

OBJECTIONS	RESPONSE
TRAFFIC	
Increase in traffic flow generally - More specific concerns were raised about the intersection of Branxton and West Street, and West Street and New England Highway.	Council infrastructure costs resulting from the development will be addressed by conditions of development consent and a Voluntary Planning Agreement, as appropriate. It is anticipated that the Voluntary Planning Agreement for the West and Wyndham Streets Planning Proposal will include contributions for Council's community assets, roads, drainage and traffic infrastructure, in addition to monetary contributions towards Victoria Park, Greta Central Park, Miller Park and the Hunter River Reserve. Such contributions would address additional sporting facilities, parks and gardens, playgrounds and cycle ways. Details of the VPA will be reported separately to Council. The construction of West Street will be a condition of development consent and will be to a standard to cater for the additional traffic movements generated by the development. Should traffic lights or infrastructure upgrades be required at the intersection with the New England Highway these works will be negotiated between the developer and Roads and Maritime Services (RMS) as part of State Infrastructure Contributions (SIC) prior to any subdivision occurring on the site.
There should be more than one entry point (West Street) to the development and a traffic control plan should be made.	The upgrading and extension of West Street will provide a clear and logical connection to the development from the New England Highway. The concentration of movements to West Street will minimise movements on surrounding streets and lessen road upgrade and maintenance requirements for Council.
Extremely poor quality of West Street.	West Street will be upgraded (from the New England Highway to the site) to an appropriate standard to cater for the increased traffic movements.
Oppose the relocation of the site entrance.	The site entry is logically located to provide safe and convenient access to the subdivision. The final location of the site entry will be determined at the DA stage.

AMENITY	
Increase in noise from residents.	Noise generated from the future residential dwellings will be compatible with the surrounding area and noise attenuation measures are not required.
The proposal is not consistent with the surrounding character and should be limited to R5 rural residential. The proposal is high density with smaller lots than the rest of the town.	The proposed lot sizes range from 600m² to more than 2,000m² and are considered to be compatible with the existing settlement pattern. It is considered that the amended Planning Proposal generally addresses the concerns raised by the community by relocating the proposed R2 - Low Density Residential to the north-west of West Street; and locating R5 Large Lot Residential fronting Wyndham Street to better complement existing lot sizes in the area.
Oppose the increase of the development from 193 to 230 lots by decreasing the lots size.	The approximate lot yield of 230 lots is less than the 316 lots identified in the Lower Hunter Regional Strategy. By including an appropriate mix of lot sizes the proposal is consistent with the sustainable development of the land and the objectives of Council's City Wide Settlement Strategy.
Destruction of flora and fauna due to clearing. Land should be set aside for native vegetation, preserve wildlife habitats and create green corridors.	A Planning Agreement has been proposed by the proponent as a means of ensuring the provision of biodiversity offsets land to compensate for the loss of habitat within the proposed development. A biodiversity offset proposal has been agreed in principle with the Office of Environment and Heritage (OEH) involving the protection of the proposed E2 zoned land on-site, and the off-site dedication of Lots 9, 102, and 207 DP753817 for integration into the Wollemi National Park in the Singleton Local Government Area. The on-site offset land of approximately 7.9 ha of originally vegetated land will need to be managed to maintain the biodiversity values in perpetuity. The management arrangements to achieve this outcome are to include a Property Vegetation Plan (PVP) under the <i>Native Vegetation Act 2003</i>.
Increased erosion and sedimentation due to clearing.	Appropriate erosion and sediment control techniques are contained in Council's Development Control Plan (2010) and will be implemented at the subdivision construction stage. Details to be included at the Development Application and Construction Certificate stages of development.

Create a land use conflict with a nearby poultry and egg farm and old Greta Quarry.	The Department of Primary Industries (Agriculture) advised that to ensure compliance with DPI guidelines, a level 1 odour assessment in accordance with the “EPA Technical Framework - Assessment and Management of Odour from Stationary Sources in NSW” will be required to be completed at the Development Application stage prior to the final number of lots and their layout are finalised. This detail will be included in the supporting Development Control Plan, which will be considered by Council under a separate report, and following a period of public notification, endorsement by Council prior to any development occurring on site.
INFRASTRUCTURE	
The proposal will put pressure on existing social infrastructure including the local schools, Police services, shopping centres, medical services and rural fire services. The Cessnock LEP 2011 states the public utility infrastructure should be in place prior to the approval of urban release developments.	Contributions to State provided infrastructure such as police and hospitals will be negotiated between the developer and Department of Planning and Infrastructure as part of State Infrastructure Contributions (SIC) prior to any subdivision occurring on the site. Council infrastructure costs resulting from the development will be addressed by conditions of development consent and a Voluntary Planning Agreement, as appropriate. It is anticipated that the Voluntary Planning Agreement for the West and Wyndham Streets Planning Proposal will include contributions for Council’s community assets, roads, drainage and traffic infrastructure and upgrading of bushfire facilities in addition to monetary contributions towards Victoria Park, Greta Central Park, Miler Park and the Hunter River Reserve. Such contributions would address additional sporting facilities, parks and gardens, playgrounds and cycle ways. The final content of the (draft) VPA will be considered by Council under a separate report, and following a period of public notification, endorsement by Council prior to any development occurring on site. The proposed development will enhance the viability of the existing commercial areas of Greta and Branxton through the commercial hierarchy established in Cessnock Local Environmental Plan 2011.
Sufficient supply exists in the area.	The West and Wyndham Street Precinct at Greta will increase housing supply in an area of the Local Government Area that will experience significantly increased demand as a result of the

	completion of the Hunter Expressway. The modification to the original Planning Proposal has produced a suitable development concept. By reducing the yield from 316 to approximately 230 to 235 lots and by including an appropriate mix of lot sizes the proposal is consistent with the sustainable development of the land and the objectives of the City Wide Settlement Strategy 2010. The West & Wyndham Street Precinct at Greta is a residential land release area identified in the Lower Hunter Regional Strategy and has strategic merit, which also includes significant environmental offsets.
The development will put pressure on parks including Victoria Park and Greta Oval.	It is anticipated that the Voluntary Planning Agreement for the West and Wyndham Streets Planning Proposal will include contributions for Council's community assets, in addition to monetary contributions towards Victoria Park, Greta Central Park, Miler Park and the Hunter River Reserve. Such contributions would address additional sporting facilities, parks and gardens, playgrounds and cycle ways. Details of the Voluntary Planning Agreement will be reported and notified to the community separately prior to Council making a decision on the final make up and content of the Voluntary Planning Agreement.

COMMUNITY COMMENTS IN FAVOUR OF THE PROPOSAL	RESPONSE
The proposal will provide housing closer to employment in the Hunter.	Noted.
The proposal will provide employment during the construction and sale stages.	Noted.
The proposal will stimulate local business.	Noted.
Acknowledge the varying lot sizes	Noted.