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Online Submission from (comments)

<keepwallalongrural@gmail.com>

Feb 28 (45 days ago)

9 To:

VoWW (Voice of Wallalong and Woodville)
Inc. ABN 33269793710
28/2/16
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Hunter Regional Manager
NSW Dept. of Planning and Environment
P O Box 1226
NEWCASTLE NSW 2300

Re: Draft Hunter Regional Plan

Dear Regional Manager,

On behalf of our organisation, I submit these comments on the Draft Hunter Regional Plan.

Regarding the Scope of the Hunter City Urban Area in the Draft:

1. Figures 2 and 4 differ in the definition of the northern boundary of the Hunter City Urban Area.
2. Even so, the majority of the land bounded on
 - its south by the northern bank of the Hunter River between Morpeth - Hinton- Raymond Terrace;
 - eastward from the Paterson River at Woodville; and
 - westward of the Williams River to Seaham,
 is zoned rural and actively used for primary production.

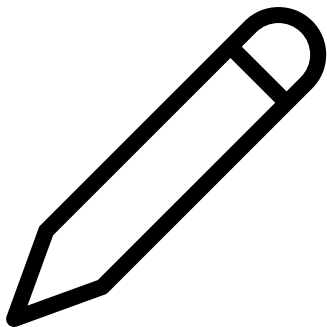
The development of this fertile and productive land for rural purposes has been pursued since the late 1800s. Its dependence upon the nearby river systems is self-evident.

The low-lying characteristic of this area makes it susceptible to frequent flooding, and long term isolation and disruption of public utilities. The cost of amplification of utility services and bridgeworks to facilitate urban development is beyond any developer, and I add, government.

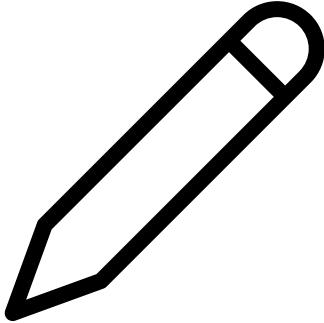
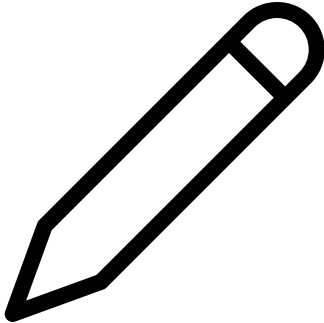
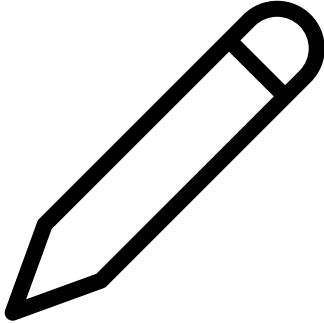
Given those adverse characteristics, the inclusion of that land as urban cannot be reasonably justified in planning terms. However if you have opinion to the contrary I should be pleased if you would inform me.

The Figures should be redrawn so as to recognize the importance of the present zoning and uses of these lands so as to eliminate their absurd classification as Urban. They should be included as part of the Hunter Citys Rural Hinterland.

Yours faithfully,



Email Details

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Priority	Medium
	
Class	Comment
	
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