

The Director of Planning

18/04/11

Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir,

Re: Huntlee New Town Stage 1A MP 10-0137  
Project Applications  
Proponent, Huntlee Holdings P/L

From; Please find following my outright objection to the above  
Paul Darr owner Hunter Hideaway Cottages mentioned Proponents  
234 Tuckers Lane application.  
North Rothbury 2335

I believe the approval of this proposed  
development will have a detrimental affect on my business Hunter Hideaway  
Cottages and will severely affect my livelihood.

In the unfortunate outcome of the proposed development being granted  
I request a Conservation Green Area & Open Space buffer zone placed  
between my property and the incompatible adjacent development.

The proponents have failed to adequately address my concerns & also  
failed to react to own their illegal actions before lengthy interference from  
local government authorities.

## Conservation Green Area & Open Space offset Buffer Zone

Allocation of Conservation Green Area & Open Space Buffer Zone between Hunter Hideaway Cottages and the proposed development.

In my many previous submissions regarding the Huntlee development the proponent have not addressed my views & vista concerns adequately.

In previous consultations instigated by myself with the proponents the only consideration has been stated by LWP Managing Director Mr. Danny Murphy “we can plant a few scrubs on the road verge between the properties”.

Further to the inability by the Proponent to address my concern I refer to the Preliminary Assessment Stage 1 Project Application;

2.2.1 Huntlee Location & Context; “other adjoining uses include vineyards, rural residential development & general agriculture”

The proponents have failed to acknowledge my Tourist Accommodation facility even when it directly adjoins its Village 1 residential southern boundary & proposed Persoonia Park to the west.

My issues raised during the consultation period have not informed the current planning for Huntlee as stated in 4.0 Consultation; of the Stage 1 Assessment.

The cottages views and vistas will be affected by the many hundreds of Lots visible of the proposed 2000 housing Lots in the Huntlee Stages 1. These restricting views will have a detrimental affect on my business and livelihood.

I request the allocation of Conservation Green area & Open Space Buffer Zone between Hunter Hideaway Cottages, the separating crown road and the proposed Huntlee development.

I have surveyed the visual effect and considered a Conservation Green Area & Open Space Buffer Zone of 270 metres to the North, and the total length of 460 metres along the adjoining fence line from my Eastern to Western boundaries a fair consideration for Hunter Hideaway Cottages to remain a successful operation. This area would represent DP 729973 Lot 9 an area of 12.55 ha in total presently owned by the proponent.

This Conservation Green Area will allow for the numerous wild life species to transfer freely from the original large acreage lot areas to the east and south east of the proposed development to the proposed Persoonia Park in the south west.

If this Conservation Green Area & Open Space Buffer Zone is allocated and allowed to regenerate the detrimental effect on views and vistas from the cottages will be reduced.

The Conservation Green Area & Open Space buffer zone should be established to ensure the continued operation of Hunter Hideaway Cottages and that it is not affected by the incompatible adjacent development.

## Illegal fencing of Hunter Hideaway Cottage fence line by Huntlee P/L.

Hunter Hideaway Cottage property has a Crown road between its northern fence & Huntlee proposed Village 1 southern boundary. This roadway will eventually be formed by Huntlee for road usage if approved.

Approximately 4 years ago I noticed workers employed by LWP putting a 5 strand barbed wire on this fence line.

I contacted LWP Property Group General Manager Mr. Wilks who came and inspected the problem, I asked him to remove the fence and place it on the Huntlee fence line 20 mts away on Huntlee's side of the unformed roadway.

Mr Wilks remarked that “oh we own the roadway” which was & still is incorrect.

I also advised him that although I did not agree with the Huntlee development & that despite this I still thought we should be amicable towards each other.

The next day less than 12 hours later Mr Wilks had his employees place numerous "No Entry Trespassers will be prosecuted" signs facing the cottages on the illegal fence.

Mr Wilks would not return phone calls or email contact & it took a local councilor to request Huntlee P/L & many, many months later to get the fence corrected.

I do not believe that Huntlee P/L have consulted collaboratively or proactively with the community on this or many other issues per 4.0 Consultation; of the Stage 1 Assessment

Please also find attachment to email;

In February 2010 Hunter Hideaway Cottages corresponded with Huntlee P/L via LWP managing Director Mr Danny Murphy requesting;

- a: Allocation of Open Space;
- b; Rezoning Annexure;
- c; Purchase of HHC by Huntlee Holdings:

In conclusion I believe the approval of this proposed development will have a detrimental affect on my business Hunter Hideaway Cottages and the approval will severely affect my livelihood.

In the unfortunate outcome of the proposed development being granted I request a Conservation Green Area & Open Space buffer zone is placed between my property and the incompatible adjacent development.

Yours Faithfully

*Paul Darr*

Paul Darr

Hunter Hideaway Cottages

234 Tuckers Lane

North Rothbury

2335