

Natalie Mitchell - Fwd: Huntlee proposed development

From: plan_comment
To: Natalie Mitchell
Date: 18/04/2011 2:43 PM
Subject: Fwd: Huntlee proposed development
Attachments: Huntlee proposed development; Objection to Huntlee New Town Stage 1 MP10-0137; Huntlee proposed development, detrimental effect on Hunter Hideaway Cottages; Objection to Huntlee New Town Stage 1 MP10-0137; Huntlee detrimental effect on Hunter Hideaway Cottages ; FW: Huntlee Development

TO: Director of Planning

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Objection to Huntlee New Town Stage 1 MP10-0137

Dear Sir

I wish to object to MP 10-0137 for 2042 new dwellings.

I believe this development;

- has not provided adequate information to enable assessment.
- transport needs for the proposed 30,000 have not been addressed, in particular rail. The current rail infrastructure will need to be augmented so as to allow regular passenger trains to service the upper and lower Hunter with Newcastle.
- will result in the loss of bushland and the quiet village feel of the local area.
- is only the first stage of a proposed development which will result in a city of 30,000 people in our local area. Staging the project makes it harder for the local community to be aware of the massive extent of this proposal.
- Will result in the decimation of our local commercial district currently located in the heritage listed town centre.
- will have an unacceptable impact on the critically endangered Persoonia Pauciflora.

- This will result in the over supply of housing in the local area.
- My Major concern is that the addition of 30,000 people to this area will result in the destruction of the wine growing industry as with the people will come vermin and birds which will have a disasterous effect on this industry as occurred in Western Sydney in the 1970's, to the historical Minchinbury and Orchard Hills grape growing region.
- It is not in the public interest.

Serious consideration should be given to the long term viability of the wine industry. If this development is to proceed the impact of the the added population will have a disasterous effect on the Hunter Valley. The Barossa, Clare Valley and Margaret River wine growing areas have retained their picturesque and single industry rationale so as to enhance their standing as major wine producing areas in Australia, Sweetwater will be a development that will undermine this standing for the Lower Hunter wine growing area and have a long term impact of the Hunter's and New South Wales economy.

The real question is do we want a one off profit return and short term construction jobs or a long term wine industry providing jobs to the region. The real solution is good infrastructure links between the Hunter and the Central Coast and Newcastle so as to enable the development of these regions and allowing them proper and economical access to the Hunter for jobs, this will also include a rail spur to Cessnock and an extension of regular bus services. This rationale will allow the re-development of the dormant brown field sites in Newcastle where the existing water, sewer, electrical and transport infrastructure already exist.

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