

Natalie Mitchell - Fwd: Huntlee Objection

From: information
To: Natalie Mitchell
Date: 5/05/2011 11:45 AM
Subject: Fwd: Huntlee Objection
Attachments: Huntlee Objection

Mr Philip James Hamilton
 1772 Wine Country Drive
 North Rothbury
 N.S.W. 2335.

To whom it may concern,

My general objection to the Huntlee Development revolve around the opinion that it is an unnecessary development, particularly due to it's scope. At this moment in time there are numerous housing developments in the region in places such as Lochinvar & Greta. A development of large acreage blocks may be more in keeping with the local area, but not a city. It is not required or wanted locally. Soon the existing Mines will be slowing and moving further up the Valley, thus needing smaller workforces for the local mines and therefore not this new City.

I fear however that any objections I put forward about this development will only fall on deaf ears as in the last couple of years I have seen pieces of infrastructure go in which have nothing to do with the local community. For example about 18 months ago I thought we were getting a new water main only to find this come half way and then divert into a large tract of unused land which just happened to belong to the developers and was to be incorporated into their Stage 1 development.

It appears that approval of this development is a fait accompli therefore I will waste no more space with this and continue on to specific objections to this development in relation to my own landholding.

I believe my landholding to be the most affected property by this development and as such have severe reservations about some of the items in their documentation relating to my property.

1. It appears that in all drawings within their documentation that my land is not clearly delineated from the development but appears to be incorporated into the Open/Recreational Space provided by the developers. I am sure if I took the time to do some calculations that I would probably find it would be included in their figures.
2. This relates to their Stormwater Management Plan. In the bottom section of my land where the block narrows that the contains a dry water course that only runs during prolonged heavy rain. However a development naturally creates much more run off per square metre than a paddock. It may in fact be three or four times more water channelled into a course. Here the developer has incorporated a large section, up to 3.5 acres, of my land to be recontoured and used as part of their management plan. They also intend to run other stormwater mains through my property at various intervals down the boundary.
3. This use of my land for their stormwater leads on to my next point. Viewing the Stormwater Management Plan Sheet 3 of 4 Figure 5D & 6 one can will see that access, which is to the south end of the block, is cut by this proposal. Surely the developer can not use my property for his ends and as a result deny me access to my own property .
4. This proposal previously mentioned will also cut my town water access.
5. It also appears that despite owning all the land surrounding my property it appears that they find it necessary to run their sewerage mains through it as well.

I purchased land here and built here, this was a lifestyle choice to have this property in the country

and live a rural lifestyle. The development will destroy the rural nature of the region and destroy my investment, another Developer will have deceived authorities, strongarmed local residents and walked away with a huge profit, not caring what havoc or destruction they caused. I attended the original Charette held for this development and saw the beautiful concept plan evolve. What is planned now bears no resemblance to what was originally put forward so god knows what we will get in the end.

These are my views in regard to this development. I probably won't be able to stop the development, unfortunately, but hopefully problems related to my own property can be resolved.

Yours sincerely

P.J.Hamilton.

Philip Hamilton | Senior Draftsperson



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