



MN/GK
15040
15 May 2015

Chris Ritchie
Team Leader: Industry Key Sites and Social Projects
Department of Planning and Environment
23-33 Bridge Street
SYDNEY 2000

Attention: Thomas Piovesan

PLANNING ADVICE
HUNTLEE NEW TOWN MP_10_0137 MODIFICATION 3

I write to you in regards to the proposed Section 75W modification application to initiate amendments to the Project Approval MP_10_0137 for Stage 1 of the Huntlee New Town development.

I refer to the submission prepared by Cessnock Council enclosed within your email dated 20 April 2015. Broadly the submission supports the proposed modification however raises concern with the impact of the revised subdivision layout in regards to the first order streams within sub-stage 2-5. We refer you to the letter prepared by Northrop (Attached to this letter) addressing this concern and outlining the drainage provisions for the site that will ensure the reconfigured layout will drain appropriately without any adverse or ongoing costly impacts on Council or the future land owner.

Additionally, Cessnock have raised in their submission that no objection is raised to the realignment of Central Avenue, provided that rear laneway access is provided to the adjoining lots. As shown on the Proposed site-wide Masterplan submitted with the S.75w application, these lots will all benefit from rear laneway access.

We trust that there is nothing further that the department requires to finalise and complete their assessment. Should you have any queries about this matter, please do not hesitate to contact me on 99566962 or gkirkby@jbaurban.com.au.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Gordon Kirkby'.

Gordon Kirkby
Director