

From: Mark@northpointsurveys.com.au <Mark@northpointsurveys.com.au>
Sent: Friday, 29 April 2022 9:25 AM
To: Christopher Eldred <Christopher.Eldred@planning.nsw.gov.au>
Subject: Huntlee and Lot 34 DP755211 MOD 20 re; 2021-688/2

Hi Chris,

Further to previous correspondence I provide additional concerns regarding the subject modification application, summarised as follows;

- No information provided on how the existing water, electricity and communication services to Lot 34 DP755211 will be maintained.
- No information on how Lot 34 will have access to public roads for future development and future access to HWC, Energy Australia and NBN services. The public road connectivity to Lot 34 will affect the ability of the relevant service Authorities to provide the necessary services for future subdivision of Lot 34.
- The public road connectivity will affect the ability of HWC to provide sewer infrastructure from North Rothbury to the Branxton Treatment works.
- No specific details on connectivity of North Rothbury to the Huntlee stage 14/15 Road network for future extension of water and/or sewer mains to Lot 34 DP755211. The construction of substantial retaining walls essentially blocking connectivity is apparent along the southern boundary of Lot 34 DP 755211. Require details of any proposed retaining walls along the boundary with Lot 34 and with existing North Rothbury.
- Further clarification on the timing for the construction of the extension of Rothbury Street.
- The connectivity of North Rothbury is dependent on the construction of stage 15 and Rothbury Street. Further clarification on the timing for the construction of the extension of Rothbury Street. Huntlee could delay the last stage and never have to connect the subdivision streets to North Rothbury.
- The public road connectivity will affect the ability of HWC to provide sewer infrastructure from North Rothbury to the Branxton Treatment works. CCC Huntlee DCP is not consistent with the proposed modification master plan. How will road connectivity be maintained for the future development of Lot 34?
- The construction of substantial retaining walls essentially blocking connectivity is apparent along the southern boundary of Lot 34 DP 755211. Require details of any proposed retaining walls along the boundary with Lot 34 and with existing North Rothbury.
- No specific details on connectivity of North Rothbury to the Huntlee stage 14/15 Road network for future extension of water and/or sewer mains to Lot 34 DP755211.
- The drainage from Stage 1 is not compliant with the approved Worley Parsons drainage system (as attached). The 1% AEP flood event should not pond against the Triton Boulevard boundary of Lot 34.
- The proposed non connectivity of Stage 1 reduces the ability for roads to convey the overland flows and the piped minor storm events to the drainage channel.
- Insufficient details on the online detention basins 1 and 2.
- Insufficient details on the overflows across Lot 34 for the current approval and proposed by Mod 20.

I am happy to further expand on the above dot points. Should you consider this necessary please advise me at your earliest convenience.

Best regards....
Mark

Mark J. McDougall
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