



21 February 2019

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Department of Planning & Environment
320 Pitt Street
SYDNEY NSW 2001

Huntlee DA Modification 10 – Response to Recent Comments

Further to our meeting on the 19th February and the additional comments received from the Department in relation to the Huntlee DA Modification 10, additional information in response to each request has been provided below, with supporting information also attached.

Given that this DA Modification was exhibited in October 2018 and three of the four comments below have only been raised by the Department in recent weeks, and not by any of the other relevant Authorities, we trust this additional information now enables the Department to complete its internal assessment and finalise the Approval.

1. DoPE Comment on Public Open Space

The Department again raises concerns with the reduction in size of the formalised parks (District Park, Local Park and Urban Plaza). These parks provide a level of amenity for the residents, particularly where smaller lots are proposed reducing the availability of private open space. Please clearly demonstrate where the district parks, local parks and urban plaza are being reduced, and provide a clear rationale and justification for the Department's consideration.

APPLICANTS RESPONSE

Whilst the reasoning for the changes to open space areas has been previously outlined to the Department, the proposed changes are not specifically required to be included in Mod 10, and therefore an amended open space plan which maintains the area of the three core open space types (district parks, local parks and urban squares) that has been previously approved on Mod 8 has been attached with this letter.

Any changes to open space proposed will be discussed further with Council and DoPE as part of DA Modification 9 which is also currently being assessed.

Given the total area of these core open space types are now not proposed to be amended by Mod 10, it is assumed that this issue is resolved.



2. DoPE Comment on Plan details:

To enable a thorough assessment, the Department requests an overall plan showing all of the proposed changes (through clouds, red text etc). There are still a number of proposed changes that aren't clearly highlighted on the submitted plan. The Department is also still unclear about the lot numbers. It would be appreciated if these could be clarified again and reflect the overall lot numbers that are shown on the submitted masterplan.

APPLICANTS RESPONSE

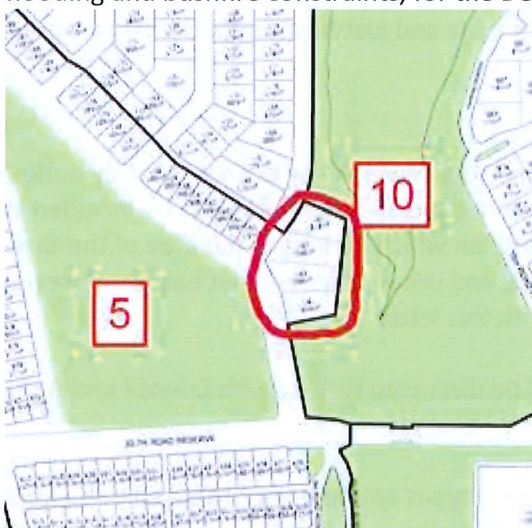
Two additional plans have been provided clarifying the changes made to the masterplan in red markup and also confirming the total number of lots which is summarised below.

- Total residential lots - 1427
- Total commercial/mixed use lots - 43
- Total Infrastructure/community/ other lots - 8
- Total numbered lots - 1478

The additional 120 large lots located further south on Wine Country Drive remain unchanged.

3. Proposed lots 481 to 484:

The Department raises concerns with the new proposed Lots 481 to 484. Please justify the encroachment of the lots into the public open space/riparian land, when the proposed lots are inconsistent with the rest of the subdivision layout and will erode the provision of perimeter roads along the riparian corridor. Please also demonstrate an appropriate building envelope can be provided outside the environmental constraints on these lots, including flooding and bushfire constraints, for the Department's consideration.





APPLICANTS RESPONSE

The four new proposed lots are not located within the riparian corridor as indicated by the Departments comment. The provision of large lots in areas which back onto open space/bushland is consistent with the subdivision design elsewhere within the Masterplan, the four proposed lots are also diagonally opposite three other large lots which will create a small area of high quality housing located next to the riparian corridor and a future local sports field.

The slight reduction in General Open Space is seen as inconsequential given that the total area of General POS and Riparian Corridor currently sits at 62.68Ha, and the amount contained within the VPA with Cessnock City Council is only 49.11Ha. A District Park and local sports field are located within 100-200m of the proposed lots which also adds weight to the fact the slight reduction of General POS will have no impact on the neighbouring lots.

The proposed lots will be flood free and also free of any significant impacts from APZ's due to the riparian corridor.

A letter specific to these lots has been prepared by MJD Environmental which confirms the lots are not significantly impacted by bushfire. As outlined in the MJD letter, RFS have signed off on the Bushfire Report previously prepared which includes the subject lots.

Northrop have provided a letter detailing the levels of the proposed lots and 1:100 year flood contour with freeboard confirming no flood impacts exist on the proposed lots.

4. DoPE Comment on Precinct 1 Lots 69 to 90 and 212 to 213:

Please provide the RL's for the lots to the south of Precinct 1, that adjoins the existing North Rothbury subdivision, and demonstrate how any level changes can be dealt with within the proposed allotment boundaries without requiring large retaining walls.





APPLICANTS RESPONSE

It is understood that the Department is seeking clarification that the slightly increased density of lots will not require the provision of high retaining walls to enable house construction.

The surface levels of the subject lots are not excessive and no retaining walls are proposed to be constructed by Huntlee. The subject lots typically have a width of 22m or more, which is far more than an average sized residential lot. The grading of lots in this area remains consistent with the original Stage 1 Project Application.

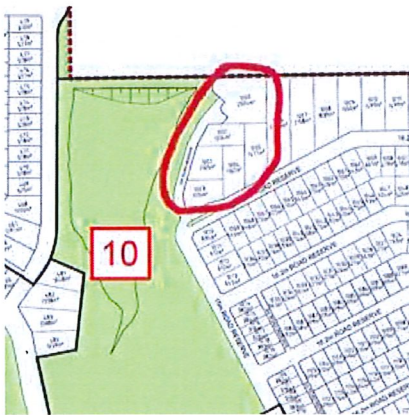
The following photos are provided to further assist the Department in confirming that no issues exist in relation to these proposed lots.





5. DoPE Comment on Proposed lot 1000

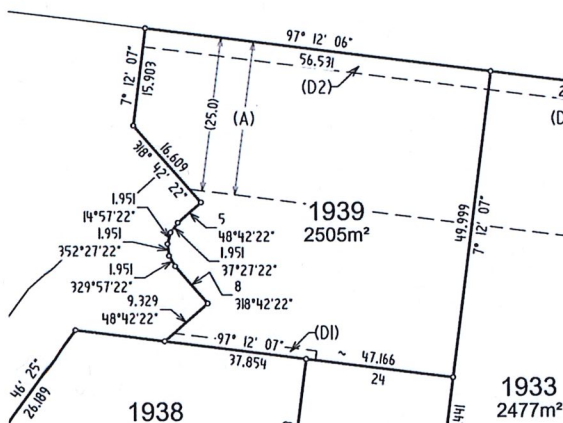
Modification 10 proposes to reduce the lot size and increase the number of lots in area of Precinct 10 indicated below. The Department raises concerns that Lot 1000 will not be able to accommodate a reasonable building envelope outside the bushfire risk from the north. Please consider amending the lot layout to address this issue for the Department's consideration.



APPLICANTS RESPONSE

A letter specific to this lot has been prepared by MJD Environmental which confirms the lot is not significantly impacted by bushfire. As outlined in the MJD letter, RFS have signed off on the Bushfire Report previously prepared which includes the subject lot.

As illustrated in the following figure, lot 1001 (lot 1939 on the below draft DP extract) will have a 25m APZ, this however still leaves a buildable area of approximately 25m x 44m, totalling some 1,100sqm. This is more than sufficient to accommodate a substantial dwelling and also would allow a dwelling to be constructed outside of the BAL 40 zone if desired by the future purchaser.





We trust the above information is sufficient to close out the Departments final comments on DA Modification 10.

Regards,

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- Encl: (1) Revised Mod 10 Open Space Plan
(2) Masterplan with changes identified in red
(3) Lot Count Plan
(4) Flooding Letter from Northrop
(5) Bushfire Letter from MJD Environmental