



22 October 2018

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

Contact: Iain Rush  
Our Ref: DOC2018/088831  
Your Ref: MP10\_0137 MOD. 10

Dear Casey

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

I refer to your email of 27 September 2018 in which you have requested comments regarding Modification 10 to the Major Project Approval for Huntlee Stage 1 (MP10\_0137). We welcome the opportunity to comment on the proposed Modification and note that aspects of Modification 9 and Modification 10 to the Major Project Approval are related.

We are generally supportive of the proposed amendments in Modification 10, with the exception of the following.

The amended Landscape and Public Open Space Plan (included in Modification 9) identifies additional public open space in sub-stage 1 and town centre sub-stage 2. The documentation supplied with Modification 9 and Modification 10 outlines that the principal purpose for this public open space is stormwater detention.

While we have no objection to the inclusion of stormwater infrastructure in the estate, we question its identification as 'public open space'. Clearly, infrastructure that is utilised for the purpose of stormwater detention, should not be considered 'public open space'. In actual fact, the infrastructure presents a clear risk to the public.

The same is true of the stormwater detention basin included within land designated for the sub-stage 1 District Park. While we understand the need for the basin, we object to its identification as 'District Park' for the reasons outlined in the paragraph above. The inclusion of the detention basin appears to be at the expense of the total area allocated for District Parks in Huntlee's Planning Agreement with Council and, for all intents and purposes, is unusable land. In addition, we note that the identification of stormwater assets as public open space will have implications for their design and approval pathway as a result of Huntlee's Planning Agreement with Council.

Finally, the plans accompanying Modification 10 indicate the deletion of a future 'internal access link' between North Rothbury and Huntlee in sub-stage 1 (between existing lots 75 and 76). While we do not object to the deletion of the internal access link, we feel it prudent to highlight the importance of maintaining good connectivity between North Rothbury and

Huntlee. In this regard, the proposed internal access links further to the south east should be maintained in any future modification.

If you require any further information, please do not hesitate to contact me on telephone 02 4993 4229.

A handwritten signature in black ink, appearing to be 'MJ', followed by a long horizontal line extending to the right.

Yours faithfully

Martin Johnson  
Strategic Planning Manager