

30 August 2022

2210737

Keiran Thomas
Director, Regional Assessments
Department of Planning and Environment
4 Parramatta Square, 12 Darcy Street,
Parramatta NSW 2150

Attention: Christopher Eldred, Senior Planning Officer

Dear Chris,

Huntlee – Stage 1 MP10_0137 Modification 20 – Response to Request for Further Information

Ethos Urban has prepared this letter for Huntlee Pty Ltd regarding the section 4.55(2) Modification Application (MOD 20) to Project Approval MP10_0137, relating to the Huntlee New Town, Branxton. The purpose of this letter is to provide a Response to a Request for Further Information (RFI) addressing the issues raised by the Department of Planning and Environment (DPE) in the letter dated 3 August 2022, specifically relating to Transport for NSW comments received.

The following attachments are appended to this RFI response:

- Completed Excel Modelling Document by SECA Solution (**Attachment A**);
- SIDRA Model by SECA Solution (**Attachment B**); and
- Amended Design Plans prepared by Daly Smith (**Attachment C**).

1.0 Transport for NSW

On 28 July 2022 Transport for NSW provided an excel document of SIDRA model comments. These have been addressed at **Attachment A** by SECA Solution where required, addressing the matters identified by Transport for NSW as being Minor, Medium, Major, Note and Info Required.

2.0 Proposed Amendment

Due to discussions with Cessnock Council in relation to open space and landscape embellishments, the community hub area as proposed in the original submission of Modification 20 is proposed to be removed and located outside of the Stage 1 Project boundary, which is understood to be Council's preference (noting Council's submission on Modification 20 indicated the shape and configuration of some open space may result it in being unfit for purpose with further consultation needed). Huntlee Pty Ltd have also confirmed that the amended Community Hub aligns with the amended Council VPA plans, currently under discussion with the relevant Council officers.

Subsequently, per Clause 113 of the Environmental Planning and Assessment Regulation 2021, the modification application is proposed to be amended to reflect this change.

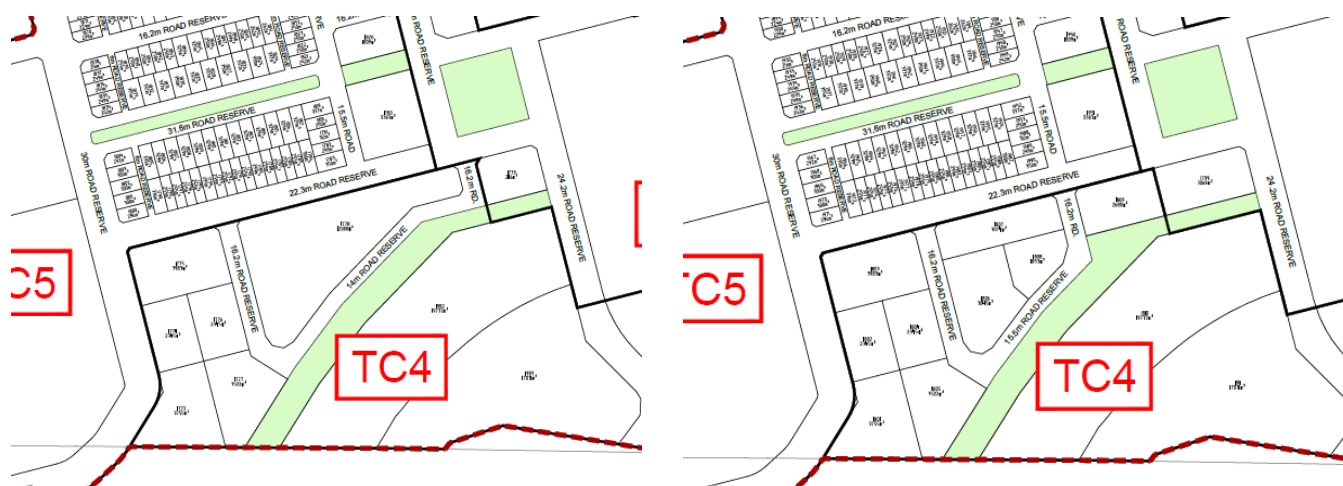


Figure 1 Existing TC4 proposed layout (left) and amended TC4 layout (right)

Source: Daly Smith

The previously proposed Community Hub Lot 1178 (being an infrastructure, community and education lot) is now proposed to be subdivided into four commercial/mixed use lots. These changes are provided below.

There is a slight adjustment to the staging boundary between TC4 and TC3 to reflect.

Table 1 Summary of lot changes proposed to the Town Centre under this modification

Lot Type	Original Modification 20 (as lodged)		Proposed Modification 20 Amendment		Difference
Town Centre Residential lots	TC1	0	TC1	0	0
	TC2	51	TC2	51	0
	TC3	12	TC3	12	0
	TC4	0	TC4	0	0
	TC5	122	TC5	122	0
	Total	185	Total	185	0
Town Centre Infrastructure Community and Education lots	TC1	0	TC1	0	0
	TC2	0	TC2	0	0
	TC3	0	TC3	0	0
	TC4	3	TC4	2	-1
	TC5	2	TC5	2	0
	Total	5	Total	4	-1
Town Centre Commercial/Mixed Use Lots	TC1	23	TC1	23	0
	TC2	19	TC2	19	0
	TC3	4	TC3	4	0

Lot Type	Original Modification 20 (as lodged)		Proposed Modification 20 Amendment		Difference
	TC4	9	TC4	13	+4
	TC5	2	TC5	2	0
	Total	57	Total	61	+4
Grand Total	-	247	-	250	+3

The removal of the Community Hub lot results in changes to the open space provisions as proposed, with public open space increasing by 0.04ha, and the Community Hub reducing the overall quantity by 1.2ha.

Table 2 Amended Open Space Quantity

Type of Open Space	Original Modification 20 size in hectares (as lodged)	Proposed Modification 20 Amendment size in hectares	Difference
District Sports Field	3.63	3.63	0
District Park	4.79	4.79	0
Local Park	3.44	3.44	0
Urban Square/Plaza	0.99	0.99	0
Community Hub	1.2	0	-1.2
Public Open Space	36.55	36.59	0.04
Riparian Corridor	12.44	12.44	0
Total	63.04	61.88	-1.16

The removal of the Community Hub as outlined in **Table 1**, results in overall lot changes as provided below.

Sub-Stage Name	No. of Lots Approved Under MP10_0137	Total proposed under original Mod 20	Difference	Total proposed under amended Mod 20
1 (residential)	208	214	0	214
1 (infrastructure)		6	0	6
2	98	107	0	107
3	94	120	0	120
4	91	128	0	128
5	111	119	0	119
5 (Large lot)	120	123	0	123
6	60	63	0	63
7	147	104	0	104
8	106	133	0	133
9 (residential)	130	119	0	119
9 (infrastructure)		1	0	1
10	81	152	0	152
11	118	88	0	88
12	109	104	0	104
13	1	58	0	58
14	1	86	0	86
15	2	83	0	83
16 (residential)	-	56	0	56
16 (commercial)		1	1	1
Town Centre Superlots	11	-		-
Town Centre Lots (infrastructure, community and education)		5 (inc. 2 school lots)	-1	4 (inc. 2 school lots)
Town Centre Lots (residential)		185	185	185
Town Centre Lots (commercial/mixed use)		57	+4	61
Total Residential Lots	1473	1,919 (excluding Substage 15 Large Lots)	0	1,919 (excluding Substage 15 Large Lots) 2,042 (excludes all non-residential lots, and

Sub-Stage Name	No. of Lots Approved Under MP10_0137	Total proposed under original Mod 20	Difference	Total proposed under amended Mod 20
		2,042 (excludes all non-residential lots, and includes Substage 5 Large Lots)		includes Substage 5 Large Lots)
Total Lots	14	2,112 (including infrastructure, community, education, commercial and mixed-use lots, and substage 5 Large Lots)	+3	2,115 (including infrastructure, community, education, commercial and mixed-use lots, and substage 5 Large Lots)
Total Dwellings	2,345	2,631 (Mod 9)	0	2,631

3.0 Conclusion

We trust that the information provided in this response addresses the matters raised by Transport for NSW, and outlines the amendments proposed, and allows the planning assessment to proceed. The amendments to the Huntlee development confirms that all major key elements of the proposed development as originally proposed and exhibited have remained mostly unchanged.

Yours sincerely,



Christopher Curtis
Associate Director
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