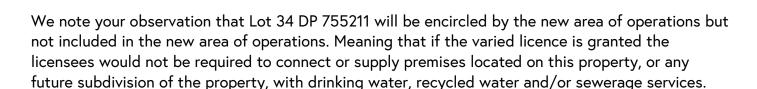
## IPART submission

24/01/2023 Submission by; Disage Pty Ltd Denis Bedall



As you were advised by Hunter Water the property is serviced by a non-standard drinking water connection, and an on-site septic tank approved by Cessnock City Council.

We note that typically, as services become available from service providers such as Hunter Water properties are required to connect to those services, particularly where septic tanks are involved with encroaching urban development. We understand that certain environmental studies are required as part of the licencing, but we have not been invited to participate or assist in such studies.

Notably, the **Huntlee Development Control Plan 2013** which includes Lot 34 requires strategies for residue lots for future development as follows.

## 4.5.5 Residue lots

## Controls

- (1) Any development proposal including creation of residue lots for future subdivision must:
  - Include documentation demonstrating the proposed density to be achieved on the residue lot.
  - Demonstrate how the future development of each residue lot can be consistent with the character for the local area in terms of the built form, dwelling types, bulk and scale, height and other public domain considerations.
  - Demonstrate that the residue lot can be serviced and accessed.

None of the above requirements have been met.

Also, precluding adjoining properties from accessing such services and effectively sterilising developable land could be deemed as "anti-competitive behaviour" under the Competition and Consumer Act 2010 (previously the Trade Practices Act 1974)

Accordingly, we object to the licence variation.