

DIRECTOR, STRATEGIC ASSESSMENTS,  
DEPARTMENT OF PLANNING,  
G.P.O. Box 39  
SYDNEY NSW 2001

re: COAL & ALLIED SOUTHERN ESTATES PROPOSAL - NORDS WHARF  
(M 10 -0088)

OBJECTIONS:

This development is a big development of a small area of land. The village of Nords Wharf has approx. 350 houses, the majority on blocks of land much larger than those in the 90 block proposal. Some of the very small blocks in the proposal (we are told) are to allow older parents who want to downsize to remain in Nords Wharf after selling their properties.

Older people in Nords Wharf sell their properties to move to Swansea and Caves Beach where they can walk to the doctor, chemist, supermarket and other amenities and are not reliant on driving a car as well as being on public transport routes.

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There is no provision for any small recreation area, even one block with a set of swings. This is supposed to be offset by an agreement with Lake Macquarie Council to improve Gathercole Park. This "park" is a small area of land which slopes down from the road, not easily accessible from the C. & A proposed subdivision. At one time it had a small set of swings on the flat near the water which Lake Macquarie Council removed for "safety reasons". We enquired when they would be replaced and were told they were not being replaced and there were swings in Baxter Park near the local store. This small, sloping park now has a seat.

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In order to fit in 90 blocks of land for sale the subdivision has been pushed up towards the Pacific Highway which means the wildlife corridor is jammed between the Pacific H'way and the backs of houses in the development. Do the planners of this development know that this is a small village with one shop and a small school?

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There is a small very basic boat ramp at the end of Branter Rd. where the parking is already inadequate, causing stress to the owners of properties facing the water. There is a small green strip of 6A recreation land (which is constantly parked with traffic overflow) between them and the boat parking area below. Are the owners of waterfront reserve blocks in the proposed subdivision also going to have their street front used as a car park area?

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There are no toilets or any other amenities at this boatramp. The only toilets in the area are in the now vacant Scout Camp which is part of the new proposed subdivision.

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There is no kerb & guttering on either side of Branter Road. The volume of traffic on this road would increase markedly and unless this is addressed erosion is going to be a big problem.

This community does not feel that they should have to view things relating to Nords Wharf at Catherine Hill Bay Bowling Club and request any future communications regarding Nords Wharf be available for viewing at the local store or Swansea Library.

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Finally no attempt has been made to make this development anything but a "cash cow" which is a pity considering how beautiful the area is.

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AUTHORISED BY NORDS WHARF PROGRESS ASSOCN.

Signed:

J. Dent - HON.  SECRETARY

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