



Oborn Professional Consulting Group

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The Director – Regional Assets
NSW Planning, Department of Planning and Environment
Parramatta NSW, 2124

Subject: Notification of Modification Request
Huntlee New Town Stage 1- Modification 20
MP10_0137 MOD20

1. Introduction

As instructed, I act on behalf of the owner of No 26 Scott Street located in the Village of North Rothbury. A letter of authority is attached.

Title Particulars

Lot 34 DP 755211 (formally Portion 34)
LGA Cessnock Parish of Braxton
County of North Cumberland having an area of 15.58 hectares
Zoning R1 General Residential under Cessnock LEP 2011

Surrounded Property Details

The property is surrounded by the Huntlee Town Residential Development and road layout as follows:

- Triton Boulevard adjoining the northern boundary
- Stage 1 Residential - West boundary
- Stages 12 & 15 south boundary
- Stages 13 eastern boundary

2. Existing Property Details

Existing Improvements

- Residential Dwelling
- Sheds, outbuildings and machinery, vehicle equipment storage

Topographical Details

- The land is partly cleared grazing pasture on even contour with sporadic tree cover

- A feature of the property is a gully watercourse which traverses the property in a north south direction.
- A stormwater culvert is located within Triton Boulevard adjacent to the north boundary at the discharge point (location noted on the attachment – Subject Site Plan)

3. Property Access

Existing access to the property is noted at two locations

1. Via a registered right of access 8m wide to the western boundary from Scott Street (see details on attached D.P 268807 and D.P 729973.)
2. Frontage to crown road adjacent to the northern boundary and Triton Boulevard

Objection to Proposal

Objection to the proposed modification to the consent is submitted for the following reasons

- The lot and road layout referred to on the Stage 1 constraints amended lots plan - author Daly Smith Consultants to drawing No 20406 – Dated the 2nd Nov 2021 notes a potential conflict with the existing right of access referred to herein and the proposed road and lot layout in the immediate locality. Recent site inspection noted that the land adjacent to the said right of access is currently vacant with existing roadways terminating at the intersection of Laverty Ave and Amberton Parkway.
- Stormwater Management
 - Attached to the submission is a report prepared by consultant civil engineer Paul Meredith of Tricad Design referencing:
 - Comment on design and location of Detention Basin 3 currently under construction adjacent to the southern boundary of the subject property
 - Comment on stormwater management and detention issues relating to the proposed road layout within Stages 1 & 13 adjacent to the subject site and projected points of access connection to the subject site as noted in red colored cross on the attached plan.

Should you require any additional explanation or information please do not hesitate to contact the writer.

I await your response.

Yours Faithfully



Graham Oborn
Director
Oborn Consulting