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## Online Submission

Feb 25 (49 days ago)

h To:

Re: Hunter Region Plan 2015 " Comments  
I have 2 comments for consideration relating to the Hunter Region Plan 2015.

### PROPOSALS FOR MAITLAND

#### The proper sequencing of urban development

Until undue developer influence is controlled there will be no proper sequencing of urban development in the Maitland area.

Rural land is targeted by developers and in many cases can be seen to rapidly ascend any orderly queue for the rezoning of land for urban purposes.

Floodprone land is similarly under pressure to the extent that that decisions made by the Floodplain Risk Management Committee are overridden by councillors.

When there is no orderly sequencing of development there is a resulting lack of orderly infrastructure planning, particularly with regard to traffic. A lack of traffic planning for new urban development comes at the expense of the amenity of existing urban areas.

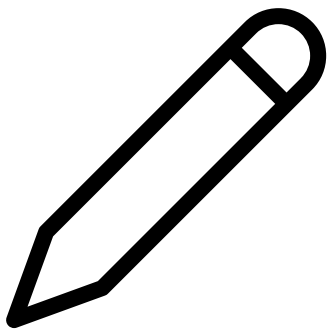
An orderly sequencing of urban development would allow for proper traffic planning thus ensuring that the amenity of existing residents is not compromised for the benefit of developers of new urban areas.

#### Planning Directions for Historic Morpeth

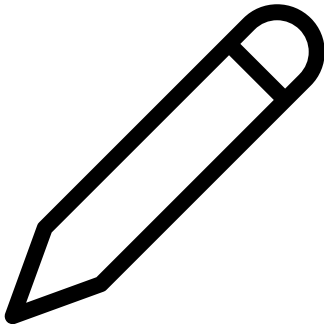
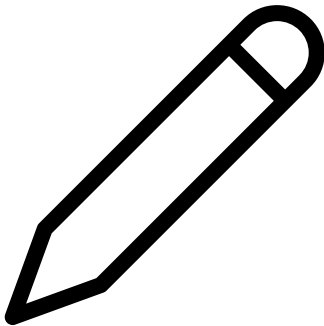
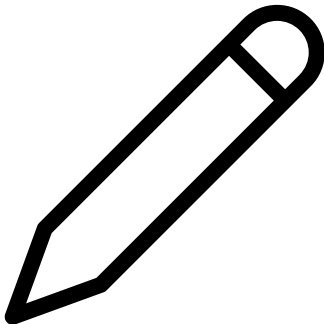
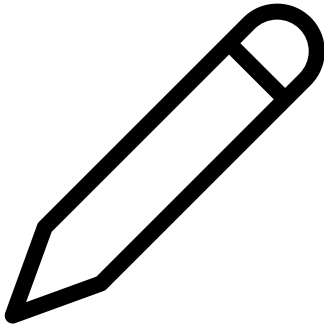
The village of Morpeth was the earliest river port in NSW. It predates Newcastle and was vital in the early settlement in the Hunter Valley. It is protected from any major urban development by the surrounding floodplain and has thus retained its early street layout and many early buildings.

Recently, due to the development of other urban areas, Morpeth is suffering from the impact of increasing volumes of car and truck traffic being directed through its historic streets. Morpeth relies heavily on tourists and the ever expanding volumes of traffic are detrimental to the visitor experience. It is a prime example of new urban development destroying the amenity of an existing historic village.

Maitland City Council has failed to address these traffic issues and there is an urgent need for a strong planning direction for Morpeth to help ensure the long term preservation of this historic river port.



Email Details

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Priority	Medium
	
Class	Anonymous Comments
	
Tags	No Tags
	

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All

