



Our ref: DOC19/999981

Your ref: MP 10_0137 MOD 11

Emma Butcher

Planning Officer, Regional Assessments
Department of Planning, Industry and Environment

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Dear Ms Butcher

Huntlee New Town Residential Subdivision Stage 1 (MP 10_0137 MOD 11)

The Biodiversity and Conservation Division (BCD) of the Department of Planning Industry and Environment (the Department) has reviewed the submission for Modification 11 'Section 4.55(1a) Modification Application MP_10_0137 (Mod 11) Huntlee New Town, Branxton' prepared by Ethos Urban, and dated 7 November 2019. BCD understands Mod 11 involves the creation of one additional residential lot within residential Stage 16 (R16) as a result of the subdivision of superlot 222, and one additional Town Centre commercial lot within TC1, delays in the timing for the road upgrade, minor road and lot boundary alignment amendments, and a request to change conditions of consent.

Mod 11 makes a number of changes to road corridors to accommodate required road widths. It is not currently possible to determine from the information provided if there will be any flooding impacts as a result of the boundary and road changes due to the scale of the information presented. In addition, the flood mapping presented is for the original subdivision. BCD has no comment in regard to Aboriginal Cultural Heritage (ACH) as there will be no impacts to ACH. BCD has no comment in regard to biodiversity as there will be no impacts to biodiversity.

OEH's recommendations are provided in **Attachment A** and detailed comments are provided in **Attachment B**. If you require any further information regarding this matter, please contact Peter Nichols, Senior Conservation Planner, on 4927 3103 or via email at rog.hcc@environment.nsw.gov.au

Yours sincerely

NICOLE DAVIS
A/Senior Team Leader Planning
Hunter Central Coast Branch
Biodiversity and Conservation Division

Enclosure: Attachments A and B

BCD's recommendations

Huntlee New Town Residential Subdivision Stage 1 (MP 10_0137 MOD 11)

1. Flood mapping needs to be updated to reflect the revised on-site detention structures, lot layout and flood extent. Mapping provided is to overlay flood extent on the proposed lot layout at adequate scale to enable impact to be assessed.
2. Subdivision mapping is to show location and size of water quality and on-site detention basins. Confirmation through preliminary design is required to confirm that sufficient land area remains to accommodate the on-site detention structures.

BCD's detailed comments

Huntlee New Town Residential Subdivision Stage 1 (MP 10_0137 MOD 11)

Flooding and flood risk

Flood mapping needs to be updated

Mod 11 makes a number of changes to road corridors to accommodate required road widths. It is unclear if these changes encroach into the riparian areas. It is not currently possible to determine from the information provided if there will be any flooding impacts as a result of the boundary and road changes.

Attachment E, Huntlee Stage 1 Constraints on Amended lots shows the flood extent on the proposed lots. This plan is of too small a scale to determine if encroachment into the flood extent has occurred. Mod 11 presents the Worley Parsons flood map in support of the changes. The flood map is for the original subdivision and the flood extent shown on Attachment E differs from that on the Worley Parsons mapping.

Recommendation 1

Flood mapping needs to be updated to reflect the revised on-site detention structures, lot layout and flood extent. Mapping provided is to overlay flood extent on the proposed lot layout at adequate scale to enable impact to be assessed.

Preliminary design of on-site detention structures is required

Mod 11 notes that proposed Amendment 1 and Amendment 53 impact on proposed on-site detention locations. The requirements for on-site detention are currently being reviewed and designed by Northrop Engineers. Engineering design work as part of Mod 9 indicates that larger basins than those originally planned are required to manage flows. It is understood that Mod 9 has not yet been approved.

Recommendation 2

Subdivision mapping is to show location and size of water quality and on-site detention basins. Confirmation through preliminary design is required to confirm that sufficient land area remains to accommodate the on-site detention structures.