

Mr Glenn Swan  
Senior Development Manager  
Huntlee Pty Limited  
1 TRITON BOULEVARD  
NORTH ROTHBURY 2335  
4 May 2022

Dear Mr Swan,

**Huntlee - Stage 1 Development (MP10\_0137-Mod-20)**  
**Response to Submissions Report**

I refer to the above proposed modification to the project approval at Huntlee Stage. The Department publicly exhibited the Modified DA from 6 April 2022 until 19 April 2022.

The Department received 4 public submissions, comprising 2 objections, 1 comment and 1 in support. Advice was also received from the Transport for NSW and Cessnock City Council. The submissions are available on the Department's website <https://www.planningportal.nsw.gov.au/major-projects/projects/modification-20-subdivision-town-centre-and-substages-13-16>.

The Department requests that you provide a Response to Submissions report (RtS) in accordance with clause 59 of *Environmental Planning and Assessment Regulation 2021*.

Please note the Department is yet to receive advice from the Hunter Water, Biodiversity Conservation Division, Department's Water Group, Singleton Council and the Rural Fire Service. These will be provided for a response once received, and the Department may raise further issues or request additional information in response to these submissions.

Having carefully reviewed the proposal, as well as the issues raised in submissions, the Department requires that further information also be provided to address the issues raised in **Attachment A**.

The Department requests that you provide a consolidated response to all submissions and the issues raised in **Attachment A** by **1 June 2022**.

Please lodge your response by progressing the application on the major projects planning portal <https://majorprojects.planningportal.nsw.gov.au/>.

If you have any questions, please contact Chris Eldred on (02) 8289 6855 at [Christopher.Eldred@planning.nsw.gov.au](mailto:Christopher.Eldred@planning.nsw.gov.au).

Yours sincerely,

Keiran Thomas  
**Director Regional Assessments**  
**Regional Assessments**  
**as delegate for the Planning Secretary**

## **ATTACHMENT A – RESPONSE TO SUBMISSIONS AND REQUEST FOR INFORMATION**

### **1. Response to Submissions**

The Department requests that you provide a Response to Submissions report in accordance with clause 59 of Environmental Planning and Assessment Regulation 2021.

### **2. Servicing**

The Department requests the additional information to quantify the availability of servicing (being water, sewer and electricity) for the proposed lots. An overall capacity for the services should be provided as well as an outline on what capacity has been utilised through the various modifications (and other developments) that access the networks.

Details are to be provided demonstrating essential services and infrastructure capacity for Huntlee Stage 1 project more broadly is not adversely impacted by the proposed development. Alternatively, if essential services and infrastructure modifications are required, relevant engineering details, plans and specifications will be required.

The Department requests that the capacity be quantified and consider other developments outside of the scope of MP10\_0137 that may rely on this infrastructure.

### **3. Civil Plans**

The application as submitted has not included the civil documentation for the proposed modification and the associated infrastructure that is required. The Department requires that concept civil documentation for all infrastructure associated with this modification be provided, including contours and any cut / fill required.

### **4. Timing of Intersection Works**

The Department notes that the existing condition E7(a)(ix) requires the delivery of HEx Link Road / Village 1 North access (A-6) intersection and link road prior to the registration of 1500 Lots within Village 1. This modification seeks to delay this infrastructure until the registration of 1950 lots within Village 1.

The Department questions the delay of this infrastructure beyond the number of lots currently approved (and sought) within the Village 1 area (1457 lots, being substages 2-15) with no apparent additional land available for future subdivision within this area. The Department does not support the delaying of this infrastructure beyond the number of lots

achievable within the Village 1 area. Further information to justify this aspect of the proposal is required.

## **5. Traffic Assessments for North Rothbury**

The initial approval provided that no access was to be via North Rothbury within stage 1 (aside from active transport and emergency vehicles), and consequently no traffic assessment was undertaken of the North Rothbury village road network in conjunction with the Preferred Project Report.

The modification report or traffic assessment has not considered the potential traffic implications for the North Rothbury residential area, including the suitability of the existing road network and intersections to Wine Country Drive. The Department requests that a Traffic Impact Assessment be undertaken of the potential traffic through North Rothbury and whether any traffic improvements are required.

## **6. Access to Lot 34**

At present Lot 34 DP 755211 obtains access via a Right of Carriageway over the former Lot 6 and 8 DP 729973. The Department notes that the proposed lot layout will impinge on this Right of Way. The Department requests that evidence be provided that consent has been provided by the landowner of Lot 34 DP 755211 for this Right of Way to be extinguished.

## **7. Open Space and layout of Substage 13**

The modified layout of Substage 13 seeks to remove opportunities for future road connections to Lot 34 DP 755211, and introduce small areas of open space. The Department questions the usability of these areas of open space being narrow in width and recommends that the modified layout of Substage 13 be reconsidered.

In addition, the Department recommends you seek Bushfire Protection advice from an accredited Bush Fire Consultant for Substage 13 to allow for a cohesive subdivision pattern to be established across the subject site and Lot 34 DP 755211 and remove the need for the additional open space which Cessnock Council are not supportive of maintaining.