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Online Submission

Feb 21 (45 days ago)

n To:

Somersby/Mangrove Mountain / rural areas West of MI / Comments and suggestions

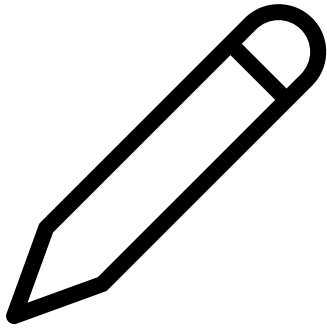
If Gosford is intended as a regional capital predicated on predicted population increases predominately occurring in the Sydney area it needs more houses and a few more jobs. Its proximity means it will still be a significant overflow residential area for those working in Sydney and commuting (especially as the travel infrastructure improves) , and also as an amenity area for the Sydney population (beaches, weekenders, farm stays, wine overdoses etc).

To this end an adoption of the European village cluster around a country town model would appeal to both groups and is people friendly. This would enable a population increase in the Somersby plateau area whilst still preserving the rural nature of the area and avoiding any high density urbanizations so beloved by commercial developers (and planners!) and which are becoming a blight around the Sydney area.

To this end land could be released to enable small village centres to develop, allowing sustainable rural communities with sufficient size to maintain local services. It need not significantly impact on the agricultural uses of the land which in any case increasingly requires less land area to perform optimally . (presently agricultural lots are mostly 50 acres " to small for large scale farming and too big for boutique type farming " vegetables, fish farming, animal breeding, etc) This avenue would also counter the population decrease in these farming areas as traditional farming becomes uneconomic (juicing fruit growing etc) and the children of the original farmers move away. It would also encourage rural diversification (e.g. cheese making, olive oil, organic vegetables fruit and any number of food based boutique industries) and could develop into a healthy tourist industry from those keen to sample these wares. (farmer market type economies)

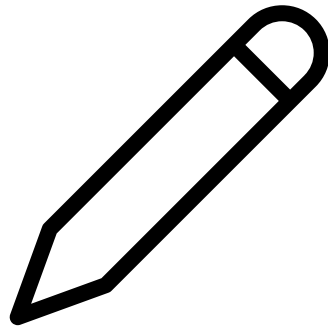
Extractive industries have no logical place in these scenic/rural areas this close to Sydney where they can only destroy amenity value and have a deleterious effect on sustainable agricultural uses. Obviously there are large commercial concerns that benefit from these extractive/mining activities and no doubt their interests are made abundantly clear to the government (together with the revenue they provide). However they do not contribute greatly to employment and apart from proximity to Sydney, (and the economic benefit this bestows on their owners) there is little to recommend their continuance (let alone encouragement). Already coal extraction and coal seam gas are both in structural decline and hugely unpopular. Mining for construction materials can be preformed almost anywhere, if distance is not an issue, and the farming land is difficult if not impossible to rehabilitate successfully after their useful life has expired.

I would like these matters to be considered before the adoption of the draft plan

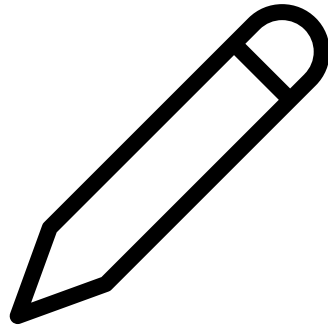


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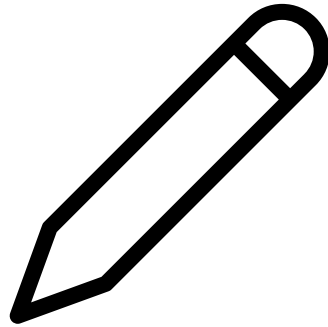
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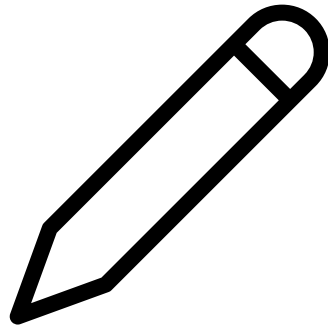
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