

File Ref: 20/060

16 March 2021

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By email: emma.butcher@planning.nsw.gov.au

Subject: Draft Mod 14,16, 17 to MP_10_0137 Huntlee NSW

Dear Emma

I refer to the above draft modification and our previous submission and wish to advise that in spite of attempts to consult with the applicant they have not made themselves available nor attempted to contact us in regard to this application.

We remain extremely concerned that their actions are willfully trying to extinguish the development potential of our clients' lot, being Lot 11 DP 1105639.

Our client originally owned the whole of this site and sold the large majority of the site to the then owners of the Huntlee Project subject to a Master Plan for the development of this area, which allowed the future development of our clients' residue lot. The limited access proposed by the current design does not allow the development of our clients' lot, and will extinguish this site, contrary to the objectives of the act.

We have raised this with you previously, however our client is becoming extremely frustrated with the applicant in that they do not seem to wish to discuss this issue and allow him a reasonable opportunity to develop his land in accordance with the plan which was annexed to the rezoning application and attached.

As we have previously extensively investigated this site, we are also concerned that the existing previous EEC on the south eastern corner has not been recognised. In addition, setbacks to Lot 4 DP 1042140 do not appear to reflect current requirements in relation to the bushfire mitigation measures in that there is no perimeter road, and this land will remain an environmental offset reserve with high potential for bushfire.

Flooding is another matter that was not appropriately addressed in the application as Council has a new flooding study for Black Creek which shows that a significant area of this site was subject to inundation in the 1% AEP. In addition, the noise impact from Wine Country Drive does not appear to be appropriately considered.

We appreciate your previous advice however we request that we be kept informed of the process and if there are any opportunities to meet with the applicant, we would be happy to do so in a constructive manner.



Our main concerns remain the access to Lot 11 which does not meet Council's requirements and should be at least a 16 to 20m wide road reserve.

If you wish to discuss any points please do not hesitate to contact me and I look forward to your further advice

Yours sincerely

HDB Town Planning & Design



Kerry Nichols

Director

KN:kw

Enc: Plan of Subdivision



Important Notes:
1. This plan may require other easements that are not shown on this plan.

- 1
- PROPOSED COMMUNITY LOTS

205