



31 October 2024

The Department of Planning, Housing
and Infrastructure
Attention: Vince Di Bono

Contact: Julia Ryl
Our Ref: 52 2024 7 1
Your Ref: MP10_0137-Mod-23

Dear Mr Di Bono

Request for Council Comment
State Significant Development No.: MP10_0137
Description of Development: Huntlee New Town Stage 1 - Modification 23

I refer to notice received by Cessnock City Council in respect to the above State Significant Development, requesting Council's comments for Modification 23 to Stage 1 of Huntlee. It is understood that Modification 23 proposes the following:

- Realign and consolidate lots within Town Centre Sub-stages 1, 3, 4 and 5 (TC1, TC3, TC4 and TC5):
 - A reduction of five (5) commercial/mixed use town centre lots as a result of lot consolidation and adjustments to the road network
 - Minor adjustment to the lot areas for two (2) infrastructure, community and education lots
- Amendment to the size and location of the approved Asset Protection Zone (APZ) within Stage 2 of the Aria large lot residential area:
 - Adjustment to the southern, eastern and western APZs at the southern extent of Stage 2

Cessnock City Council provides the following comments in regard to the modifications proposed:

Town Centre Sub-Stage 1

The existing and proposed lot configuration of TC1 does not reflect the current subdivision pattern. Specifically, Lot 1758 on the submitted Subdivision Plans indicate that this Lot is retained as one (1) lot of total area comprising 49238m². A review of the current cadastre for this Lot identifies that this Lot is registered as three (3) lots and therefore the proposed lot calculations should be reviewed within TC1.

Council supports the creation of mixed use/commercial allotment sizes within the Huntlee Town Centre which are capable of providing the required services to support residents.

Proposed Road Network Realignment in TC1, TC3 and TC4.

Modification 23 of MP10_1037 proposes inclusion of a roundabout along Empire Street and relocation of the existing pedestrian refuge. When designing this roundabout appropriate turning paths are to be provided and considered for the largest vehicle frequenting this intersection. This will require Local Traffic Committee approval for the relocation of the pedestrian refuge and linemarking/signage.

The modification additionally proposes adding MC05 as a town centre laneway which demonstrates a 6m wide pavement; this does not meet Council's current standards for laneways. The proposed laneway meets requirements for two way traffic; however, may become problematic for loading access. Future developments will need to consider turning paths for the largest vehicles entering any site access.

Proposed Road Network Realignment TC5.

Council has no specific comments in relation to the proposed amendments to the proposed road alignment within TC5.

Asset Protection Zones (APZs) within Stage 2 of 'Aria' Large Lot Residential Area

Council considers NSW Rural Fire Service to be the appropriate authority to comment on the appropriateness of the proposed amendments to the Asset Protection Zones associated with Stage 2 of 'Aria' large Lot Residential Area.

Notwithstanding, Council requires that at the registration of Lots within Aria Stage 2, an appropriately worded instrument of restriction (88E) having regard for the requirement for maintenance of APZs on affected Lots be included and illustrated on Deposited Plans.

Consideration of Impacts to Condition E10 of Approval MP10_1037.

Council's Contribution's Team objects to the approval of further modifications to the Huntlee Stage 1 Major Project Approval, unless each modification is supported by a request to negotiate a concurrent amendment to the local Planning Agreement between Huntlee Pty Ltd and Council.

Council's Infrastructure Contribution's Team is concerned that elements of the Stage 1 Major Project Approval do not align with the local Planning Agreement and that Modification 23 to the Huntlee Major Project Approval may compound this misalignment. The misalignment is a consequence of DPHI's approvals process and Condition E10 of the Stage 1 Major Project Approval (as amended). DPHI presently requires the local Planning Agreement to be amended after each modification is approved. However, this has proven to be problematic as planning agreements are voluntary and any proposed amendment to a planning agreement may not be supported by Council or the Developer.

Thank you for the opportunity to provide comments into the assessment of this project. Council reserves the right to provide further comments should additional information be submitted of interest.

Should you have any further enquires please contact Julia Ryl, Senior Planning Assessment Officer directly on 02 4993 4218 or via e-mail Julia.ryl@cessnock.nsw.gov.au .

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Julia Ryl', with a large, stylized initial 'J'.

Ms Julia Ryl
Senior Planning Assessment Officer