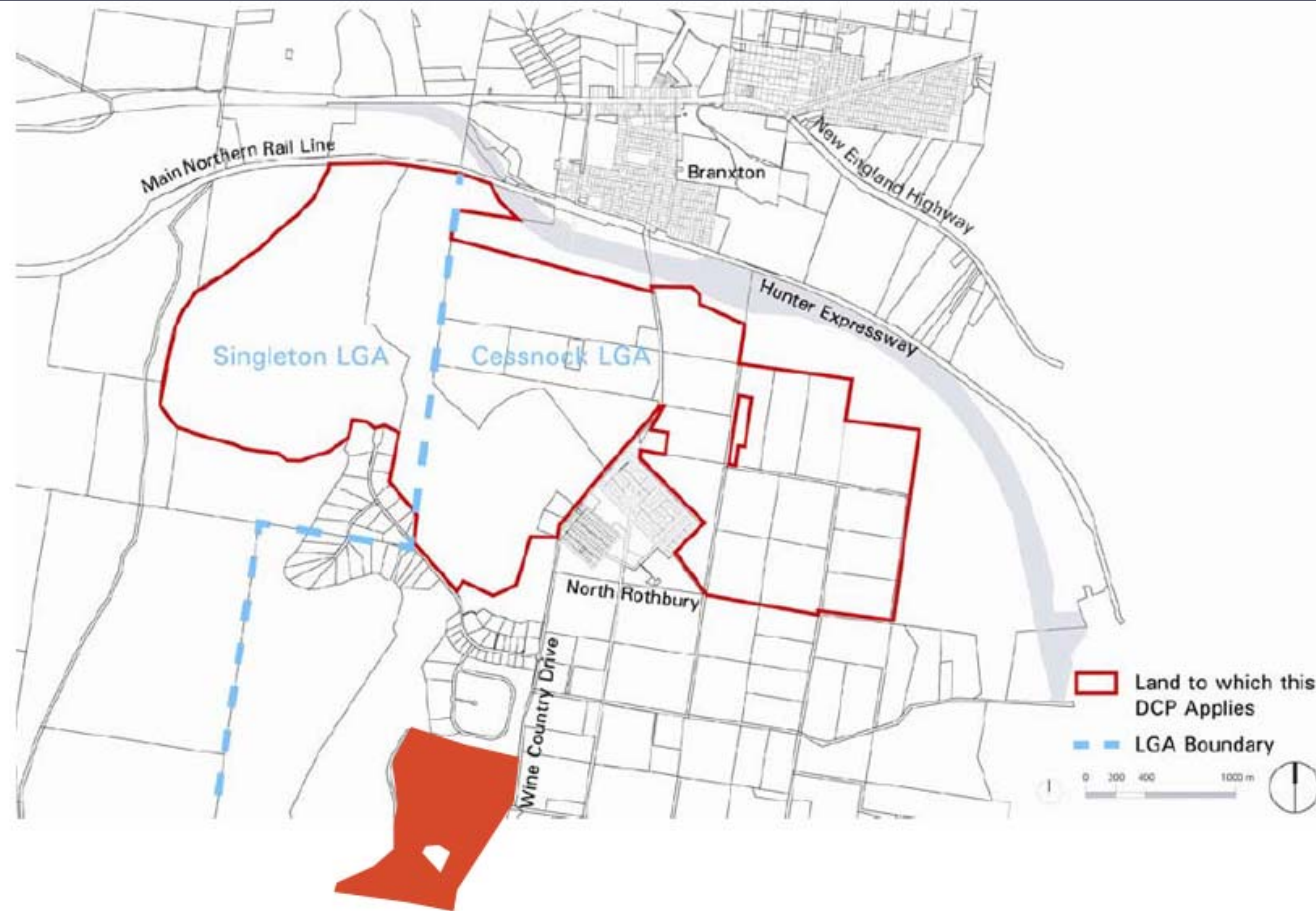


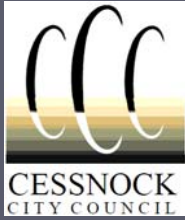
KEY ISSUES

- ▶ No development controls apply to land zoned R5 Large Lot Residential
- ▶ The Huntlee Development Control Plan enables further subdivision of lots proposed in the Stage 1 Application
- ▶ Riparian Areas - The subdivision pattern neglects to comply with *Water Management Act 2000* guidelines and condition C14. b)
- ▶ There are no requirements for traffic management infrastructure other than that required for Wine Country Drive
- ▶ The level of detail provided by the *State Environmental Planning Policy (Major Development)* and Huntlee Development Control Plan is very rudimentary
- ▶ Conditions E3 and E4 of the Department's recommended conditions pose great financial risk to Council
- ▶ Local Contributions - Council are currently in negotiation with the proponent regarding local contributions

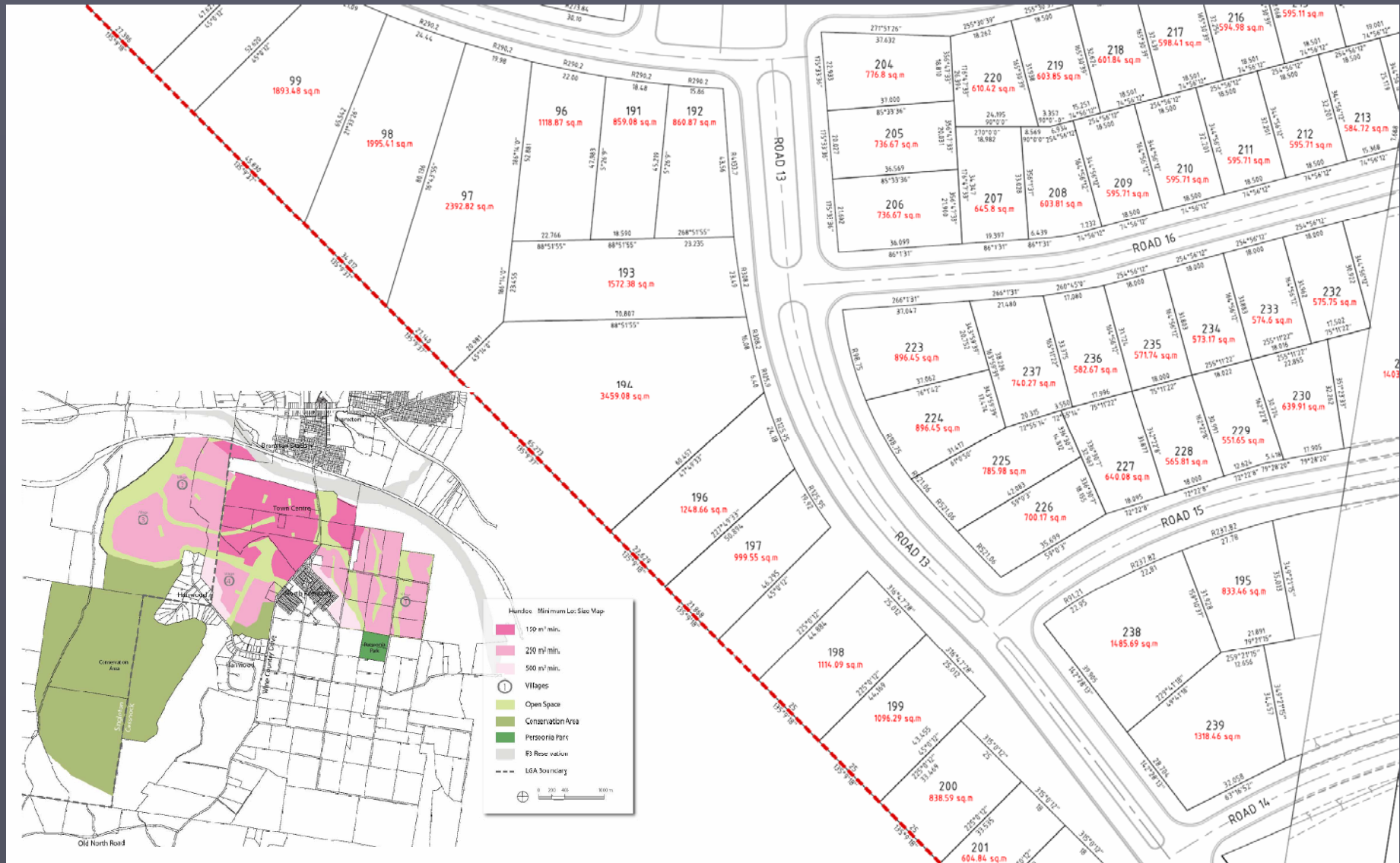
NO DEVELOPMENT CONTROLS



STAGE 1 APPLICATION AREA WITH NO APPLICABLE DEVELOPMENT CONTROLS SHOWN SHADED

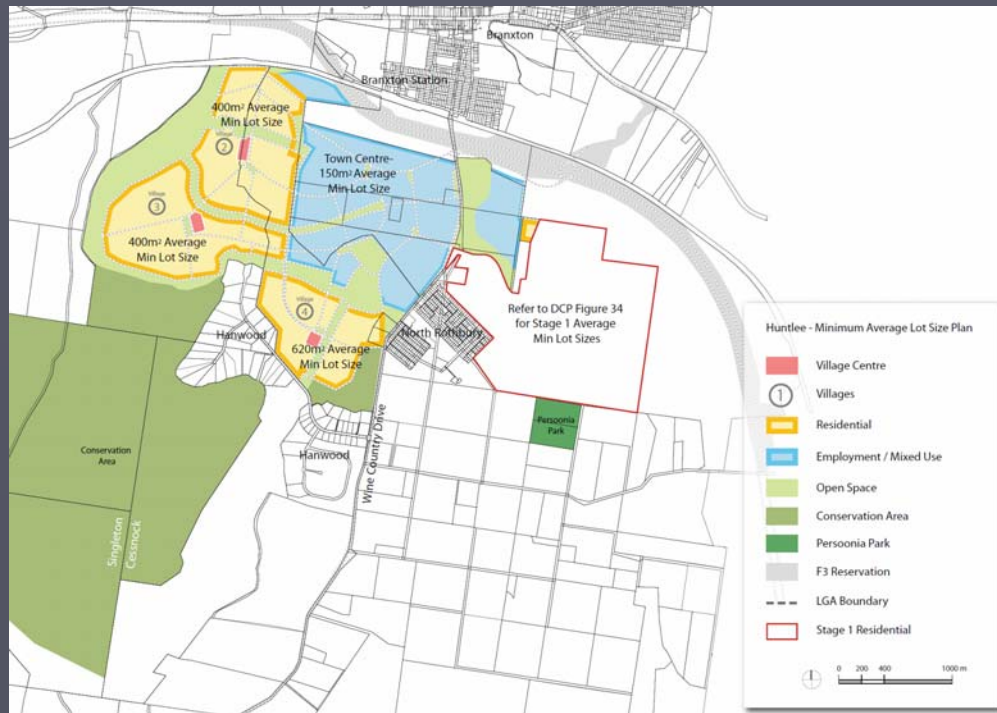


LOT YIELD



LOT YIELD

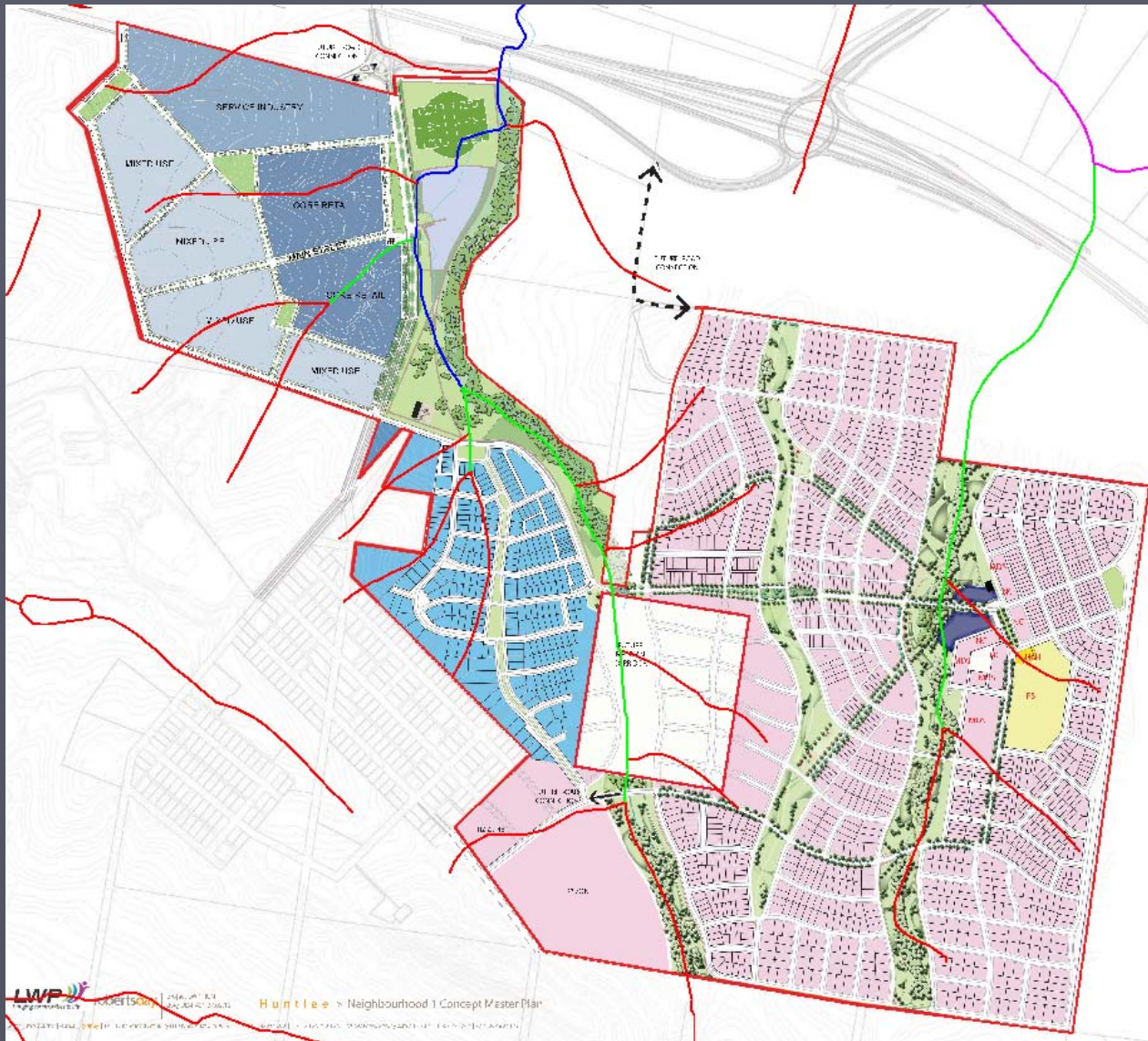
- ▶ Current status of negotiated amendments to the minimum lot size mapping control in the Huntlee Development Control Plan
- ▶ Negotiations are currently taking place between Cessnock City Council and the Huntlee New Town proponent

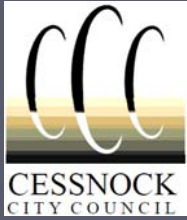


RIPARIAN AREAS

Stream Orders overlaid
onto proposed
subdivision

The subdivision pattern
neglects to accommodate
streams and their
associated Riparian
Corridors





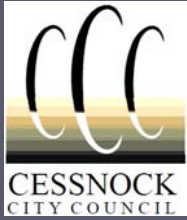
RIPARIAN AREAS

The *Water Management Act 2000* provides guidelines regarding development constraints and riparian setback requirements for any controlled activity occurring 40 metres from a river, lake or estuary.

Recommended riparian corridor widths for stream orders:

Watercourse type	VRZ width (each side of watercourse)	Total RC width
1 st order	10 metres	20 m + channel width
2 nd order	20 metres	40 m + channel width
3 rd order	30 metres	60 m + channel width
4 th order and greater (includes estuaries, wetlands and any parts of rivers influenced by tidal waters)	40 metres	80 m + channel width

Removal of first and second order streams are inconsistent with NSW Office of Water *Guidelines for Controlled Activities (July 2012)*

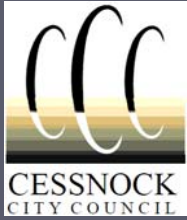


SEPP and DCP

Concern is raised over the rudimentary nature of the *State Environmental Planning Policy (Major Development)* and the Huntlee Development Control Plan.

In particular:

- SEPP
 - ▶ Zonings
 - ▶ Zoning Provisions
- Huntlee DCP
 - ▶ Indicative Layout Plan
 - ▶ Lot Size Controls



ZONING

Huntlee Development Control Plan Indicative Town Centre Land Use Map

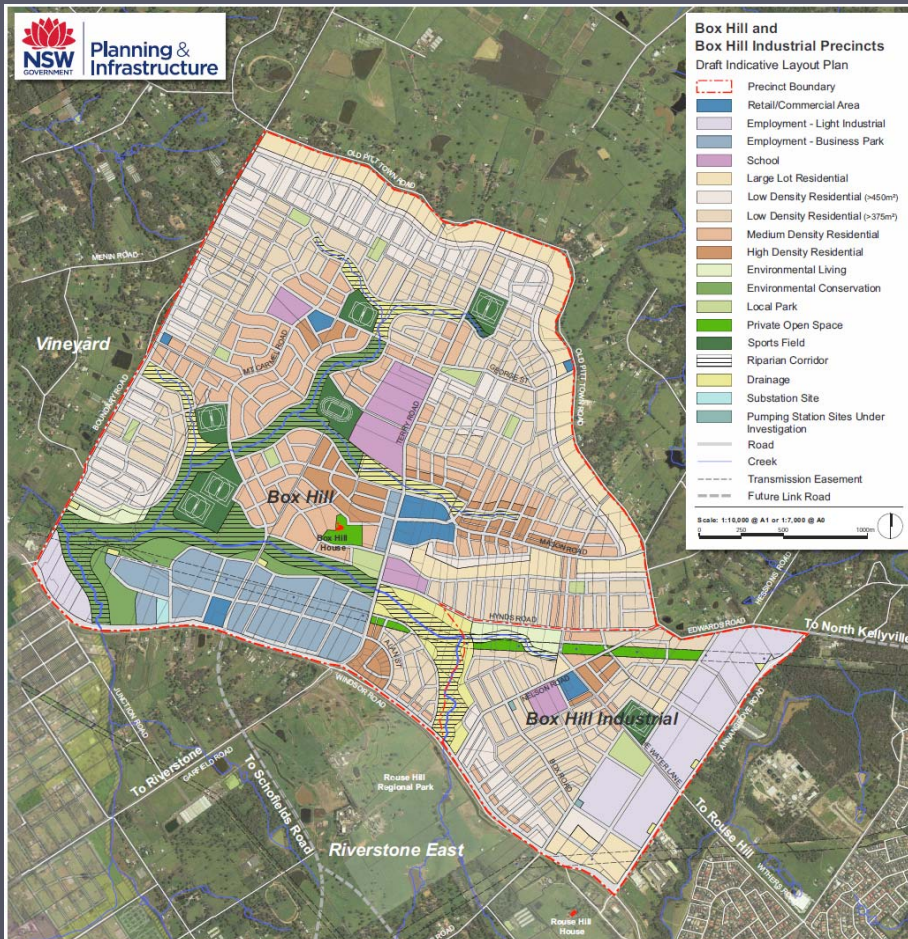
It is considered that Figure 46 of the Huntlee Development Control Plan attempts to provide land use mapping in addition to the controls provided by the SEPP.

SEPP's carry a higher legal weight than a DCP therefore rendering Figure 46 and associated controls in the DCP obsolete.



Figure 46: Huntlee Town Centre (indicative)

Box Hill Indicative Layout Plan



Huntlee Indicative Layout Plan

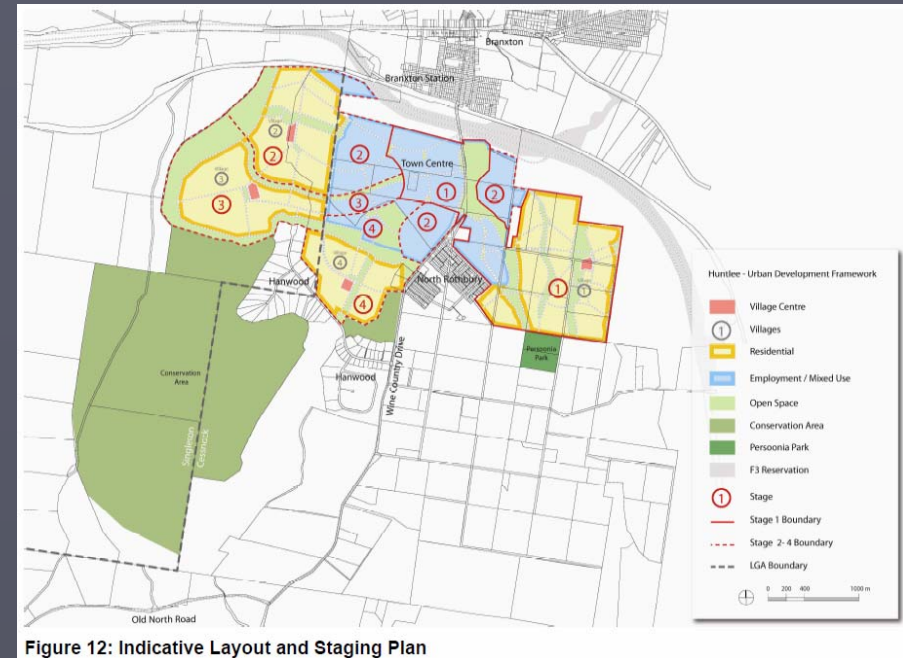
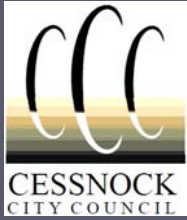


Figure 12: Indicative Layout and Staging Plan

The Huntlee Indicative Layout Plan neglects to understand the complexity and layers associated with a town the scale of Huntlee. Details such as residential densities, the location of schools, the types of public land use (drainage, riparian, open space, etc) and the location of utility infrastructure is not provided.



Local Contributions

- ▶ Council are currently in negotiations with the proponent regarding local developer contributions
- ▶ Negotiations are contrary to Clause E3, E4 and E5 of the conditions of consent
- ▶ Council have a number of outstanding concerns regarding contributions, one of which is associated with land ownership and the ongoing maintenance of land