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## Online Submission

Mar 7 (38 days ago)

m To:

Firstly I would like to say you have gotten things wrong by embracing coal and gas. Both are in major decline before the plan has even begun. the entire world is moving towards renewables. solar being the biggy.

<http://reneweconomy.com.au/2015/molten-salt-storage-for-rooftop-solar-sa-invention-wins-eureka-prize-99882>

the biggest company doing molten salt can now build a plant cheaper than coal or gas as the technology develops rapidly.

My family has land in the Great Lakes region. In 25 years nearly nothing has happened. The population has aged. The trades people have left. The region is on life support. To say Great Lakes Council is focused solely on Forster would be a massive understatement. They are a visionless council staffed and run by octogenarians who dont want change and are not prepared to deal with any change legislatively or by mindset. In fact going to extreme lengths to prevent change. My family has 12 lots of 1200sqm land in the small village of Bundabah zoned RU2 or "non urban" sitting opposite dwellings in the village.. At our expense we have supplied mains power and phone lines. We have built roads. Our land is cleared, fenced, has driveways and is surveyed. Even if we did have any development options ( which we dont ) if we did lodge a DA GLC would still insist on a full environmental impact study - for a vacant lot of land surrounded by dwellings at a cost of some tens of thousands of dollars. Their way of hindrance. No such rules apply in Forster / Tuncurry. We have dwellings all around us within 20m fronting a council maintained sealed road but am unable to even camp on our land. There are zero rentals available. Our option of choice was for eco tourism or any form of tourism as we sit on the shores of Port Stephens. Modern designs to capture O/S visitors. But alas we are in a fire zone which would require a 100m clear buffer in all directions. The houses nearby could be run as a b and b with zero fire restrictions in place. Somehow magically a bushfire would know not to cross a 10m wide road.

So both state policy and GLC destroying all development options prevents us from immediately developing a modern short term accommodation site not far from Williamstown airport and only a short ferry ride from Port Stephens. Bundabah is closer to the Pacific Hwy then Tea Gardens, You have to drive past the Bundabah exit to get to Tea Gardens.

Bundabah sits some 20m above sea level on rock so also free from any sea level rise worries.

The state gov offered substantial incentives ( 50% ) of the cost of running in sewer and water.

<http://www.water.nsw.gov.au/urban-water/regional-water-and-waste-water-backlog-program>

Bundabah was short listed.

The local provider ( midcoast water ) has showed some interest lodging the required documentation but GLC are doing everything they can to stop any development as usual whilst crying poor. If its not in Forster its not going to happen. Which you will discover is what will happen with any plan for our region. GLC will only want Forster developed. Nothing else. They are the masters of fund diversion and dodgy plans that never eventuate except in Forster.


Bundabah is the gateway to Great Lakes sitting on the northern shores of the thriving Port Stephens area but is 3rd world due to the utter mismanagement of GLC. Bundabah is the stepping stone out of the Newcastle region.

As I write GLC has more legislation before the Dept of Planning desperate to drive the final nail into the coffin of tourism in our region.



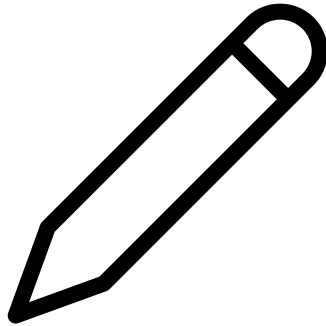
Mr Philip Lee - our neighbour at Bundabah has been in discussions with GLC for going on 10 years now in an attempt to develop a world class eco resort with little success.

<http://www.domain.com.au/news/buyer-of-399-million-point-piper-mansion-mandalay-revealed-20150612-ghmpxs/>

He is literally our neighbour on the other side of the fence.



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