

Mr Brendan Plum
1686 Wine Country Drive,
North Rothbury NSW 2325

18/08/2024
Mr Chris Eldred
Department of Planning, Housing & Infrastructure
Locked Bag 5022,
Parramatta NSW 2124

RE – Application Number SSD-70748466 – Huntlee Town Stage 2

To whom it may concern,

We are writing to you regarding the development application Huntlee New Town – Stage 2 (application number SSD-70748466) at North Rothbury.

We wish to object to the planned intersection A-8 located along Wine Country Drive between Hanwood Road and Mayne Street North Rothbury.

I believe this intersection development proposed within the Stage 2 application will have a detrimental effect on the property located directly adjacent to the proposed intersection therefore have several issues that need to be addressed.

Submission No 1 – Devaluation of property 1686 Wine Country Drive, North Rothbury, 2335 caused by new traffic signals located at intersection A-8 sustained from as per below:

- Bushland and natural landscape changes.
- Traffic signals positioned immediately in front of property.
- Re-routing changes around entry and exit points to property.
- Motorists engaging into sporadic decision making to beat signals changing through green, amber to red which would encourage speeding and dangerous driving extremely close to the property.
- An increase of rear end collisions adjacent to the property due to traffic signals.
- Extra noise pollution caused by screeching of car tyres on take-off, trucks and cars throttling on take-off, sudden braking of motor vehicles.
- Extra fuel emission and pollution released extremely close to the property from cars and trucks standing idle at traffic signals.

Submission No 2 – Relates to driveway of 1686 Wine Country Drive, North Rothbury, 2335

- No traffic computer modelling undertaken on existing property driveway connecting to new/upgraded roadway.

The new/upgraded roadway does not indicate if left or right turns are allowed travelling in directions north and southbound for entry and exit of the property. This warrants an impact of unknowns and a potential safety hazard of the development.

- Restrictions are currently in place on the property relating to sewage reuse. This currently prevents modifications or upgrades that may be required at the property for

manoeuvring equipment or vehicles within the property for the safe entry and exit connecting new roadway/pavement upgrades.

- Additional fuel usage and emissions will increase over the lifespan of owning the property in relation to the extra kilometres travelled to gain entry and exiting the property.

Submission 3 – Privacy issues relating 1686 Wine Country Drive, North Rothbury 2335.

- Loss of security and privacy due to motorist stopping at traffic signals.

We thank you in advance for the opportunity to voice our concerns.

Regards,

Brendan Plum