

**Submission  
No 204**

**INQUIRY INTO PLANNING PROCESS IN NEWCASTLE  
AND THE BROADER HUNTER REGION**

**Name:** Mr Ray Young

**Date received:** 24/10/2014

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23.10.2014

To Whom It May Concern

Proposed Local Residential  
Subdivision.

I would ask for this development to be included along with the Newcastle & Whitebridge developments.

This development has a long history starting in 1972 when a large area named Quigley Estate was to be auctioned.

The then state government bought the estate ~~by auction~~ (no auction) for the sum of Ten Million Dollars.

Landcom became the developer & in 1996 proposed a 200 Lot subdivision in the rail loop with the entry to the subdivision being an extension of James St.

We asked for a second entry to the area a bridge over rail loop as Pitt Street was not capable of the increase of traffic.

1980 I asked for a centre line along Pitt Street only to be told the road was not wide enough.

This area of road is also in a heavy industry section of road & caters for workers who park all day both side of street 6:00 Am to 4:30 Pm.

Specified concrete loads up to 100 ton & U.C.M. mine manufacture & repairs also use this road to enter & leave properties with interruption to traffic. This is our main concern & may I say we are not against development just give us the second entry.

Then 1999 Landcom stated the subdivision was surplus to these requirements & auctioned the land expected one million reported sale less than Seven Hundred Thousand Dollars

Then a 2002 Application deferred

Then 2005 Application approved with second access to be provided but also houses against rail line not allowed

Then 2008 Application for lots adjacent to rail line approved 72 lots. With regard to this proposal I am a property development officer rail department who said there would be no properties adjacent to rail line because of Noise (Curve squell) - Vibration - Diesel exhaust - Electrophysis so I was very surprised when the application was passed by Council

Then land was again put up for sale.

New owner M'Clay Group esp Newcastle Lord Mayor

Another application this time to have second entry removed only one entry Pitt St required

November 2013 met with Council - Land owners & rail residents on site. We asked for bridge to be retained & I asked for permission to build 200 lots & then another transport study of Pitt St to be taken. 2014 Bridge not required Approval given to M'Clays.

Landcom had a project south of rail loop & was prepared to part fund this bridge over rail line as a

second means to these intended development south of rail loop they have put project on hold because of a mining lease which I have asked both Colliers about & they Centennial Coal & Glencore Coal have no intention of mining in the near future.

The mining lease is 15HW of Fassifern seam which is under McCloy's development. Lots of questions left unanswered as to why one developer waits the other goes ahead.

In conclusion I hope you can understand this letter as I am getting a bit long in the tooth & have spent my entire life on Billy Goat Hill 76 years. The last thing I give you is a letter in Newcastle Herald dated 21.12.13 heading 'Decision 'error in judgment'.

Asked if the council had stuffed up, Councillor Barry Johnston said it appeared there had been an error in judgment.

Councillor Ken Foxinos said Council could have been a lot smarter about it.

Regards Ray Young.