HUNTLEE NEW TOWN: PROJECT APPLICATIONS STAGES 1A AND 1B - SUMMARY OF PUBLIC SUBMISSIONS

No.	Date Received	Submitter	Address	Suburb	Nature	Comment	Issue Summary
1	23/11/08			ROTHBURY 2320	Support (e-mail)t	Development will enhance area and create jobs and opportunities.	Public interest Economic impact
2	24/11/08			ROTHBURY 2320	Support (e-mail)	Will enhance development of the area and provide housing alternatives.	Public interest Economic impact
3	4/12/08			NORTH ROTHBURY 2335	Partial support (e-mail)	Proposal has prospect of improving current village services.	Public interest Amenity
4	8/12/08			NORTH ROTHBURY 2335	Partial objection (e-mail)	 Concerned that proposal does not provide sufficient specific information to enable impacts to be determined. Concerned at potential for changes to a desired quiet rural lifestyle. 	Amenity Character Lack of consultation
5	11/12/08			NORTH ROTHBURY 2335	Objection	 Questions appropriateness of the development in current economic and environmental circumstances. Questions capacity of local infrastructure services to support further development. Current bus and train services are inadequate and wont serve potential development. Without the F3 extension, Huntlee would contribute to overcrowding of New England Highway. Land is surrounded by proposed residential subdivision, which will substantially impact on or destroy current rural lifestyle. Development proposes to run stormwater across their property (without permission how can Huntlee's stormwater plans be achieved?) 	AmenityTransportPublic interestInfrastructureStormwater
6	11/12/08			BRANXTON 2335	Object	 Development will destroy existing rural lifestyle currently enjoyed by local residents. Poor existing health facilities in the area will be placed under further burden. Existing road network cannot cope with any more traffic. Branxton Road is already busy and has no formed footpaths, potentially leading to safety issues with more traffic. Existing police services are poor and cannot cope with increased population. Existing infrastructure (electricity, water and sewerage) cannot cope with increased population. Existing public transport is poor and unlikely that commuter trains will get access to train lines due to coal trains 	 Public interest Amenity Character Environment Infrastructure & services Public Transport Traffic
7	14/12/08 15/12/08			NORTH ROTHBURY 2335	Object (2) (e-mail)	 Access to the site via Rothbury St will have unacceptable impact on existing residents. Rothbury St is in poor condition and cannot deal with increased demand without upgrading. Concerned that local roads will not be able to cope with proposed development. Considers the village of North Rothbury should be visually differentiated by buffer zone of trees. Concern regarding long term sustainability of local flora and fauna. Concern over rehabilitation of Ayrfield Colliery site – although not part of the Stage 1A or 1B applications. Questions whether notifications process was flawed, due to multiple notifications to some properties. 	Amenity Traffic Infrastructure Conservation Process
8	19/12/08			EAST MAITLAND 2323	Object	 The proposal is inappropriate and contrary to environmentally sustainable development principles. The development is not necessary and in an inappropriate location – there is plenty of zoned land elsewhere. The proposal will have adverse impact on existing flora and fauna and fails to meet any reasonable thresholds of ecological sustainability. There is no assurance that water service can be provided. Impacts upon, and proposals for integration with, Branxton have not been addressed. No sufficient local or regional mitigation strategy is in place to protect or improve the conservation status of listed threatened species. 	Amenity Environment Conservation Infrastructure
9	28/12/08			BUCHANAN 2323	Object	 Development of this size is not suitable in this location and infrastructure is not available. Proposal will remove largest stand of hardwood bushland remaining on the floor of the Hunter Valley. Contaminated land development may impact on RAMSAR wetlands. Rothbury Street should not be used as main access to the site, as it is unsuitable to support construction traffic and 400 homes. Development is not justified by demand. 	Character Infrastructure Environment Traffic
10	6/01/09			NORTH ROTHBURY 2335	Object	 Development will destroy existing rural lifestyle currently enjoyed by local residents. Lack of infrastructure (roads, hospital, schools, ambulance, police, rail, medical facilities & retail outlets). Increased traffic congestion in Branxton. Should be a visual buffer between North Rothbury and Stage 2 area (should be dealt with in Concept Plan or Stage 2) No compensation or consultation with local residents – there are no benefits for existing North Rothbury residents. Adverse impacts from proposed industrial area (noise, air & visual pollution, high traffic flow). Environmental concerns (impact on waterways, trees, noise & air pollution). Conservation area will be unmanaged and will be haven for trail bike riders. 	 Public interest Amenity Character Environment Infrastructure Pollution Lack of consultation
11-	7/01/09			NORTH ROTHBURY 2335	Object	 Huntlee site unsuitable for the development proposed, lacking critical infrastructure, jobs and social amenities. Development may have downstream impacts on RAMSAR wetlands. Adverse impacts on Rothbury St which wont be addressed until 400 houses are built. Area already has spare residential capacity with little demand and poor transport, doesn't justify development of this scale. Proposal relies on F3 extension for its viability, which puts project in doubt; should it be started but never finished would be vandalism 	Public interest Amenity Environment Conservation
12	11/01/09			NORTH ROTHBURY 2335	Object	 Development of this size is not suitable in this location and infrastructure is not available. 	Character

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				 Proposal will remove largest stand of hardwood bushland remaining on the floor of the Hunter Valley. Contaminated land development may impact on RAMSAR wetlands. Rothbury Street should not be used as main access to the site, as it is unsuitable to support construction traffic and 400 homes. Use of Rothbury Street for access will have major safety concerns and is unnecessary Development is not justified by demand. 	Infrastructure Environment Traffic Safety
13	11/01/09	NORTH ROTHBURY 2335	Object	 Development of this size is not suitable in this location and infrastructure is not available. Proposal will remove largest stand of hardwood bushland remaining on the floor of the Hunter Valley. Contaminated land development may impact on RAMSAR wetlands. Rothbury Street should not be used as main access to the site, as it is unsuitable to support construction traffic and 400 homes. Rothbury Street and houses would suffer structural damage through use and vibrations from heavy equipment. Children's safety would be at risk through introducing traffic and construction traffic into North Rothbury. Excess noise, pollution and dust will be caused by traffic and construction. Developer should construct its own separate access prior to construction. Development is not justified by demand. Development will ruin the outlook of the area and compromise rural outlook and quietness. 	Character Infrastructure Environment Traffic Building damage Safety Pollution Access Amenity
14	13/01/09	STROUD 2425	Partial objection	 The 'Old North Road Site' rural-residential subdivision proposed in the concept plan is inappropriate due to its relative isolation from the remainder of the Huntlee New Town development. Questions integrity of process where Project Application is exhibited prior to approval of Concept Plan 	Public interest Amenity Character Environment Infrastructure
15	15/01/09	NORTH ROTHBURY 2335	Conditional support	 Concerned at potential for removal of hardwood forest. Local streets in North Rothbury should not be used to access the development; certainly not in construction stages. Development depends on F3 extension otherwise it will just contribute to local traffic problems. Development must be sensitive to the environment and the concerns of the local community who don't want their lifestyle ruined. 	Conservation Amenity Traffic Public interest
16	16/01/09	PODJECT Density of large lot subdivision too high and out of character with rural environment and agricultural activity. Claims proponent had originally consulted community on basis of 5 acre subdivision – current proposal is more residential than rule – minimum subdivision size for large lots should be 10 acres. Old North Road area is isolated from Huntlee and should not form part of the proposal. Black Creek is subject to flooding which has isolated Old North Road area on numerous occasions, increased population in the ar should demand a bridge or else a large population will be regularly isolated. Large lot subdivision will destroy bushland over 85% of its area - minimum level of vegetation retention should be specified. Agricultural activity, such as spraying, will lead to conflicts with new residents. Should be a buffer zone between agricultural land and new subdivision – 50m minimum suggested.		Amenity Character Flooding Environment Conservation Agricultural conflict	
17	16/01/09	ROTHBURY 2320	Object	 Large lot subdivision is more like residential than rural and out of character. Area along Old North Road is 'eco' sensitive containing at risk flora and fauna, should be preserved not destroyed. Clearing of land in this area will increase flooding in Black Creek. Access is poor on Old North Road and requires upgrading including a new bridge over Black Creek. Subdivision is inconsistent with the rural character of Singleton and vineyard zoning of Cessnock. Subdivision becomes an isolated residential community, contrary to planning principles. Large lot subdivision will be in a high bushfire risk zone, creating a potential liability for government. Isolation of large lot area means infrastructure will be very expensive, impacting on government, councils and viability of development. Proposed development of large lot area on Old North Road is poorly sited compared to the balance of the Huntlee proposal. 	Character Environment Conservation Flooding Public interest Bushfire Infrastructure
18	16/01/09	NORTH ROTHBURY 2335	Object	 Use of Rothbury Street as major access to the site for the construction and initial residential development stages is totally inadequate – road condition, road width, inadequate intersection safety, absence of turning lanes, no stormwater drainage etc. Road access to the Stage 1 site should be via identified access point north of North Rothbury. There should be no road connection to the development site via Rothbury Street. 	Road access Amenity
19	16/01/09	MAITLAND 2320	Support	Seek provision to be made for access to lands to the north of the large lot subdivision fronting Old North Road, by providing roads through that subdivision.	Road access
20	16/01/09	NORTH ROTHBURY 2335	Object	 Rothbury Street is inadequate for access to the site on traffic hazard and safety grounds. Water and waste water services are inadequate in the area and may not service the proposed development. Lot sizes in the residential areas should be larger to be consistent with North Rothbury allotment sizes. 	Road access Infrastructure services Character
21	16/01/09	NORTH ROTHBURY 2335	Object	 Development will destroy existing rural lifestyle currently enjoyed by local businesses which rely on rural character for tourism (i.e. guest houses). Proposal will result in increased traffic generation/congestion on local roads. Branxton will be severely affected by construction traffic, particularly heavy vehicles. Proposal should not proceed until the F3 Link is constructed. The proposed sewerage and stormwater management plans are unsatisfactory and will destroy biodiversity of existing creeks. A large number of local residents have informed the State Government that they are against the Huntlee proposal. Proposal should be rejected on the grounds of the risk posed to local flora and fauna, particularly the critically endangered Persoonia pauciflora. Protection methods for Persoonia pauciflora are unlikely to be effective. Community consultation from the proponents has been poor. Request an allocation of 100m wide buffer zone of open space/conservation area to protect the amenity of the properties on the edge of the development surrounding Village 1 & Village 2, including North Rothbury village. Views and vistas currently enjoyed by Hunter Hideaway Cottages should be protected via buffer zone and revegetation. Commercial centre too large and will impact on Cessnock, Maitland and Singleton. 	Public interest Character Amenity Infrastructure Traffic Economic impacts Environment Buffer areas Views and vistas Community consultation
22	22/01/09	NORTH ROTHBURY 2335	Object	Proposal should be rejected on the grounds of the risk posed to local flora and fauna, particularly the critically endangered Persoonia pauciflora.	Environment Public interest
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				 Development not suited to area due to lack of infrastructure and services. Rothbury Street should not be used as main access to the site, as it is unsuitable to support construction traffic and 400 homes. 	AmenityCharacter
				 Development is not justified by demand. 	Infrastructure
				Development will remove largest stand of hardwood bushland remaining in Hunter.	Traffic
				Proposal will result in increased traffic generation/congestion on local roads.	 Economic impacts
				The development should be abandoned.	Community consultation
23	5/01/09	ROTHBURY 2320	Object	Development of this size is not suitable in this location and infrastructure is not available.	Character
			(Form	Proposal will remove largest stand of hardwood bushland remaining on the floor of the Hunter Valley.	 Infrastructure
			letter)	Contaminated land development may impact on RAMSAR wetlands.	 Environment
				Rothbury Street should not be used as main access to the site, as it is unsuitable to support construction traffic and 400 homes.	Traffic
24	5/01/09	ROTHBURY 2320	Object	Development is not justified by demand. Form letter. See above	See above
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25	5/01/09	GYMEA 2227	Object	Form letter. See above	See above
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26	5/01/09	BRANXTON 2335	Object	Form letter. See above	See above
27	5/01/09	BRANXTON 2335	Object	Form letter. See above	See above
28	5/01/09	OATLEY 2210	Object	Form letter. See above	See above
20	3/01/09	OATLLT 2210	Object	• Formiletter. See above	• See above
29	9/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above	See above
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30	9/01/09	NORTH KOTTIBURT 2333	Object	• Formiletter. See above	• See above
31	9/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above	See above
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32	9/01/09	NORTH ROTTIBURT 2333	Object	• Formiletter. See above	• See above
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34	3/01/03	NORTH CHIBORT 2555	Object	• Formiletter. See above	• See above
35	9/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above	See above
36	9/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above	See above
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43	9/01/09	CESSNOCK 2325	Object	Form letter. See above	See above
44	9/01/09	ABERDARE 2325	Object	Form letter. See above	See above
45	10/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above	See above
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54	10/01/09	NORTH ROTHBURY 2335 Object	Form letter. See above + Concern that quietness of North Rothbury will be spoiled.	See above + Amenity
55	10/01/09	NORTH ROTHBURY 2335 Object	Form letter. See above	See above
56	11/01/09	NORTH ROTHBURY 2335 Object	Form letter. See above	See above
57	11/01/09	NORTH ROTHBURY 2335 Object	Form letter. See above + Use of Rothbury Street for access cannot be done safely	• See above • + Safety
58	11/01/09	NORTH ROTHBURY 2335 Object	+ Concern that quietness of North Rothbury will be spoiled. Form letter. See above	+ Amenity See above
59	11/01/09	NORTH ROTHBURY 2335 Object	Form letter. See above	See above
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71	12/01/09	NORTH ROTHBURY 2335 Object	Form letter. See above	See above
72	12/01/09	BERESFIELD 2322 Object	Form letter. See above	See above
73	12/01/09	EAST BRANXTON 2335 Object	Form letter. See above	See above
74	12/01/09	NORTH ROTHBURY 2335 Object	Form letter. See above	See above
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82	13/01/09	NORTH ROTHBURY 2335 Object	Form letter. See above No now downloamost until 52 outgoing built	See above
			No new development until F3 extension built.	

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37	13/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above	See above
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3	13/01/09	BRANXTON 2335	Object	Form letter. See above	See above
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04	14/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above Rural character of North Rothbury will be ruined.	See above Amenity
05	14/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above	See above
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07	14/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above	See above
08	14/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above	See above
09	14/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above	See above
				 Rural character of North Rothbury will be ruined Safety of Rothbury Street is a major concern 	Amenity Safety
10	14/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above	See above
1	14/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above	See above
12	14/01/09	BRANXTON 2335	Object	Form letter. See above	See above
13	14/01/09	KURRI KURRI 2327	Object	Form letter. See above Rural character of North Rothbury will be ruined	See above Amenity
114	14/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above	See above

115	15/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above	See above
116	15/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above Children's safety at risk with use of Rothbury Street	See above Safety
117	15/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above	See above
118	15/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above	See above
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121	15/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above Rural character of North Rothbury will be ruined	See above Amenity
122	15/01/09	NORTH ROTHBURY 2335	Object	Form letter. See above	See above
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