



Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
Sydney NSW 2000

5 July 2016

Dear Ms McNally

Subject: Determination of the Huntlee New Town Stage 1 Modification 5, Cessnock and Singleton LGA

I refer to your Department's letter received on 24 June 2016 referring the above modification request to the Planning Assessment Commission (the Commission) for determination under Ministerial delegation of 14 September 2011.

Ms Lynelle Briggs AO, Chair of the Planning Assessment Commission, nominated me to constitute the Commission for the modification request.

The modification request seeks to extend the boundary of sub-stage 3 to create 33 additional residential lots and extend the existing road network to provide vehicular and pedestrian access to the additional lots. The Commission notes that the modification would not result in more lots than originally approved.

I note the relevant authorities have no objection to the modification request. In addition, Cessnock Council (Council) is supportive of the modifications. However, Council did raise concern about the proposed road hierarchy and also, the need to amend the State and Local Voluntary Planning Agreements (VPAs) to accommodate the modifications.

I note the Department received an amended Street Hierarchy Plan provided by the Proponent which addressed Council's concerns. Accordingly, I am satisfied that the proposed road hierarchy is consistent with the road typologies identified in the Huntlee Development Control Plan (DCP). In addition, I acknowledge the current VPAs relevant to Huntlee Stage 1 Project Approval and the need to update these VPAs to reflect the additional land proposed. The Proponent has committed to amending both the State and Local VPAs to include the additional land prior to the issue of a subdivision certificate for sub-stage 3. The Department has recommended an additional condition requiring the VPAs to be updated to reflect the modifications. With the inclusion of this condition, I am satisfied the VPAs will be updated to include the land relating to this modification.

Accordingly, I have determined to approve the modifications, subject to the Department's recommended conditions. The signed instrument of approval and file (16/04558) are returned herewith.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Robyn Kruk', with a stylized flourish at the end.

Ms Robyn Kruk AM
Member
NSW Planning Assessment Commission

cc. The Hon. Rob Stokes, MP
 Minister for Planning
 GPO Box 5341
 SYDNEY NSW 2001