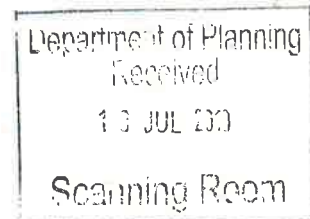




PCU075204

Planning Panels Secretariat  
G.P.O. Box 39  
Sydney NSW 2001



To Planning Panel

re 2016HCC043 - Cessnock Council PP2016  
- CESSN\_004\_00 - James Street Cessnock to  
amend Cessnock Local Environmental Plan 2011  
to permit low density residential  
development on the land.

We wish to submit our objection to  
the above planning proposal for the following  
reasons.

1) Flooding

The area is well known as an area  
that is prone to flooding as shown by  
photographs provided by residents at previous  
meeting.

2) Sewerage:

There is a sewerage line in the  
middle of the proposed development which  
has always caused problems during  
periods of rain

3) Traffic

lack of exits. Increase in the volume

of traffic trying to access Wollombi Road.  
More traffic will increase the risk to  
children attending local public school

#### 4) Wildlife:

Development of this area will effect the  
wildlife whod has just returned to the area  
after their habitat was destroyed by previous  
development.

#### 5) Over (dele) Development:

There are developments in our area  
where few block have been purchased.  
Is another development really required.

Thank you

----- Forwarded Message -----

**From:**

**To:** [plancomment@planningpanels.nsw.gov.au](mailto:plancomment@planningpanels.nsw.gov.au) <[plancomment@planningpanels.nsw.gov.au](mailto:plancomment@planningpanels.nsw.gov.au)>

**Sent:** Sunday, July 8, 2018, 6:30:34 PM GMT+10

**Subject:** 2016HCC043-Cessnock Council-PP\_2016\_CESSN\_004\_00-James St,Cessnock to amend Cessnock Local Environmental Plan 2011 to Permit Low Density residential Development on the land

Dear Planning Panel

One can start with the Heading. Only a plot to divert comment would start with such complicated nonsense.

Councils continue to approve developments with roads too narrow to allow parking etc all designed to appease developers.

This mess is on low lying flood land, but my objections are the same as previously.

Wollombi Rd is already too busy and this will place more traffic on a clogged road.

No plan to run a road across the development to the Bunnings area has been made. Why not?

Without such a road this development must not be allowed to proceed

**From:**

**Sent:** Thursday, 19 July 2018 9:14 AM

**To:** Plan Comment Mailbox <PlanComment@planningpanels.nsw.gov.au>

**Subject:** Planning PropPlanning Proposal - 2016HCC043 - Cessnock Council -

PP\_2016\_CESSN\_004\_00 - James Street, Cessnock to amend Cessnock Local Environmental Plan 2011 to permit low density residential development on the land.

**I DO NOT WANT MY NAME AND ADDRESS TO BE MADE PUBLIC.**

Good morning

I am to understand that you are reviewing the **Planning Proposal - 2016HCC043 - Cessnock Council - PP\_2016\_CESSN\_004\_00 - James Street, Cessnock to amend Cessnock Local Environmental Plan 2011 to permit low density residential development on the land.**

**I strongly object to the proposal.**

I hope you also take into consideration the knowledge of the local people that know the area, as well as the concerns of Council that have rejected the proposal on many occasions. My husband and I originally purchased our property 30 years ago, that borders on the proposed development, which at the time the proposed area was classed as never to be built on. I find it surreal that it is now being considered. It is reported that flooding only occurs 1 in 100 years but unfortunately it is more like every few.

I hope you take time to look at attached photos which I have taken in last couple of years that show proof how the land does have flood issues. The developers actually were heard tell the local Councillors at one stage that this side of the creek didn't flood. Flood water does actually come right up to and enters some of the bordering properties. This is the land that is being considered.

I understand that there will be drains put in along the fence line of the existing properties but this will not have any change to the flooding of black creek.

A picture tells a thousand words. These pictures were taken on the site of the proposed blocks and depth was over 80 cm deep at the time of photos which when taken were not at its peak. I hope you take this into consideration.

Also this small area is the last of the habitat left after the complete clearing between proposed development area and Vincent Street over that last 10 plus years. I wonder if the clearing has lent itself to the flood problems. The remaining endangered trees and wildlife may seem trivial but the area has already lost many hectares over the years and this is all that is left as a nature's corridor. Once it's gone, it's gone.

Kind Regards

**From:**

**Sent:** Monday, 23 July 2018 5:03 PM

**To:** Plan Comment Mailbox <PlanComment@planningpanels.nsw.gov.au>

**Subject:** 2016HCC043 - Cessnock Council - PP\_2016\_CESSN\_004\_00 - James Street Cessnock

To Planning Panel,

This is in relation to 2016HCC043 – CESSNOCK COUNCIL – PP\_2016\_CESSN\_004\_00 – James Street Cessnock, to amend Cessnock Local Environmental Plan 2011.

As residents in the neighbouring street, O'Brien Street, Cessnock it is quite distressing to hear the proposal has continued outside of Cessnock Council's decision to decline the initial proposal.

On numerous occasions, during rain periods in Cessnock, it is quite evident that the area above for proposal is not an area whereby residential buildings should be built. The area has flooded, and has caused a minor stench in the area until the water subsides.

Our road leads down to where the new proposed land area is, and without kerb and guttering or any form of drainage, and thus the run off sits on the proposed land – if the houses built on these properties go ahead, we feel that due to the water, as well as building closer to the old mining sites, and the holes that are evident from there, there will be an increase with our insurances, something of which is already quite high.

After speaking with other residents in the area that have been there longer than our seven (7) years, as well as the above information, it is quite disheartening that the proposal continues, and we along with many of the residents, we OBJECT the proposal for amendments.

If you require any further information or wish to speak personally, please contact me on

Kind Regards,

**From:**

**Sent:** Monday, 23 July 2018 9:58 AM

**To:** Plan Comment Mailbox <[PlanComment@planningpanels.nsw.gov.au](mailto:PlanComment@planningpanels.nsw.gov.au)>

**Cc:** DPE PSVC Hunter Mailbox <[Hunter@planning.nsw.gov.au](mailto:Hunter@planning.nsw.gov.au)>

**Subject:** Planning Proposal - 2016HCC043 - Cessnock Council - PP\_2016\_CESSN\_004\_00 - James Street, Cessnock to amend Cessnock Local Environmental Plan 2011 to permit low density residential development on the land.

I DO NOT WISH MY NAME AND ADDRESS TO BE MADE PUBLIC

Dear Sir/Madam

**Subject: Planning Proposal - 2016HCC043 - Cessnock Council - PP\_2016\_CESSN\_004\_00 - James Street, Cessnock to amend Cessnock Local Environmental Plan 2011 to permit low density residential development on the land.**

We are writing to express our opposition for the amendment.

Developing on this land would not be positive to this area. The remaining habitat that exists should remain as there has been so much clearing and development to go ahead on the other side of black creek.

We have endangered trees on this land (those that are left) and cannot believe you would even consider taking these trees, as this should be something we are proud to preserve. It has a lot of wildlife, for example black cockatoos that use this habitat regularly as the rest of the other area has already been cleared for development.

Living in the area for many years, we know that there are many problems with flooding and overflowing sewerage. Any other development would put too much pressure on existing properties. The flooding alone enters some properties so would completely cover the new development.

Please consider this before you make any decision that can never be reversed.

Yours faithfully