



19 November 2019

Casey Joshua
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Contact: Iain Rush
Our Ref: DOC2019/121938
Your Ref: MP10_0137 Mod. 11

Dear Casey

**Response to Request for Comment
Section 75W Modification Request – Huntlee Stage 1 (MP 10_0137 MOD 11)**

I refer to your email of 14 November 2019 in which you have requested comments regarding Modification 11 of the Huntlee Major Project Approval.

We have reviewed the documentation accompanying the application and note that the majority of the proposed changes relate to the realignment of lot or sub-stage boundaries or street widths within the estate. An additional lot is also proposed in the north of Town Centre 1 (TC1).

The proposed changes to the subdivision and sub-staging layout and the inclusion of an additional allotment in TC1 are of minor consequence and are reasonably expected to occur from time-to-time in a subdivision of this size. As such, we have no objection to proposed amendments 1 to 53, as set out in the application. However, we recommend that the proposed road width amendments are consistent with the requirements for each road type in the Huntlee DCP, as amended.

The application also includes amendments to conditions A1 and E7 of the Major Project Approval. The amendments to conditions A1 and E7 relate to the total number of allotments in Stage 1 of the development and the timing of the Wine Country Drive/HEX Link Road upgrade, respectively. Council has no objection to either amendment.

The amendment to condition A1 is in response to the inclusion of an additional allotment in TC1. The subdivision of allotments in the Huntlee Town Centre is a common occurrence and is of minor consequence.

The amendment to condition E7 allows for a possible timeframe extension to complete the Wine Country Drive/HEX Link Road upgrade. The amendment is of minor consequence as the road upgrade is still required to be completed prior to the release of the subdivision certificate for the 1,000th residential allotment.

t: 02 4993 4100 f: 02 4993 2500

p: PO Box 152 Cessnock NSW 2325 or DX 21502 Cessnock
e: council@cessnock.nsw.gov.au w: www.cessnock.nsw.gov.au

ABN 60 919 148 928

Finally, we advise that Huntlee Pty Ltd has entered into an undertaking with Council to amend the Voluntary Planning Agreement (VPA) with Council to address inconsistencies between commitments made in the executed VPA and the State government's Major Project Approval.

If you require any further information, please do not hesitate to contact Council's Senior Strategic Planner, Iain Rush on telephone 02 4993 4155.

Yours faithfully

A handwritten signature in black ink, appearing to be 'M. Johnson', with a long, sweeping horizontal line extending to the right.

Martin Johnson
Strategic Planning Manager