

Mr Glenn Swan
Senior Development Director
Huntlee Pty Limited
1 TRITON BOULEVARD
NORTH ROTHBURY 2335

11/03/2022

Dear Mr Swan

**Huntlee - Stage 1 Modification 14 (MP 10_0137 MOD14)
Request for Additional Information**

I refer to the additional information provided for the Huntlee MOD 14 (MP10_0137-Mod-14) submitted in November 2021. The information has been reviewed, and comments from BCD and Council were received and are enclosed. After careful consideration, the Department requires the following additional information:

General

- The proposed on-site sewage system is not supported, given sewer is available for connection, and no justification for the proposed change has been provided. Please provide amended documentation removing the reference to the on-site sewage system.

F l o o d i n g

- Revised flood maps demonstrating that the subdivision is designed so that flood-free access is provided to all lots for the 1% AEP event. Rising road access is also required to permit evacuation of the area to a place of safety for all events up to and including the PMF event.

Biodiversity

It is noted that the areas of Central Hunter Riparian Forest and Central Hunter Ironbark- Spotted Gum- Grey Box Forest do not form part of the conservation measures secured under the VPA. However, the areas within Large Lot Stage 5 were largely included in open space, and are now proposed within private lots. Therefore, an assessment of the impacts is required, including:

- The 7-part Test should be updated to clearly identify where impacts to Endangered Ecological Community's (EEC) will occur and where the 35ha of EEC 'outside proposed conservation zones' will be situated. It should also include a review of MOD 14 against the status of conservation outcomes (i.e. avoidance and mitigation measures) as described in the Huntlee Ecological Assessment Report (2010) and the Flora and Fauna Management Sub-Plan (RPS, 2016). This review must include both direct and indirect impacts resulting from the project. Indirect impacts would include edge effects, weed encroachment, human disturbance and alteration to flow regimes that may result in modification to vegetation structure and composition.

- An overlay clearly showing the approved and proposed subdivision layout against Figure 3-2 of the Huntlee New Town Endangered Ecological Communities from the 2010 Ecological Assessment Report prepared by RPS.
- A plan demonstrating that building envelopes on the private lots in the areas with Central Hunter Riparian Forest and Central Hunter Ironbark- Spotted Gum- Grey Box Forest that were previously open space could be located outside of the areas of EEC.
- Updated documentation, including 'Figure' on page two of the MJD Environmental letter (dated 29 October), removing any encroachment of the Asset Protection Zone (APZ) into the buffer required under Condition C9(c) and C10.

Please provide the information, or notify us that the information will not be provided, by Friday 25 March 2022. If you cannot meet this deadline, please provide and commit to an alternative timeframe for providing this information.

If you have any questions, please contact Emma Butcher on (02) 8289 6607 or at emma.butcher@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'K T' followed by a long horizontal stroke.

Keiran Thomas
Director Regional Assessments
Regional Assessments

Enclosed:

Attachment 1- Council Comments

Attachment 2- BCD Comments