

Planning and Regulatory. G.Mansfield
Reference: PB2016/09668
Phone: 02 4974 2767



20 October 2016

Ms Fiona Gibson
Planning -Modification Assessments
Planning Services
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Dear Ms Gibson

**NOTIFICATION OF MODIFICATION TO MAJOR PROJECT TO CREATE A
SUBDIVISION (MP06_0031 MOD2)**

I refer to your email of 4 October, 2016 advising that Hunter Medical Research Institute has submitted a modification request to include subdivision for the site and inviting Council to comment.

A Council officer has reviewed the submitted documentation and the following comments are offered for your consideration:

1. The Newcastle Local Environmental Plan, 2012 has no minimum lot size applicable to the subject land.
2. The eastern boundary of proposed Lot 1 appears to bisect the existing carpark with the two western most aisles being within Lot 1 (HMRI) and the eastern aisle being within Lot 2 (HNEH). This appears to be consistent with the terms of the Project Approval and supporting Traffic Assessment.
3. The draft Administration Sheet and s88 Instrument need to be checked for errors and inconsistencies. (e.g. The Administration Sheet proposed a Right of Footway 1 wide (BB), yet this seems to be identified as (QQ) on the plan and s88 Instrument)
4. The street address for the proposed lot should be obtained from Council's Spatial Information Technical Officer, Grant Faulkner and provided to the surveyor to complete the Administration Sheet. Grant can be contacted on Ph. 49742506 or by gfaulkner@ncc.nsw.gov.au.
5. That part of the land shown burdened by easement (JJ) Outer Protection Zone to the east of proposed Lot 1 should be notated as (KK) Inner Protection Zone is to comply with Statement of Commitment 7.4 Bushfire - Recommendation 2 (See Appendix B of the Project Approval).

6. The extents of (KK) and (JJ) to the west of the HMRI building are different, respectively, to that shown as Defendable Space and Fuel Managed Area in the Bushfire Protection Assessment by ABPP Ref. BO8900-2 dated 18 August 2009).
7. It is also questionable if the extent of (JJ) to the west and northwest of the HMRI building is consistent with Statement of Commitment 7.4 Bushfire - Recommendation 3.
8. The shared pathway entering proposed Lot 1 from the bushland to the north appears to be at least 2.5m wide, however proposed Easement QQ is noted as a Right of Footway 1 wide and variable. It is also apparent from aerial photographs that the shared path provision extends further south than as depicted on the draft DP. The easement should be amended wholly contain this pathway. Consideration should also be given as to who is to have benefit of this easement as members of the public might use this pathway to access the wider HNEH campus.

Council has no in principle objection to the proposed subdivision, subject to the Department being satisfied that matters 3 to 8 have been satisfactorily addressed.

If you require further clarification of any matter raised in this letter, please contact Senior Development Officer (Engineering), Brian Cameron (02) 4974 2637 or bcameron@ncc.nsw.gov.au.

Yours faithfully



Geof Mansfield
PRINCIPAL PLANNER (DEVELOPMENT)