

Mr Kieran Thomas,  
Director Regional Assessments,  
Development and Sustainability,  
4 Parramatta Square, 12 Darcy Street,  
Parramatta, NSW 2150

Dear Mr Thomas,

**Re: Huntlee New Town Stage 2 Application No. SSD- 70748466**

I wish to object to the above-mentioned development application and I will outline details of my objections in the sections below.

I moved to the Hanwood Estate 3 years ago. I have lived in the Hunter Valley for more than 30 years. My greatest concerns about the development are the impact on the natural environment.

**Objection 1 - Lack of Wildlife Corridors within the Village area and DA concept areas.**

**In the Huntlee DCP 2013 under controls (6) Ensure provision and maintenance of wildlife corridors and connectivity with adjoining OEH managed conservation land (Persoonia Park and National Parks).**

- The provision and maintenance of wildlife corridors are not shown on any of the maps for the stage 2 submission. I would like to see where the proposed wildlife corridors will be. The Katherine's Landing area, especially Tuckers Lane, have already been developed and there are many issues with wildlife there because of the lack of planning in this area.
- In the stage 1 development which includes the current work on Wine Country Drive where previously many kangaroos were visible, there are no corridors to allow for animals to move away from the massive earthworks. As a result, I know that people in Branxton have noticed an overwhelming number of Kangaroos present in their neighbourhood since this work began.
- Biodiversity corridors are meant to be fenced in a manner sympathetic to the passage of native fauna.
- The concept design does not incorporate a designated wildlife corridor area to enable fauna to move through to adjacent bushland patches at the end of Hanwood Road. This DA concept design 2 will prevent fauna from safely accessing Black Creek and the National Park.

**Objection 2 – Buffer Zones**

- The DA concept design does not incorporate any buffer zones between the new developments and natural areas and the location of existing building footprints.
- With no buffer zone, presumably all trees will be gone. Trees provide shade in the hot summers we experience in the Hunter, and help reduce the overall temperature of the towns, plus are essential habitat for native animals and birds. Dense housing developments without vegetation create 'urban heat islands'. We need to maintain trees in urban areas to help combat the effects of climate change and extreme heat events in summer.

**Objection 3-Habitat Conservation**

- I believe the consideration of the local habitat conservation is inadequate in all of the SSD stages of Huntlee. If you look at the BIONET list of threatened species and communities for the DA concept area 2, you will find a lot more species than those mentioned in the plans.
- I would like to see a thorough updated Environmental Impact Statement done that includes all of these species, and not just the five that were included.

- Protection areas of significant vegetation should be listed on the residential mapping so community members have a better understanding about the environmental aspects of this development. There are no protection areas mentioned on the plans.
- Removing the extensive habitat for the Fauna list in the 2010 report has the potential to impact Hanwood Road area and particularly vineyards and lands within reasonable distance of the development. Entire crops can be lost to some bird species when they have nowhere else to find food.
- A token list of the species of trees and shrubs that will be used in the development have been mentioned, but there is no consideration given to the fauna presently using corridors within the development for migration purposes. These include Regent Honeyeaters, Swift Parrots, Squirrel Gliders, Koalas, Spotted-tail Quolls and Echidnas.
- Plans indicate a total knockdown of vegetation within the plan. No provision is listed for collecting provenance of existing vegetation to maintain the indigenous species of the area. Replants should be maintained as true to present species as possible.
- Open space networks and riparian corridors help with habitat conservation. I would like to see some consideration being made for such areas on the plans. I see none currently.

#### **Objection 4- Environmental Report**

- The MJD Additional Environmental Report states that the biodiversity impacts were assessed in 2017. I believe a more recent one is required.
- Considering the number of threatened species in the area, I would like to see consultation with experts in these particular species to provide accurate information about the requirements for habitat, wildlife corridors and environmental impacts
- There are only 5 listed threatened species and it does not list vulnerable species which appeared in original 2010 Environmental Report.
- Existing *Persoonia pauciflora* plants are critically endangered under the state Biodiversity Conservation Act 2016 and the Federal Environment Protection and Biodiversity Conservation Act 1999 significant to the area. No native vegetation should be cleared that forms part of a critically endangered flora or fauna ecological community.
- The updated report did not consider or incorporate the most up to date BIONET threatened species records, which include EPBC listed species including hooded robin, Glossy Black Cockatoos, Koala (there is primary habitat present within the DA concept area. No 7-part test was undertaken in the updated report and SEPP44 Koalas was not addressed. A full list of Threatened species and communities is attached.
- I would like to see details of the management plans for the environment protection zones that have been identified.

#### **Additional concerns about this application include the following:**

- Health impacts of proximity to the Rail Corridor – Houses will be built within 75 metres from the rail corridor. A wall will not mitigate the effects of coal trains running approximately every 20 minutes 24 hours a day with no loads covered. Removal of vegetation in this corridor will increase the concentration of coal dust from these trains.
- The four UN sustainable goals adopted by Singleton Council should be adhered to in respect to affordable and clean energy, sustainable cities, responsible consumption and production and Life on Land.
- Air, climate and Energy, water, waste and Heritage are important aspects for consideration in development design. I don't see enough evidence of consideration of these aspects in the Huntlee Development plans
- National Park offset areas need to be appropriately managed along with other environmental offset managed areas and be developed and presented as an asset to the development. There is no long-term

comprehensive management plan of all the National Park offset areas and there is no adequate investment of funds to develop or implement a management plan that is required to improve habitat condition through weed control, pest animal control and erosion control. This must be considered and addressed.

- More Infrastructure and facilities need to be included in plans such as community gardens, skate board facilities, walking tracks, footpaths, motor bike areas established elsewhere than behind Hanwood Estate residents, tennis courts, netball facilities, community halls and schools.
- Plans need to provide more explanation in relation to the size and quantity of blocks.

The residents of Hanwood Estate and North Rothbury have endured over a year of constant work on Wine Country Drive. Huntlee Pty Ltd has not acknowledged the inconvenience this has caused or informed the community about what is exactly taking place and when we can expect it to end. How much more work will be needed for the DA concept area off Old North Road and for the extension of ARIA?

The present Stage 1 development area has had approximately 21 changes to the development plan. If Stage 2 is approved, without improvements listed in the community submissions, what hope does the small close knit community of Hanwood Estate and North Rothbury have in maintaining its peaceful and environmentally friendly area?

**I would like the opportunity to be further involved in consultations regarding this development and to make further representation after initial community and Council submissions have been received.**