

From: [Iain Rush](#)
To: [Chris Eldred](#)
Cc: [Sarah Hyatt](#)
Subject: Modification 21 to the Huntlee Major Project (MP-0137)
Date: Tuesday, 13 December 2022 11:42:42 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Good morning Chris,

In relation to Council's correspondence of 9 December 2022 regarding the subject modification, we have further considered and would like to clarify that the developer will need to negotiate a Heads of Agreement with Council to vary the existing Local Voluntary Planning Agreement to incorporate the Stage 1 project boundary extension proposed under Modification 21. The Heads of Agreement must be executed by Council and the developer prior to any consent being granted by the State government in relation to the Stage 1 project extension proposed under Modification 21. Please note that Council does not support a separate local VPA in relation to the Stage 1 extension land.

Should the developer not wish to negotiate a Heads of Agreement with Council to vary the existing Local Voluntary Planning Agreement, Council's City Wide Infrastructure Contributions Plan 2020 will apply to the Stage 1 project boundary extension proposed under Modification 21. In this case, the following condition is to be applied to the Notice of Approval.

Cessnock City Wide Infrastructure Contributions Plan 2020

A contribution pursuant to the provisions of Section 7.11 of the EP&A Act 1979 for the services detailed and for the amount detailed must be made to Council prior to the issue of a CC for any residential Lot within Huntlee TC6:

Branxton to Greta Local Catchment – 358 lots		
Contribution Type	Per lot amount	Amount Payable
Open Space and Recreation Facilities	\$4,450.79	\$1,593,381.69
Community Facilities	\$1,845.75	\$ 660,778.35
Cycleway Facilities	\$7,510.33	\$2,688,697.29
Roads and Traffic	\$1,444.85	\$ 517,258.07
Plan Administration	\$ 236.30	\$ 84,595.31
Total	\$15,488.02	\$5,544,710.72

A copy of the Cessnock City Wide Infrastructure Contributions Plan may be inspected at Council's Customer Services Section, Administration Building, Vincent Street, Cessnock or can be accessed on Council's website at www.cessnock.nsw.gov.au.

The amount of contribution payable under this condition has been calculated as at 5 December 2022, and includes credit for 1 existing lot. In accordance with the provisions of the Contributions Plan, this amount shall be indexed at the time of actual payment in accordance with the Consumer Price Index. Indexation of contributions for payment occurs quarterly.

The contribution figures calculated above are valid until 25 January 2023. Please contact Cessnock City Council to obtain updated contribution amounts after that date.

In relation to public open space, we would like to clarify that the developer should be looking to reduce the amount of open space to be dedicated to Council in TC6 and more broadly throughout the Huntlee development. Council is concerned in relation to the ongoing cost to ratepayers of maintaining the proposed area of open space at Huntlee. We also request that consideration be given by the Department of Planning and Environment to the number of basins and the stormwater strategy for Huntlee more broadly in order to minimise ongoing maintenance costs to Council.

All other matters raised in our submission of 9 December 2022, remain relevant concerns.

Please contact me if you have any questions in relation to this email.

Regards,



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I acknowledge Aboriginal people as the traditional custodians of the land on which Cessnock City Council offices and operations are located, and pay my respects to Elders past, present and future.

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