



MN/GK  
15040  
20 July 2015

Natasha Harras  
Team Leader: Regional Assessments  
Department of Planning and Environment  
23-33 Bridge Street  
SYDNEY 2000

Dear Natasha

**RESPONSE TO INFORMATION REQUEST  
HUNTLEE NEW TOWN MP\_10\_0137 MODIFICATION 3**

I write to you in regards to the proposed Section 75W modification (MOD 3) application to initiate amendments to the Project Approval MP\_10\_0137 for Stage 1 of the Huntlee New Town development.

I refer to your email dated 3 July 2015 in which a number of issues and response items were raised in regards to the modification application. This letter outlines the additional information provided to the Department of Planning and Environment (DoPE) and responses to each of the items raised in your email referred to above.

This letter should be read in conjunction with the following attached documents:

- Amended plan of subdivision prepared by Daly. Smith provided at **Attachment A**;
- Amended Staging Plan prepared by Daly. Smith and JBA provided at **Attachment B**; and
- Amended S75W modification report prepared by JBA provided at **Attachment C**
- A revised Road Hierarchy Plan, prepared by Roberts Day (**Attachment D**); and
- An Amended Landscape Masterplan, prepared by AECOM (**Attachment E**).

**Staging**

A revised staging plan has been prepared (**Attachment B**) for the proposed lot layout. The staging plan has been prepared generally in accordance with the existing approved Staging plan (DWG UD4-401 12.02.14) however implements new sub staging boundaries for sub-stages 2-5 to accommodate the proposed layout.

As shown in the amended staging plan, the southern boundary of sub-stage 5 includes 18 lots on the southern side of Central Avenue. This is consistent with the sub-stage 5 boundary and lot layout as shown in the previously submitted staging plan and masterplan, which amends the southern boundary to include the amended lot layout.

It is noted that Condition A6(a) will be amended to reflect the updated staging plan. The amended condition has been reflected in the modification report provided at **Attachment C**.

**Laneway Access**

The submission prepared by Cessnock Council identified that laneway access is to be provided to lots fronting Central Avenue, consistent with the approved scheme. Accordingly a laneway has

been added to lots 595-601, located on the southern side of the Central Avenue, to ensure these lots have rear vehicular access (refer **Attachment A**). The remaining lots fronting Central Avenue are accessed via secondary streets and do not have any vehicular access from Central Avenue hence achieving the intent of rear loading.

#### **Updated Plans**

An updated Stage 1 Masterplan (**Attachment B**) has been prepared to reflect the laneway addition to the south of the Central Avenue. The amended plan number and consequential modification to Condition A2 has been amended in the S75W report provided at **Attachment C**.

An updated street hierarchy plan has been prepared (**Attachment D**) to reflect the addition of the rear laneway on the southern side of Central Avenue. Additionally an amended landscape plan has been prepared (**Attachment E**) with additional detail provided for the lots to the south of Central Avenue.

#### **Number of Allotments**

It is noted that no change to the overall number of allotments prescribed by condition A1 is sought under the modification. The number of allotments within sub-stage 2,3,4,5 and 8 has been amended as detailed within Table 1 of the S75W report. As outlined in Table 1 of the S75W modification report, the total number of lots proposed within Stage 1 has decreased by 35 lots as a result of the lot reconfigurations proposed under this modification and the previous modifications to the Major Project Approval. It is intended to relocate these lots within other sub-stages under future more detailed design.

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](mailto:gkirkby@jbaurban.com.au).

Yours faithfully



Gordon Kirkby  
Director