



Office of Environment & Heritage

DOC17/313104-1
MP10-0137 MOD 8

Ms Emma Butcher
Planning Officer, Modification Assessments
Department of Planning and Environment
emma.butcher@planning.nsw.gov.au

Dear Ms Butcher

Notification of Modification Application for Huntlee Residential Subdivision – Stage 1 subdivision and works, Branxton (MP10-0137 MOD 8)

I refer to your email dated 31 May 2017 seeking advice on a request to modify the Stage 1 Project Approval for the Huntlee New Town residential subdivision at Branxton, in the Cessnock Local Government Area. The Office of Environment and Heritage (OEH) understands that the amendment proposes to revise the subdivision layout and street layout of sub-stages 6 – 13, revise the staging plan of Stage 1, relocate and reconfigure the school and reconfigure the open space.

OEH understands that detailed landscape plans will be provided to Cessnock City Council prior to issuing the construction certificate. This is to enable protection of the North Rothbury Geebung, *Persoonia pauciflora*, an endangered species which occurs in the north-east corner of the large lot area. The proponent will develop these plans in consultation with OEH and in accordance with the Recovery Plan, which specifies buffers for habitat protection. OEH will support council in the development of these plans.

OEH seeks clarification on the location of the asset protection zones (APZ) as there appears to be contradiction between the documents provided. The Bushfire Threat Assessment for Modification 8 (dated April 2017) presents the APZs within the development boundaries (Figure 4, page 14). However, the cover letter to the Department of Planning and Environment (dated 26 May 2017) refers to the APZ as being outside the Stage 1 boundary on Page 3, and states that “... *this is a temporary APZ on land that will be subject to future development*”.

OEH does not support the location of APZs outside the development footprint, as impacts on biodiversity and Aboriginal cultural heritage have not been assessed for these areas.

If you have any enquiries concerning this advice, please contact Karen Thumm, Conservation Planning Officer, on 4927 3153.

Yours sincerely



19 JUN 2017

RICHARD BATH
Senior Team Leader Planning, Hunter Central Coast
Regional Operations