

**Catherine Hill Bay Progress Association
and Dune Care Inc**

Catherine Hill Bay Progress Association
PO Box 72
Swansea NSW 2281
Website: www.catherinehillbay.org.au

12th June 2022

Submission from Catherine Hill Bay Progress Association

**Re: additional and /or amended documentation for DA/2238/2017
for proposed subdivision of Lots 1 and 2 of Dp 1180181 into 209 lots suitable for
Low Density Residential Development. Two super lots. One Drainage reserve,
two Public Reserves and Heritage Walkway Construction.**

General:

**The Association is pleased that there has been additional and amended
documentation. However, because Catherine Hill Bay is a State Heritage Listed
Township there are a few matters that need to be addressed having regard to
this listing:**

1. The unusual types of land occupancy in this former Company Town should be taken into account when any development is being considered.

According to the Record of Deferral by the Regional Planning Panel, the proponent was to address "Matters raised by submitters-regarding tenancy and pedestrian access to the beach".

There was a mediation concerning the issue of Protected Tenancy but this failed and the matter will be heard in the Supreme Court in November 2022.

The Association remains concerned that there are currently court proceedings concerning this land that will not be determined until November in the Supreme Court. Any development must take into account continual occupation of existing residents on the land. The DA should not be approved until this matter is settled.

2. The treed rural approach into this Heritage Town should be maintained. It is unacceptable that screening vegetation be cleared and later replaced by "grasses" as was the case with the *Coastal Hamlets* subdivision. We are aware that

LMCC could not determine this matter at the time, however, with this proposed subdivision Council has the power to ensure a better outcome.

The landscape buffer along Flowers Drive has been identified as a critical visual impact requirement of the Approval.

The landscape plan indicates road widening along the eastern side of Flowers Drive adjoining proposed Lots 179-182. The road widening tapers out to a sliver from lots 179-182, being 500mm at its narrowest. This is not an adequate width to establish screening vegetation that will conceal the proposed Colorbond fencing.

Coastal Hamlets had a 15 metre reserve on either side of Montefiore Street on which they could not build. This should be a minimum requirement for the above proposed development.

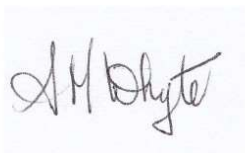
3. Because the old miners' cottages of the Heritage Town are aligned on their front boundaries, they are very close to the narrow street that runs through the township. These houses are also made from light-weight materials and street noise is a constant problem.

It must be a condition that heavy vehicles involved in the earth works enter and exit only via the northern end of Flowers Drive.

4. The last remaining building in the development area from the mining period - the workshop building - should be retained and protected during the preparation of Hamlet B. The Concept Plan Approval supported this retention, but Wallalong Landholdings has indicated a wish to demolish it.

5. The dam north of Colliery Rd is freshwater (whereas Lake Macquarie is saltwater) and during dry periods many more birds and different species are found here. The new development should be dog and cat free to preserve the wetlands there while maintaining a native wildlife corridor from Wallarah National Park to the Lake Munmorah Conservation Area.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sue Whyte', is centered within a light blue rectangular box.

Sue Whyte
President
Catherine Hill Bay Progress Association