



14 June 2016

The Minister for Planning
The Department of Planning and Environment
23-33 Bridge Street
Sydney NSW 2000

Attention: Natasha Harris: Team Leader, Modification Assessments

Huntlee, DA Modification #5

I am writing to you in regards to the proposed Modification No. 5 to initiate amendments to the Project Approval MP_10_0137 for Stage 1 of the Huntlee New Town development. The proposed modification seeks to include an extension of the Stage 1 approval boundary located in sub-stage 3 and the addition of 33 residential allotments and associated streets to this area.

The Department of Planning and Environment (DPE) have identified in Draft Instrument of Approval that the proposed modification will affect the extent of land to which State and Local VPAs apply. The purpose of this letter is to inform the DPE of Huntlee's intention to amend the State VPA in the manner described below:

Prior to the release of a subdivision certificate for the lots approved under MOD 5 within sub-stage 3, Schedule 2 of the Planning Agreement shall be amended to include the land to which MOD 5 applies, as illustrated in the amended Subdivision Plan 20406-1 TO 3000 (MOD5) Sheet 1 of 1 Master Plan prepared by Daly Smith Pty Ltd 2016 dated 26/02/2016.

In liaison with the DPE we understand that the above provision will be included in the Modification instrument of approval. We therefore consider that appropriate provisions have been made to reflect the proposed VPA amendment. Please don't hesitate to contact Stephen Thompson or myself should you wish to discuss this further.

Yours sincerely,

Glenn Swan
Development Manager – Huntlee
Mob: 0430 984 759
Email : gswan@lwpproperty.com.au



14 June 2016

General Manager
Cessnock City Council
PO Box 152
CESSNOCK NSW 2325

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Cessnock City Council identified in its submission to the Department of Planning and Environment (DPE) dated 12 April 2016 that the proposed modification will affect the extent of land to which State and Local VPAs apply. The purpose of this letter is to inform Council of Huntlee's intention to amend the local VPA in the manner described below:

The local Voluntary Planning Agreement with Cessnock City Council, shall be amended to include the land to which MOD 5 applies as illustrated in the amended Subdivision Plan 20406-1 TO 3000 (MOD5) Sheet 1 of 1 Master Plan prepared by Daly Smith Pty Ltd 2016 dated 26/02/2016;

The Planning Agreement shall be amended prior to the release of a subdivision certificate for the lots approved under MOD 5 within sub-stage 3.

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Yours sincerely,

Glenn Swan
Development Manager – Huntlee
Mob: 0430 984 759
Email : gswan@lwpproperty.com.au

Natasha Harras

From: Scott Christie <Scott.Christie@cessnock.nsw.gov.au>
Sent: Wednesday, 15 June 2016 5:38 PM
To: Natasha Harras
Cc: Martin Johnson
Subject: RE: MP10_0137 Mod 5 Huntlee

Hi Natasha,

Thank you for your phone call and e-mail. Council is amenable to amending the Huntlee Stage 1 Planning Agreement as it applies to Mod 5, however the reference to the lots in the letter is incorrect.

Comments concerning the lots are provided below:

- Lot 12 DP 729973 does not currently exist. It is presumed that this is a proposed lot for the current Lot 743 DP 1205026. The Planning Agreement will need to reflect the lot description at the time of agreement;
- Lot 21 DP 1050597 does not directly relate to Mod 5 and should not be included in the description; and
- Lot 444 DP 1197589 should be included only in part as Mod 5 does not relate to the entire lot.

It is worth noting that the lots described in the planning agreement will need to be accompanied by a map illustrating the land to which the planning agreement applies.

Please feel free to contact me should you wish to discuss.

Kind regards,

*addressed.
reference to
lots removed.*



Scott Christie | Strategic Land Use Planner
62-78 Vincent St | PO Box 152 | Cessnock NSW 2325
p 02 4993 4168 | m 0437 220 748
www.cessnock.nsw.gov.au | www.facebook.com/CessnockCityCouncil
www.twitter.com/CessnockCouncil

From: Natasha.Harras@planning.nsw.gov.au [mailto:Natasha.Harras@planning.nsw.gov.au]
Sent: Wednesday, 15 June 2016 10:08 AM
To: council
Cc: Scott Christie; gov.au
Subject: MP10_0137 Mod 5 Huntlee

Scott and Martin

As per my phone message to Scott just now, to address the matter raised your letter to the Department dated 12 April 2016 (your ref: DOC2016/018407) the proponent has provided the attached letter to Council offering to amend the Council VPA to incorporate the additional land.

Can you confirm Council is agreeable to amending the VPA as per the attached letter?

(A one line response to this email is all we need, as we are otherwise ready to finalise our assessment).

Kind regards

Natasha Harras

Team Leader, Modification Assessments

NSW Department of Planning & Environment

GPO Box 39 | Sydney NSW 2001 | T 02 9228 6332 | E Natasha.Harras@planning.nsw.gov.au



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Environment**

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14 June 2016

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The local Voluntary Planning Agreement with Cessnock City Council, shall be amended to include the land to which MOD 5 applies, namely:

- Lot 12 DP 729973
- Lot 21 DP 1050597
- Lot 444 DP 1197589

The Planning Agreement shall be amended prior to the release of a subdivision certificate for the lots approved under MOD 5 within sub-stage 3.

In liaison with the DPE we understand that the above provision will be included in the Modification instrument of approval. We therefore consider that appropriate provisions have been made to reflect the proposed VPA amendment. Please don't hesitate to contact Stephen Thompson or myself should you wish to discuss this further.



Yours sincerely,

A handwritten signature in black ink, appearing to read "Glenn Swan". The signature is fluid and stylized, with a large loop at the end.

Glenn Swan
Development Manager – Huntlee
Mob: 0430 984 759
Email : gswan@lwpproperty.com.au



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Glenn Swan
Development Manager – Huntlee
Mob: 0430 984 759
Email : gswan@lwpproperty.com.au

Natasha Harras

From: Matthew Norman <MNorman@jbaurban.com.au>
Sent: Thursday, 2 June 2016 8:02 AM
To: Natasha Harras
Subject: Huntlee Mod 5

Hi Natasha

Just heard back from Huntlee. Mod 5 is fine with them

Many thanks
Matt

Sent from my iPhone

