



14289  
27 October 2014

Chris Ritchie  
Team Leader: Industry Key Sites and Social Projects  
Department of Planning and Environment  
23-33 Bridge Street  
SYDNEY

Attention: Chris Ritchie

Dear Chris

## **SECTION 75W MODIFICATION MP\_10\_0137 HUNTLEE**

We write to you on behalf of Huntlee Pty Ltd requesting that the Department initiate amendments to Project Approval MP10\_0137 pursuant to Section 75W and Clause 12 of Schedule 6A of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Specifically the following amendments to the Project Approval are sought:

- Modification to the approved subdivision plans within Stage 1 as a result of the detailed subdivision design; and
- Modification of Condition A2 to reflect the amended subdivision plans.

This application identifies the consent, describes the proposed modifications and provides a planning assessment of the relevant matters for consideration contained in Section 75W of the EP&A Act. It should be read in conjunction with the Environmental Assessment Report (EAR) dated March 2011 and the Preferred Project Report (PPR) dated September 2012. The application is accompanied by:

- Revised survey plans prepared by Andrew David McNamara (**Attachment A**);
- A copy of the Stage 1 Project approval notice (**Attachment B**); and
- Indicative overlay plan of the approved and proposed lot boundaries (**Attachment C**).

### **1.0 CONSENT PROPOSED TO BE MODIFIED**

Project Approval MP10\_0137 was granted by the Planning and Assessment Commission (PAC) on the 24<sup>th</sup> April 2013 for Stage 1 of the Huntlee New Town, comprising residential subdivision of 1473 lots, 14 super lots, a primary school allotment and the creation of drainage and open space reserves, site preparation works and internal and external road works. A copy of the Notice of Determination is included at **Attachment B**.

#### **1.1 Background**

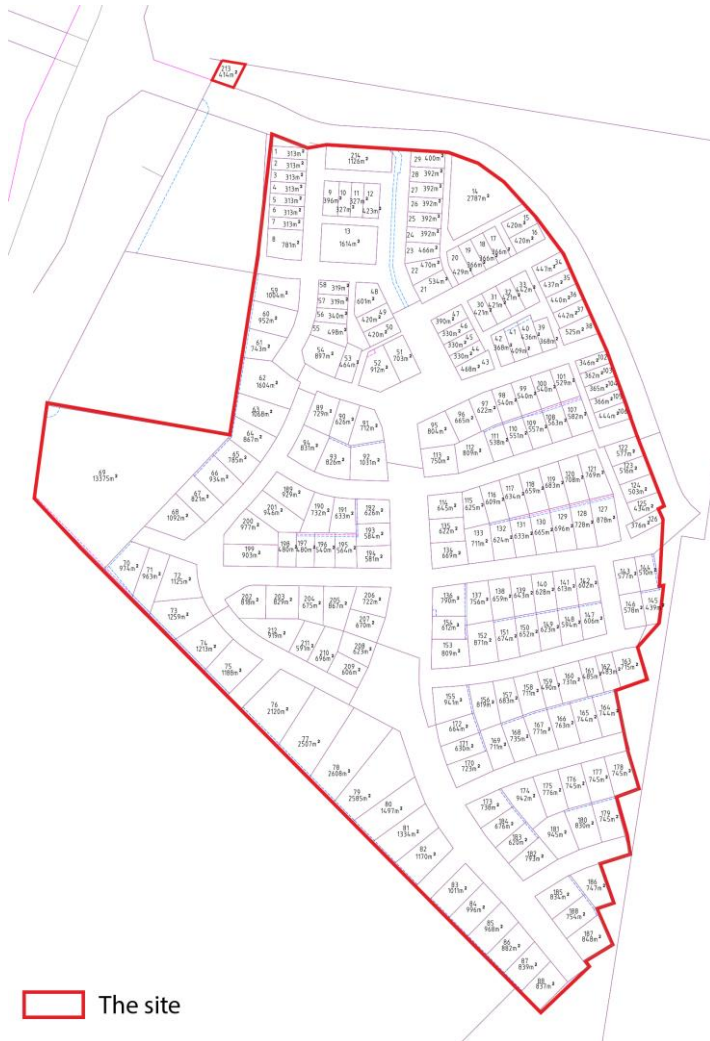
The progression of the Huntlee New Town and the detailed design of the residential and town centre precincts within the Stage 1 approval have provided the impetus for a number of minor modifications to the approval, as it currently stands. The modifications outlined in this application reflect the detailed subdivision design of the Stage 1 Entry Village and are required to progress the development. In order for Huntlee to obtain construction certification, detailed subdivision plans are required to form the approval documents.

## 2.0 PROPOSED MODIFICATIONS TO CONSENT

The proposed modifications to the consent (MP10\_137) are outlined below.

### 2.1 Modifications to the Development

The modification seeks to submit amended subdivision plans to reflect the detailed subdivision and refined lot boundaries within the Stage 1 Entry Village, as shown in **Figure 1** below. The Subdivision plans demonstrating the revised lot boundaries are provided at **Appendix A**. The amended plans include minor amendments to the lot orientations, boundary dimensions and lot areas as a result of the continued and improved design of the lot layout. The survey plans comprise a high level of detail and will allow the progression of development in the Entry Village.



**Figure 1** – Area of the Stage 1 Entry Village to which the modification applies (indicative)  
Source: JBA

The graphic provided at **Attachment C** demonstrates the proposed lots (red) overlaid onto the approved lot layout (grey), which demonstrates the various changes to the lot boundaries and orientations. As shown in drawing the amendments to the lot layout generally comprise the realignment and minor relocation of lots to accommodate the required road carriageways and reflect a more consistent and aligned subdivision pattern. It is noted that each stage of Huntlee has caps on the maximum number of dwellings and lots and as such the proposed 212 lots will be accommodated within the total for Stage 1.

While the proposed lot modifications are considered to be minor, certification for the construction works is dependent on the approved plans being consistent with the proposed works. As such it is considered appropriate to update the approved plans and provide a higher level of detail to reflect the various design modifications and provide a higher level of certainty in regards to the detailed subdivision design.

## 2.2 Modifications to Conditions

The proposed modification described above necessitates amendments to the consent Conditions which are identified below. Words proposed to be deleted are shown in ~~bold strikethrough~~ and words to be inserted are shown in ***bold italics***.

### A2. Development in Accordance with Plans and Documentation

The development will be undertaken in accordance with the following documentation:

- Project Application – Environmental Assessment Report – Huntlee Stage 1 Subdivision and Infrastructure Works (by JBA March 2011) and associated appendices as amended by:
- Project Application – Preferred Project Report – Huntlee Stage 1 Subdivision and Works (by JBA September 2012) and its associated appendices
- Statement of Commitments in aforementioned Preferred Project Report (by JBA Planning 2012)
- Amended subdivision plan “121129 Overall Lot Plan\_1 to 3000” (Roberts Day Dec 2012) as to be amended in line with the additional amended subdivision concept plan “Huntlee – Stage 1 Concept Master Plan dwg UD4-401 01.02.13” (Roberts Day Feb 2013)
- ***Amended subdivision plans prepared by Andrew David McNamara PP DP1197581 sheets 1 and 2, PP DP1197586 sheets 1 to 5, PP DP 1197589 sheets 1 to 5 and PP DP 1199264 sheets 1 to 4.***

Except as modified by the conditions of this approval

***If there is any inconsistency between the above documents the more recent document shall prevail to the extent of the inconsistency.***

## 3.0 ENVIRONMENTAL ASSESSMENT

This section demonstrates that the proposed modifications outlined in **Section 2** do not compromise the merits of the Stage 1 approval or provide any significant additional environmental impacts.

### 3.1 Consistency with Stage 1 Approval

The proposed modifications are considered to be generally consistent with the Huntlee Stage 1 approval. The minor alterations to the lots do not result in any increase in density or total number of residential allotments within Stage 1. The modification does not result in any design changes that will create adverse visual impacts or lots with poor solar orientation nor will the changes have any impact on roads or street block sizes. The proposed development, whilst adjusting lot boundaries, does not result in any additional lots as approved in Stage 1. All lots are designed in accordance with the minimum lot size and will not prevent future development from achieving general compliance with the Huntlee DCP, as outlined below.

### 3.2 Consistency with Huntlee DCP

The proposed modifications to the Stage 1 Approval, as outlined in **Section 2**, are considered to be generally consistent with the Huntlee DCP. The modification has been assessed against Section 4 of the DCP, which provides controls for Subdivision Design. The lot layout is generally consistent with the subdivision controls as it:

- Will not affect the street carriageway widths or the street hierarchy;
- Will not affect the provision of compliant pedestrian or cyclist networks;

- Will not restrict the operation or provision of public transport;
- Provides open space generally in accordance with the indicative plan provided in the DCP;
- Will not restrict the provision of utilities and services; and
- Will not affect the street block length or areas of the public domain.

The modification is consistent with *Section 4.5, Residential Neighbourhoods* as it:

- Provides lots within walking distance of open space and maximised pedestrian connectivity;
- Provides for a legible and permeable street hierarchy that responds to the site topography;
- Provides street blocks generally less than 150 to 180 metres;
- Generally maintains a rectangular lot orientation. Any irregular shaped lots are provided to be large enough and orientated appropriately to accommodate DCP compliant dwellings;
- Provides lots in accordance with the orientation and design principles outlined in Figure 32 and 33 and does not propose any battle-axe lots;

The proposed lot layout provides a range of lot sizes with smaller lots concentrated around areas of open space and Country/larger lots around the perimeter. The lot orientation and street network design facilitates passive surveillance of public areas and encourages activation of the street frontage.

The proposed lot layout is generally provided in accordance with the minimum lot size and dimensions provided in Section 4.5.2. The majority of the lots within the Entry Village are traditional lots and comply with the 12m lot frontage and lot size of 250m<sup>2</sup> - 800m<sup>2</sup>. It is noted however that a number of the lots are not provided in accordance with the minimum lot width of 12m, as outlined in **Table 1** below.

**Table 1 – lots with frontages less than 12m**

Lot No	Lot width
436, 437, 438, 439, 440, 441, 442	10.2m
420, 419	10.9m
113 112 111	11m

It is noted that the non-compliances outlined above in **Table 1** are very minor and each of the lots are provided substantially in excess of the minimum Traditional Lot sizes as outlined in the DCP. The lots are all located within close proximity to open space and therefore achieve an appropriate level of amenity, in accordance with section 4.5.2(10) which seeks to provide smaller lots around areas of open space.

The lot sizes within the Entry Village are provided generally in accordance with the DCP Figure 34 with the larger country lots provided in the south-western portion of the site.

#### 4.0 CONCLUSION

The proposed amendments to the Huntlee Stage 1 Approval, as outlined in **Section 2**, are a result of the continual refinement and detailed design of the residential lot layout within Stage 1. The modifications are considered to be minor and are generally consistent with that of the Concept Plan approval. The nature of the modifications will ensure that there are no significant environmental impacts or adverse impacts on residential amenity.

In light of the above listed reasons we don't anticipate that the modification requires notification or public exhibition. Should you have any queries about this matter, please do not hesitate to contact me on 99566962 or [gkirkby@jbaurban.com.au](mailto:gkirkby@jbaurban.com.au).

Should you have any queries about this matter, please do not hesitate to contact me on 99566962 or [gkirkby@jbaurban.com.au](mailto:gkirkby@jbaurban.com.au).

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Gordon Kirkby', written in a cursive style.

Gordon Kirkby  
*Director*