



14289  
17 December 2014

Thomas Pioversan  
Industry Key Sites and Social Projects  
The Department of Planning and Environment  
23-33 Bridge Street  
SYDNEY, NSW 2000

Dear Thomas,

**RESPONSE TO ISSUES - MP\_10\_0137 STAGE 1 S.75W MODIFICATION 2  
HUNTLEE**

I write to you on behalf of LWP Property (the applicant) in response to your email's dated 3<sup>rd</sup> and 12<sup>th</sup> December 2014 outlining a number of matters that the Department would like addressed to assist with the assessment of the S.75W Modification 2 to the Huntlee New Town – Stage 1 Project Application. The various matters raised in your emails have been addressed in detail below.

*For the modification to the Stage 1 Project Boundary, the report mentions an extension to the riparian corridor and footpath:*

- *Are the changes to the riparian corridor and footpath being pursued under a future modification? If not, justification for these changes is required, including how they will improve the quality of water run-off in line with WSUD principles as mentioned in the s75w application (dated 30 October 2014).*

The proposed alteration to the Stage 1 boundary is required to accommodate the augmentation of the storm water detention basin to restrict the overflow impacts of the 10 year ARI Flood level on the adjacent sports fields. The attached stormwater engineering plan prepared by Worley Parsons (*Huntlee Stage 1 Civil Works – Detention Basin detailed plan*) demonstrates the amended detention basin which restricts the 10 year ARI Flood level from reaching the sports field.

he footprint of trunk detention basin was increased to minimize the risk of flooding to the public within the proposed sports field area. The increased footprint will also reduce impacts, where possible, on the existing creek line. The amended basin footprint allows a greater opportunity to retain an existing section of the creek line and vegetation in this area. Further to this, the quality of the storm water runoff is maintained as there is no proposed to change footprint of the water quality basin, also shown in the attached plan.

- *The changes to the boundary to the west of the Town Centre have not been addressed.*

The modification does not seek any changes to the West of the Town Centre. The approved road layout or super lot structure to the west of the Town Centre will remain. It is noted that the extent of the stage 1 approval boundary was incorrectly labelled in the originally submitted plan. This has been amended in the revised overall master plan submitted with this letter.

- *What is the area of the additional land under the requested modification?*

The area of the additional land to be included within the Stage 1 approval boundary is 8,715m<sup>2</sup> and is shown on the amended Master Plan drawing.

- *Is this additional area owned by the Proponent? If not land owner's consent is required for the additional land.*

The additional land is owned by Huntlee Pty Ltd.

- *Does the area of additional land include any additional Endangered Ecological Communities?*

The extension of the Stage 1 boundary will abut or encroach on a stand of Central Hunter Ironbark Spotted Gum - Grey Box Forest which is an Endangered Ecological Community (EEC) situated to the east. The EEC in question is known on Huntlee and as such is not additional by way of EEC's impacted in Stage 1 however it would, if encroached, represent an increase in the total area of EEC impact.

Importantly the impact of this EEC was considered as part of the major project and on balance found not to trigger a significant impact should removal occur given the quantum of offsets containing the same EEC.

- *Clarification is needed regarding what appears to be landscaping works adjoining the stormwater management facility that extends over the Stage 1 boundary.*

The works are for the extension of the detention basin, as previously explained. It is noted that a small footpath is proposed around the detention basin to facilitate access to this area.

- *A mark-up of the map supplied with the s75w application that overlays the approved Stage 1 boundary with the requested changes to the boundary is required.*

An amended Master Plan drawing has been prepared that shows the proposed changes to the Stage 1 boundary overlayed onto the approved boundary.

- *For the relocation of the lots in the super lot of precinct 4 adjacent to the open space, additional justification is needed to demonstrate that the relocation of the lots can meet the DCP criteria in other areas of the site if relocated.*

The lots to be relocated from precinct 4 will be accommodated within another precinct within Stage 1. When added to another precinct, the lots will not exceed the quantum total of lots identified for that stage under the DCP (Table 2). As the current number of approved lots under the detailed design stage is well within the DCP maximums this is not considered to cause any issues at a later stage.

- *For the revised Town Centre layout the inclusion of a roundabout to the northern super lot has not been discussed alongside the addition of Laneways 2 and 3.*

The addition of the roundabout to the northern super lot will facilitate traffic movement into the future supermarket car parking area. The roundabout is located at an existing proposed intersection (as approved under the Stage 1 Project Application) and provides a greater level of safety to traffic in this intersection. Future individual site DA's will address local traffic movements and details thereof, however it is clear that a roundabout will be required at this location instead of a sign controlled 4 way intersection.

#### Amended lot boundary

As shown in the amended master plan drawing the lot boundary for Lot 213 has been modified to accommodate a future sales office and car park. This car park was shown in the Anvil Creek Regional Park in the landscape drawings submitted with the Environmental Assessment for the Project Application. The boundary adjustment is minor and the DA for the sales office to be constructed at this location has been discussed with Cessnock Council.

In addition to the above, I make note of the revised submitted Master Plan prepared by Daly. Smith Pty Ltd Drawing No. 20406(6) which is to form the determination document, previously referred to in the Modification Application.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or [mnorman@jbaurban.com.au](mailto:mnorman@jbaurban.com.au).

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Matthew Norman', is written in a cursive style.

Matthew Norman