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

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Name: Amber
Address: 16 Chisholm Avenue Lake Munmorah

Director, Strategic Assessments
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Signed: _____

Received
15 DEC 2010
Strategic Assessment

Name: Judy Osborne
Address: 17 Everitt Avenue Gregadoo NSW 2259

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

RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL FOR MIDDLE CAMP AT CATHERINE HILL BAY, specifically:

- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
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Received
15 DEC 2010
Strategic Assessments

Name: Jean Frost
Address: 4 Toran St Pelican

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

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Strategic Assessments

Name: Michelle Koevoets
Address: 20 Koraaji Ave, Lake Munmorah

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

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Strategic Assessments

Name: Kylie
Address: 7 Hillcrest Ave Winston Hills

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

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Signed: K. Koevoets

Received
15 DEC 2010
Strategic Assessments

Name: Brett KIRK
Address: 7 Bligh Ave Caves Beach

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

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- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): CONCEPT PLAN (MP10_OO89)**
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Recei...
15 DEC 20..
Strategic Assess...

Name: Helen Mitrofanis
Address: 4 Spoon Rocks Road Caves Beach.

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

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Name: Shane Lawless
Address: 19 Stark St Swansea

Director, Strategic Assessments
Department of Planning
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Name: Nicole Rowe
Address: 21 Callistemon Ct, Caves Beach 2281

Director, Strategic Assessments
Department of Planning
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Name: KERRY McGREGOR (FOR ROY McDOUGALL.
Address: 16 CLARKE ST CATHERINE HILL BAY 2281

Director, Strategic Assessments
Department of Planning
GPO Box 39
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"any development in the vicinity of Middle Camp should not prejudice the scenic, aesthetic and cultural heritage qualities of the area..." The large area on the eastern side of Middle Camp proposed to be zoned E4 is in direct conflict with this recommendation as the object of E4 zoning is to enable residential subdivision and development in an area which historically has been an open public common and green space dotted with a few unfenced miners cottages . I believe that this area should be zoned E2 which would preserve its environmental qualities.

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4. From their reports, it appears that Coal & Allied see the heritage significance of the State Listed Heritage Township only in terms of streetscape and fail to understand the relational nature of heritage places and their settings. It is absolutely necessary that the land known as Slack Alley and the common land behind the houses on the eastern side of Flowers Drive be owned and managed by either DECCW, NPWS or the Lake Macquarie City Council. While this land is retained by Coal and Allied, its future is uncertain. Clearly C&A is not a conservation land management organization and it is only a question of time until they come back with the proposal to develop the area for housing. Other viable alternative land management options include a Trust established under the Nature Conservation Trust Act or a Voluntary Conservation Agreement with NPWS.

Over many decades, C&A have drawn very substantial profits from mining the land at Middle Camp. It can reasonably be concluded that they have an obligation to remediate the land both underground and above ground at their own cost. The current development proposals aim to reduce their remediation expenditure via returns on residential development. This is an unreasonable expectation and avoidance of obligations associated with mining despoliation.

5. The Complying Development Codes SEPP was developed largely to facilitate the building of project homes in metropolitan Sydney. Catherine Hill Bay and its setting are areas of major scenic, built and environmental heritage significance. The Complying Codes should not be applicable in the isolated, environmentally sensitive areas that are the setting for Middle Camp. Further, the Urban Design Guidelines proposed in the application are totally inadequate (they provide guidance predominantly on road design) and are incapable of delivering a sympathetic built outcome. I suggest that a detailed Development Control Plan is required to set higher standards for design of roads, parks and buildings.

MIDDLE CAMP SOUTHERN ESTATES (VPA)

As mentioned above under point 4, C&A have drawn very substantial profits over many decades from mining the land at Middle Camp. The VPA is inadequate as it fails to take the remediation obligations into account and presumes a 'right' to develop and profit from despoiled land despite unacceptable impacts. The Statement of Commitments inadequately addresses the need to ameliorate the traffic impacts on existing residents and the conservation of common land behind houses on the eastern side of Flowers Drive and the land around 'Slack Alley'.

Signed: Ian Gregor (FOR ROY McDOUGALL)

Receive
15 DEC 2010
Strategic Assessme

Name: G. CHILES
Address: 106 BARRON AVE CAN RAMO

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

RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL FOR MIDDLE CAMP AT CATHERINE HILL BAY, specifically:

- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
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15 DEC 2010
Strategic Assessments

Name: GUY WOOD
Address: 42 GOVERNMENT RD NORDS WHARF 2281

Director, Strategic Assessments
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GPO Box 39
SYDNEY NSW 2001

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SYDNEY NSW 2001

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14 Bambury Avenue
Summerland Point
NSW 2259

13TH December 2010

OBJECTION TO COAL & ALLIED PROPOSALS

RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL FOR MIDDLE CAMP AT CATHERINE HILL BAY, specifically:

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Dear sir,

I object to all of the above Coal & Allied Southern Estates proposals in relation to Middle Camp at Catherine Hill Bay, and in particular to the their proposals in the Gwandalan area along Kanangra Drive through to Krangan Bay.

"The reason we are now in this untenable position is that this is not even half decent planning. All this is, and has been since this exercise started, is the State Government responding to a money grab by a private developer who recognizes that their Coal Mining Company has stumbled across another way to make some more money! If this whole exercise was handled as a properly conceived Urban Planning Project led by DOP and Wyong Council, (as they're supposed to do) no one in their right mind would have ever suggested putting 623 houses along Kanangra Drive through to the Krangan Bay shore line!. All we have now is planning being handed over to the private sector with DOP responding favorably to their greedy approaches. .... that's just not planning"

The North Wyong Shire Structure Plan, released in draft, was constructed over many years by State Government planners, with input from Wyong Council, and correctly, both the maps and the written words confirmed that the staging of any development along Kanangra Drive was "long term" (15 years or better as quoted in the plan)

It is ludicrous to think that a plan that had taken so long to prepare, using expert resources and qualified planners, and using their own guidelines such as the need for transport, employment opportunities, etc, (which are repeated in the draft) could change overnight and declare that Kanangra Drive development should become "short term!" All this while there are plenty of houses and vacant blocks still available in a landlocked area with no through way and only one access to Gwandalan and Summerland Point.

Would the DOP adhere to the draft NWSSP and commit Kanangra Drive to Long Term as originally planned? An example of true planning for future residential development is in Precinct 1A which was gazetted in the 1980's; is now ready to start and is accepted by the community because it now fits the appropriate time frame.

Would C&A accept the position of Kanangra Drive development as shown in the NWSSP as Long Term if set out as such by DOP?

Would DOP recommend that the final assessment go before a PAC, as Justice Lloyd declared the process in the Rosecorp case as a "Land Bribe" and this is the same. But in this case some of the developments overlap some Highly Significant Aboriginal Heritage lands, and the Narrabeen Snappy Gum Forrest.

These proposals could hardly be described as any sort of planning when you consider that with only one way in and out of the area; limited public transport and utilities and no industry, an already 'dormitory' population of some thousands is being considered to have more thousands of the same added to it. You can't be serious!

Yours faithfully

S JACKSON

Received
15 DEC 2010
Strategic Assessments

Name: S JACKSON
Address: 14 Bambury Ave
Summerland Point NSW 2259

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

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Name: TESSA MILNE
Address: 315 HAMPDEN ST, BALMORAL NSW 2088

Director, Strategic Assessments
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Received
15 DEC 2010
Strategic Assessme

Name: Kate Milne
Address: 9 Plovers Drive Catherine Hill NSW

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

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Received
15 DEC 2010
Strategic Assessments

Name: PAUL GILCHRIST
Address: 5 BEAUTY POINT RD MOSMAN NSW 2088

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

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Name: Jeannette Milne
Address: 2/5 Harper St Mosman 2088.

Director, Strategic Assessments
Department of Planning
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15 DEC 2010
Strategic Ass

Name: STEPHEN FISK
Address: 16 Lumsden Street Cammeray N.S.W 2060

Director, Strategic Assessments
Department of Planning
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Signed: _____

Received
15 DEC 2010
Strategic Assessments

Name: Michelle Fisk
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Director, Strategic Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL FOR MIDDLE CAMP AT CATHERINE HILL BAY, specifically:

- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
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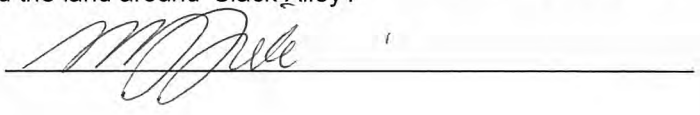
Signed: 

Received
15 DEC 2010
Strategic Assessments

Name: Alexander Sommer
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Director, Strategic Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

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Signed: _____ 12/12/10

Received
15 DEC 2010
Strategic Assessments

Name: JANICE PLUMRIDGE
Address: 28 FLOWERS DR CATHERINE HILL BAY NSW 2281

= MIDDLE CAMP

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

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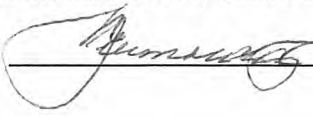
Signed: 

Received
15 DEC 2010
Strategic Assessments

Name: GEOFF ENGELBRECHT
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Director, Strategic Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

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Strategic Assessments

Name: W.B. VANDEN HENGEL
Address: 76 FLOWERS DRIVE, CATHERINE HILL BAY

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

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This worries me the most!

3. It is important that the buffer zone along Flowers Drive be 30m wide in order to adequately screen the proposed 2 storey new housing and to retain the significant rural character of the treed entry into the heritage township. The application is confused and misleading. It quotes figures varying of between 15-30m for such a buffer zone. While the SSS Listing Report commits to a 15m buffer zone on page 37, other experts suggest that the landscaped buffer is 23 – 30m wide (refer p32). The Concept Plan refers to a 20m buffer zone. I believe that a 30m buffer zone is essential to retain the existing mature trees and screening.

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Over many decades, C&A have drawn very substantial profits from mining the land at Middle Camp. It can reasonably be concluded that they have an obligation to remediate the land both underground and above ground at their own cost. The current development proposals aim to reduce their remediation expenditure via returns on residential development. This is an unreasonable expectation and avoidance of obligations associated with mining despoliation.

5. The Complying Development Codes SEPP was developed largely to facilitate the building of project homes in metropolitan Sydney. Catherine Hill Bay and its setting are areas of major scenic, built and environmental heritage significance. The Complying Codes should not be applicable in the isolated, environmentally sensitive areas that are the setting for Middle Camp. Further, the Urban Design Guidelines proposed in the application are totally inadequate (they provide guidance predominantly on road design) and are incapable of delivering a sympathetic built outcome. I suggest that a detailed Development Control Plan is required to set higher standards for design of roads, parks and buildings.

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Signed: _____

Received
15 DEC 2010
Strategic Assessments

Name: P. Odgey
Address: 373 Maras Creek Road.

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

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Signed: P. [illegible]

Received
15 DEC 2010
Strategic Assessments

Name: Karyn Turner
Address: 98 Pinehurst Way Bluehaven 2262

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

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Name: N. Smyth
Address: 52 Flowers Dr. Catherine Hill Bay 2281

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

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Name: SCOTT WOODBURY
Address: 20 MILBA ST SWANSEA

Director, Strategic Assessments
Department of Planning
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Signed: _____

Received
15 DEC 2010
Strategic Assessments

Name: DAVID WELLING.
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Director, Strategic Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

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- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): CONCEPT PLAN (MP10_OO89)**
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Signed: X

Received
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Strategic Assessments

Name: J BAXTER
Address: 9 REID CL, CAVESBEACH

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

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Received
15 DEC 2010
Strategic Assessments

Name: JOANNE TOOHEY
Address: 2 CARMEL AV HALEKULANI NSW 2262

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

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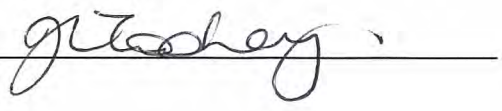
Signed: 

Received
15 DEC 2010
Strategic Assessments

Name: Tim Wilson
Address: 27 Wallace Street, Macksville

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Department of Planning
GPO Box 39
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Signed: T Wilson

Received
15 DEC 2010
Strategic Assessments

Name: ROD BOVERIDGE
Address: 13 HORSLEY DRIVE · HORSLEY NSW

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

RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL FOR MIDDLE CAMP AT CATHERINE HILL BAY, specifically:

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Signed: _____

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15 DEC 2010
Strategic Assessments

Name: Marnie Bruce
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Director, Strategic Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

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Received
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Strategic Assessm...

Name: CHRISTIAN HIBBERD
Address: 7 Gray St SWANSEA

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

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Received
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Strategic Ass...

Name: D MCGREGOR
Address: 18 CLARKE ST CATHRINE HILL BAY

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

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Name: Peter Bennett
Address: 11 Esplanade St Belmont NTH

Director, Strategic Assessments
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Received
15 DEC 2010
Strategic Assessments

Name: A Bond
Address: 7 Craigie Ave Kahwah 2259

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

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Received
15 DEC 2010
Strategic Assess...

Name: DON EDDY
Address: KOTARA NSW 2500

Director, Strategic Assessments
Department of Planning
GPO Box 39
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Receive
15 DEC 20
Strategic Assessment

Name: J Rodi-Bacon
Address: [illegible] St Merewether Pe 2284

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

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Name: Jay chapman-mayne
Address: 51 Soldiers Point Drive Nerah Head

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

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Signed:

Received
15 DEC 2010
Strategic Assessments

Name: Todd Forster
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GPO Box 39
SYDNEY NSW 2001

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- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): CONCEPT PLAN (MP10_OO89)**
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Strategic Assessments

Name: Karen Audet
Address: 16 Anita Av Lake Munmorah

Director, Strategic Assessments
Department of Planning
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Strategic Assessments

Name: Emmie Kagger
Address: 2 Harding Ave Lake Munmorah

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

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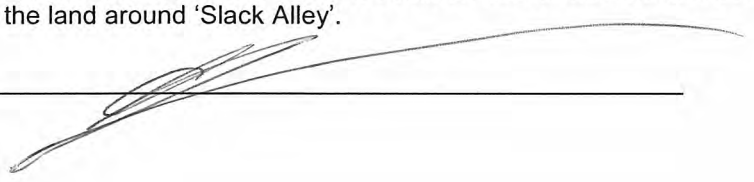

Received
15 DEC 2010
Strategic Assessments

Name: Kerry Packer
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Director, Strategic Assessments
Department of Planning
GPO Box 39
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Signed: _____

Received
15 DEC 2010
Strategic Assess...

Name: June Watts
Address: 5 Halstead Close, Scone.

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

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- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): CONCEPT PLAN (MP10_OO89)**
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Receiver
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Strategic Assess...

Name: Adam Brooks
Address: 74 Campbell Rde Mannering Park.

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

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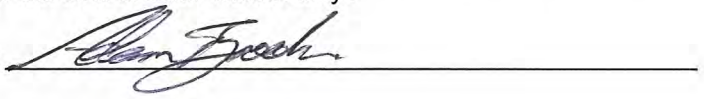
Signed: 

Received
15 DEC 2010
Strategic Assessments

Name: R. BEECH.
Address: 29 TAHITIMBERS RD LAKE MACMORAH NSW 2259.

Director, Strategic Assessments
Department of Planning
GPO Box 39
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Strategic Assessments

Name: PAUL DENT.
Address: 427 SCENIC DR. DOYALSON

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

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Name: Paul Jones
Address: ~~I love Rd shit dick.~~ 66 - 69 - 36 Ave - Rd st willmantown.

Director, Strategic Assessments
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Signed: _____

Received
15 DEC 2010
Strategic Assessments

Name: Daniel Horne
Address: 17 Bakumba rd Ourimbah

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

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Received
15 DEC 2010
Strategic Assessments

Name: Matt. S. Becker
Address: 218 Wyee Rd Wyee

Director, Strategic Assessments
Department of Planning
GPO Box 39
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Name: Scott Ferguson
Address: 3 Imga st Awandalon

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Department of Planning
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Name: Aimee Cuneo
Address: Lot 482 Tall Timbers rd Lake Munmorah

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Department of Planning
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Received
15 DEC 2010
Strategic Assessments

Name: Dana Darwin
Address: 1 Catherine Road Gwandalan

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

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Received
15 DEC 2010
Strategic Asses...

Name: Brendon Villiers
Address: 200 Gamban RD Gwandalan

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

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Name: Jacob bateup
Address: 3 Hue Hue Rd wyee

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

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Strategic Assessments

Name: Matt O'Mara
Address: 19 Billabourie RD Gwandalan.

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

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Strategic Assessments

Name: Scott Schmidt
Address: 135 Yerambagra Summerland Pt.

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

RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL FOR MIDDLE CAMP AT CATHERINE HILL BAY, specifically:

- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): CONCEPT PLAN (MP10_OO89)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT SOUTHERN ESTATES: MIDDLE CAMP SOUTHERN ESTATES (VPA)**

I object to all of the above Coal &Allied Southern Estates proposals in relation to Middle Camp at Catherine Hill Bay.

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The application is contradictory in relation to what is actually being proposed. In the Executive Summary and on p2, the Report states that the proposal is to develop 28.2ha for residential purposes with a maximum yield of 222 lots and that the balance of the site is proposed to be dedicated to NSW Government for conservation purposes. However this is contradicted elsewhere in the Report. Reference is made to other future uses: 1.6ha is to be dedicated to Lake Macquarie City Council for recreation purposes; and a substantial area of land is to be retained by Coal & Allied, with zoning proposed as E4. The E4 zoning is intended to 'provide for low impact residential development...' albeit on min. 6000sqm allotments. This type of development is arguably the worst possible outcome for such a significant site. Note that the proposed E4 development is in direct contradiction to the recommendations of the Independent Hearing and Assessment Panel (IHAP) that clearly and repeatedly stated that this area (then 'Precinct D') should **not** be developed.

The documentation suggests that the current application is likely to be only the first of a series of development proposals. The first is for 222 dwellings on two sites but subsequent applications are likely to be the development of the proposed pocket parks and the E4 environmental zone. This current application does not "provide a robust long-term outcome".

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4. From their reports, it appears that Coal & Allied see the heritage significance of the State Listed Heritage Township only in terms of streetscape and fail to understand the relational nature of heritage places and their settings. It is absolutely necessary that the land known as Slack Alley and the common land behind the houses on the eastern side of Flowers Drive be owned and managed by either DECCW, NPWS or the Lake Macquarie City Council. While this land is retained by Coal and Allied, its future is uncertain. Clearly C&A is not a conservation land management organization and it is only a question of time until they come back with the proposal to develop the area for housing. Other viable alternative land management options include a Trust established under the Nature Conservation Trust Act or a Voluntary Conservation Agreement with NPWS.

Over many decades, C&A have drawn very substantial profits from mining the land at Middle Camp. It can reasonably be concluded that they have an obligation to remediate the land both underground and above ground at their own cost. The current development proposals aim to reduce their remediation expenditure via returns on residential development. This is an unreasonable expectation and avoidance of obligations associated with mining despoliation.

5. The Complying Development Codes SEPP was developed largely to facilitate the building of project homes in metropolitan Sydney. Catherine Hill Bay and its setting are areas of major scenic, built and environmental heritage significance. The Complying Codes should not be applicable in the isolated, environmentally sensitive areas that are the setting for Middle Camp. Further, the Urban Design Guidelines proposed in the application are totally inadequate (they provide guidance predominantly on road design) and are incapable of delivering a sympathetic built outcome. I suggest that a detailed Development Control Plan is required to set higher standards for design of roads, parks and buildings.

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Address: 38 BELMONT ST SWANSEA 2280

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Department of Planning
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Receiv
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Name: MRS CHARLOTTE A. PAULLEY
Address: 38 BELMONT ST SWANSEA NSW 2281

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Rec
15 DEC
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Name: ~~SUE~~ MUAN DITTE
Address: 10 COOINDA CLOSE, BELMONT NTH 2280

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Signed: _____

Received
15 DEC 2010
Strategic Assessments

Name: Rameka
Address: 9 Pickworth st Brisbane

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

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15 DEC 2010
Strategic Assessments

Name: AMCIA RABTS
Address: 9 PICKWORTH ST UPPER MT GRAVATT (BRISBANS.

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

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Signed: Alyce Rask

Received
15 DEC 2010
Strategic Assessments

Name: Lisa Eunson
Address: 14 Greenway St Dora Creek. 2264

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

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Strategic Assessments

Name: Shaz
Address: TANUNDA CLOSE, NARARA

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

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Signed: S Abhamlies

Received
15 DEC 2010
Strategic Assessments

Name: Colin Rock
Address: 1073 Barrenjoey Rd Palm Beach

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

RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL FOR MIDDLE CAMP AT CATHERINE HILL BAY, specifically:

- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): CONCEPT PLAN (MP10_OO89)**
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Signed: _____

Received
15 DEC 2010
Strategic Asses

Name: Emma Wright
Address: 28 Gymea Cres, Mannering Pk 2259

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

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Signed: E. Wright

Receive
15 DEC 2010
Strategic Assess

Name: D BOYL
Address: 25 KELLEY CR MACQUARIE HILLS 2285

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

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Received
15 DEC 20
Strategic Assessments

Name: T. FITZSIMMONS
Address: 1 SYLVIA AVE. GOROKAN

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

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Name: Melody BNG
Address:

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Signed: _____

Received
15 DEC 2010
Strategic Assessments

Name: Kasper Daignault
Address: 29413 Dalmara ave

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

RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL FOR MIDDLE CAMP AT CATHERINE HILL BAY, specifically:

- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
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Signed: Kaspar

Received
15 DEC 2010
Strategic Assessments

Name: Danielle Mifsud
Address: 30 Hartog Dr Werrington County

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

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Strategic Assessments

Name: Bill Harold
Address: 19 Halcyon Street Mannering Park

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Department of Planning
GPO Box 39
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Name: Tianna Pryer-Bradshaw
Address: 17 Hunter Rd Nords Wharf

Director, Strategic Assessments
Department of Planning
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Signed: _____

Received
15 DEC 2010
Strategic Assess

Name: BOB & MOONEY
Address: 17 POWER ST ISLINGTON.

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

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- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): CONCEPT PLAN (MP10_OO89)**
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Received
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Strategic Assessments

Name: Justyn Ryder
Address: 8 Delene Cl Valley Bay.

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

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Strategic Assessments

Name: Rhea Bes
Address: 7 Naru St Marks Point NSW

Director, Strategic Assessments
Department of Planning
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Name: BRENDON GORDON
Address: 21 Callistemon Cl Caves Beach

Director, Strategic Assessments
Department of Planning
GPO Box 39
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Name: CHIF HICKS
Address: 1 LUKELA AVE BUDGEWOI

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Received
15 DEC 2010
Strategic Assessment

Name: JOHN BLACK
Address: 10 BOTANICA AVE NORAH WHARF.

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

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Strategic Assessm

Name: Kristi Chees
Address: 11 Clark Rd Norah Head NSW

Director, Strategic Assessments
Department of Planning
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Name: Judy O'Mara
Address: 22 Moonah Pl Gwandalan

Director, Strategic Assessments
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Address: 22 MOONAH PL QUANDALAN

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Signed: _____

Received
15 DEC 2010
Strategic Assessmer

Name: Dvorne Young
Address: 37 Bennys Road Rd Nororo.

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

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- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
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15 DEC 2010
Strategic Assessments

Name: ANDREAS LUDWIG
Address: #13 / 7-15 BELLEVUE AVE, 2065 NSW,

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

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Name: BARBARA CLARK
Address: 13/7-15 Bellevue Ave, Greenwich 2065 NSW

Director, Strategic Assessments
Department of Planning
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Name: R2 Hall
Address: 49 Excelsior Pde Carey Bay

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

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Name: GEORGE DODDS
Address: 49 EXCELSIOR PARADE, CAREY BAY.

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"any development in the vicinity of Middle Camp should not prejudice the scenic, aesthetic and cultural heritage qualities of the area..." The large area on the eastern side of Middle Camp proposed to be zoned E4 is in direct conflict with this recommendation as the object of E4 zoning is to enable residential subdivision and development in an area which historically has been an open public common and green space dotted with a few unfenced miners cottages . I believe that this area should be zoned E2 which would preserve its environmental qualities.

2. The application incorrectly addresses the impact of traffic on the Heritage village and on the safety and amenity of its residents. Flowers Drive clearly has the characteristics of a local road. The RTA standards have been posited in response to urban conditions but this rural context does not fit the 'standard template'. Given that the characteristics of Flowers Drive accord with a local road classification *(see Table 1.2.5 of RTA Design Guide – Factors for Implementation of Road Hierarchy*), acceptable traffic numbers and acoustic standards are exceeded. Also, studies carried out on behalf of Coal & Allied show that there was a 40% increase in traffic on the weekend but only 10% has been allowed in their calculations. The acoustic study by Renzo Tonin was based on an estimated 40km speed, yet nothing in the application commits to any traffic calming measures. Indeed, current road configuration encourages the current 50km/hr speed limit to be frequently exceeded. While the Statement of Commitments does suggest that LATM would be implemented "if required", both traffic and acoustic reports incorrectly argue that nothing is required.

3. It is important that the buffer zone along Flowers Drive be 30m wide in order to adequately screen the proposed 2 storey new housing and to retain the significant rural character of the treed entry into the heritage township. The application is confused and misleading. It quotes figures varying of between 15-30m for such a buffer zone. While the SSS Listing Report commits to a 15m buffer zone on page 37, other experts suggest that the landscaped buffer is 23 – 30m wide (refer p32). The Concept Plan refers to a 20m buffer zone. I believe that a 30m buffer zone is essential to retain the existing mature trees and screening.

4. From their reports, it appears that Coal & Allied see the heritage significance of the State Listed Heritage Township only in terms of streetscape and fail to understand the relational nature of heritage places and their settings. It is absolutely necessary that the land known as Slack Alley and the common land behind the houses on the eastern side of Flowers Drive be owned and managed by either DECCW, NPWS or the Lake Macquarie City Council. While this land is retained by Coal and Allied, its future is uncertain. Clearly C&A is not a conservation land management organization and it is only a question of time until they come back with the proposal to develop the area for housing. Other viable alternative land management options include a Trust established under the Nature Conservation Trust Act or a Voluntary Conservation Agreement with NPWS.

Over many decades, C&A have drawn very substantial profits from mining the land at Middle Camp. It can reasonably be concluded that they have an obligation to remediate the land both underground and above ground at their own cost. The current development proposals aim to reduce their remediation expenditure via returns on residential development. This is an unreasonable expectation and avoidance of obligations associated with mining despoliation.

5. The Complying Development Codes SEPP was developed largely to facilitate the building of project homes in metropolitan Sydney. Catherine Hill Bay and its setting are areas of major scenic, built and environmental heritage significance. The Complying Codes should not be applicable in the isolated, environmentally sensitive areas that are the setting for Middle Camp. Further, the Urban Design Guidelines proposed in the application are totally inadequate (they provide guidance predominantly on road design) and are incapable of delivering a sympathetic built outcome. I suggest that a detailed Development Control Plan is required to set higher standards for design of roads, parks and buildings.

MIDDLE CAMP SOUTHERN ESTATES (VPA)

As mentioned above under point 4, C&A have drawn very substantial profits over many decades from mining the land at Middle Camp. The VPA is inadequate as it fails to take the remediation obligations into account and presumes a 'right' to develop and profit from despoiled land despite unacceptable impacts. The Statement of Commitments inadequately addresses the need to ameliorate the traffic impacts on existing residents and the conservation of common land behind houses on the eastern side of Flowers Drive and the land around 'Slack Alley'.

Signed: _____

Received
15 DEC 2010
Strategic Assessments

Name: Janelle Turner
Address: 6 Woodbury Park dr, Mandalong 2259

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

RE: COAL & ALLIED SOUTHERN ESTATES PROPOSAL FOR MIDDLE CAMP AT CATHERINE HILL BAY, specifically:

- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): POTENTIAL STATE SIGNIFICANT SITE (2010)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT (SOUTHERN ESTATES): CONCEPT PLAN (MP10_OO89)**
- **MIDDLE CAMP RESIDENTIAL DEVELOPMENT SOUTHERN ESTATES: MIDDLE CAMP SOUTHERN ESTATES (VPA)**

I object to all of the above Coal &Allied Southern Estates proposals in relation to Middle Camp at Catherine Hill Bay.

The reasons for my objection are as follows:
POTENTIAL STATE SIGNIFICANT SITE (2010)
The strategic justification for the project cited in the State Significant Site Listing Report is inadequate. Contrary to the statement on page 2 of the SSS Listing Report (Nov 2010), the proposed development for residential purposes is not "crucial in achieving the State Government's objective of securing major conservation corridors". Nor does the proposed listing "provide a robust long-term outcome" as suggested. The development of new housing in CHB does not address the housing needs of the Hunter region in a sustainable way. It is remote from services, jobs and will rely on private car ownership. The increase in population will not sustain viable public transport. Much of the application is inadequate or misleading.

The application is contradictory in relation to what is actually being proposed. In the Executive Summary and on p2, the Report states that the proposal is to develop 28.2ha for residential purposes with a maximum yield of 222 lots and that the balance of the site is proposed to be dedicated to NSW Government for conservation purposes. However this is contradicted elsewhere in the Report. Reference is made to other future uses: 1.6ha is to be dedicated to Lake Macquarie City Council for recreation purposes; and a substantial area of land is to be retained by Coal & Allied, with zoning proposed as E4. The E4 zoning is intended to 'provide for low impact residential development...' albeit on min. 6000sqm allotments. This type of development is arguably the worst possible outcome for such a significant site. Note that the proposed E4 development is in direct contradiction to the recommendations of the Independent Hearing and Assessment Panel (IHAP) that clearly and repeatedly stated that this area (then 'Precinct D') should **not** be developed.

The documentation suggests that the current application is likely to be only the first of a series of development proposals. The first is for 222 dwellings on two sites but subsequent applications are likely to be the development of the proposed pocket parks and the E4 environmental zone. This current application does not "provide a robust long-term outcome".

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Name: Vicki Adams
Address: 81b Barren Jean Rd Ettalong Beach

Director, Strategic Assessments
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