

From: Iain Rush
To: [Casey Joshua](#)
Subject: HPE CM: RE: Huntlee - meeting with Council 13/2/19
Date: Friday, 29 March 2019 4:45:51 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Afternoon Casey,

Thank you for your email.

On the basis Modification 10 does not further intensify existing inconsistencies between the Major Project Approval and the Huntlee Planning Agreement with Council regarding the provision of public open space, we have no objection to Modification 10.

Council has never had an objection to the inclusion of the four additional allotments in Modification 10. Our previous submission to Modification 9 identified the need for the developer to provide updated flood information with all future modifications to the subdivision layout.

Please contact me if you require further information.

Regards,



Iain Rush Senior Strategic Planner
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Integrity, Respect, Teamwork, Accountability and Excellence

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.

From: Casey Joshua <Casey.Joshua@planning.nsw.gov.au>
Sent: Thursday, 28 March 2019 1:33 PM
To: Iain Rush <Iain.Rush@cessnock.nsw.gov.au>
Subject: RE: Huntlee - meeting with Council 13/2/19

Hi Iain,

Thank you for your ongoing advice in relation to the Huntlee modifications. The Department is seeking to finalise Mod 10 in the coming weeks, so I'm just tidying up some of the remaining concerns.

Council's initial submission and the email below raised objection to the inclusion of the detention basin included within the Precinct 1 District Park, and the proposed changes to the public open space provision being inconsistent with the existing VPA. We raised these concerns with the Proponent, and they have reinstated the public open space provision generally in accordance with the approved open space plan in Mod 8. The changes originally proposed to the public open space provision will now be included within Mod 9.

Further to this, in response to ongoing concerns about the 4 new lots within precinct 5 (Lots 481 to 484), the Proponent has now removed these lots from Mod 10 (they will also now be included in Mod 9).

On this basis, can you please advise whether Council's objection to Mod 10 still stands?

Kind regards,

Casey Joshua

Senior Planner

Regional Assessments

320 Pitt Street | GPO Box 39, SYDNEY NSW 2001

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From: Iain Rush <Iain.Rush@cessnock.nsw.gov.au>
Sent: Tuesday, 26 February 2019 12:21 PM
To: Casey Joshua <Casey.Joshua@planning.nsw.gov.au>
Subject: RE: Huntlee - meeting with Council 13/2/19

Good afternoon Casey and thank you for your email below.

Our responses to your questions are provided below (blue text):

1. What are the public open space requirements for the subdivision (in consultation with Council's community/recreation team)

The current open space requirements for the Huntlee (Stage 1) are outlined in schedule 2 of the Planning Agreement between Huntlee and Cessnock City Council (as amended, October 2017 and March 2018), see attached.

2. Whether Council is satisfied with the new proposed lots (481 to 484) adjacent to the riparian corridor

LWP has recently provided 1 in 100 year flood extents to Council for the two creeks that traverse the residential area of Huntlee Stage 1. The easternmost creek is relevant to proposed lots 481 to 484.

According to LWP's flood mapping, which has not been adopted by Council, the 1:100 year flood extent encroaches to a very minor extent on proposed Lot 481. If the flood planning level (FPL) is considered, which includes a 500mm freeboard, it's safe to say that part of the north eastern portion of lot 481 would be affected. However, this outcome is considered quite minor given the remaining area of land within Lot 481 and 482 that is flood free and available to site a dwelling. In any case, LWP appear to be applying a certain amount of fill within the allotments to raise the ground level to FPL. On this basis, Council has no objection to proposed lots 481 to 484 from a flooding perspective or otherwise.

3. Please advise what stage Council would prefer the Department to request a letter of offer for an amended VPA

LWP and Council both acknowledge the Huntlee VPA needs to be updated and that this process is likely to be complex.

Council is of the view that the requirement to update the VPA should not be linked to a specific

modification and that any timeframe to complete the update should be negotiated between the two parties and should be flexible. Any request for a letter of offer to update the VPA should be consistent with this outcome.

Further, Council is of the view that the VPA should be the mechanism that guides the overall provision of public open space in Stage 1 of the development.

Please let me know if you require anything further.

Regards,



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From: Casey Joshua <Casey.Joshua@planning.nsw.gov.au>

Sent: Tuesday, 19 February 2019 10:03 AM

To: Iain Rush <Iain.Rush@cessnock.nsw.gov.au>

Cc: Martin Johnson <Martin.Johnson@cessnock.nsw.gov.au>; Anthony Witherdin <Anthony.Witherdin@planning.nsw.gov.au>

Subject: Huntlee - meeting with Council 13/2/19

Hi Iain and Martin,

Thank you for your time last week. It was really useful to get Council's perspective on the Huntlee subdivision.

To summarise, at the meeting we discussed Council's main concerns with the current modifications including the following:

4. School site
5. Flooding
6. Public Open Space
7. VPA implications
8. Strategic concerns with the extent of the B4 zone
9. Compliance issues

Following on from our discussions, can Council please confirm the following:

10. What are the public open space requirements for the subdivision (in consultation with Council's community/recreation team)
11. Whether Council is satisfied with the new proposed lots (481 to 484) adjacent to the riparian corridor
12. Please advise what stage Council would prefer the Department to request a letter of offer for an amended VPA

We have referred the compliance issue relating to APZ management to our compliance team for investigation. I have forwarded them your details so they can touch base. We will also look into the B4 issue a bit further during the assessment of Mod 9. Please let me know if there is any other information you need at this stage, or if there is anything else we should pursue prior to the determination of Mod 10.

Regards,

Casey Joshua

Senior Planner

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