

Keiran Thomas

From: Mary-Anne Crawford <[REDACTED]>
Sent: Friday, 21 January 2022 2:07 PM
To: Keiran Thomas
Subject: RE: Invitation to comment - Request to call in Huntlee Stage 2 as SSD
Attachments: Huntlee Response - Stephen Thompson - Request for Council Position on Assessment of Stage 2.pdf

Hi Kieran

Thanks for the opportunity to comment on the request to call in Huntlee Stage 2 as SSD.

Council provided an initial letter to the Applicant in support of the proposed call in, I have attached for your reference. This letter should be regarded as council's formal response to the invitation to comment.

Regards



MARY-ANNE CRAWFORD

Manager Development & Environmental Services



W singleton.nsw.gov.au



Singleton Council acknowledges the Wanaruah, Wonnarua people and their custodianship of the land in the Singleton Local Government Area. We also acknowledge all other Aboriginal and Torres Strait Islanders who live within the Singleton Local Government Area and pay our respect to Elders past, present and future.

From: Keiran Thomas <[REDACTED]>
Sent: Wednesday, 22 December 2021 3:34 PM
To: Singleton, Council <council@singleton.nsw.gov.au>
Subject: Invitation to comment - Request to call in Huntlee Stage 2 as SSD

CAUTION: This email originated from outside the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Attention: Mary-Anne Crawford

Please find attached an invitation to comment on the request to call-in Huntlee Stage 2 as SSD by COB 21 January 2022.

Cheers,
Keiran

Keiran Thomas RP+(EIA)
Director Regional Assessments

Planning & Assessment | Department of Planning, Industry and Environment

[REDACTED]
Level 16, 4 Parramatta Square, Parramatta NSW 2124

www.dpie.nsw.gov.au



Enquiries to **Mary-Anne Crawford**
(02) 6578 7290
Our Ref **05/0137-4**
Your Ref

10 August 2021

Mr Stephen Thompson
Project Director – Huntlee
LWP Group Pty Ltd
1 Triton Boulevard
North Rothbury NSW 2335

Dear Stephen,

Request for Singleton Council's Position on Assessment of Stage 2

I refer to your letter emailed to Council on 1st July 2021 seeking a request for Singleton Council's position on the assessment pathway and consent authority for Stage 2 of the Huntlee New Town Development (**Stage 2 Development**).

The Stage 2 Development will consist of over 3,000 residential lots and an accompanying range of missed uses within a business zone, located within both the Singleton and Cessnock local government areas, creating a complex inter-related development with complex and potentially differing planning controls. The Stage 2 Development does not currently fall into the criteria for assessment as State Significant Development under the *State Environmental Planning Policy (State and Regional Development) 2011*, therefore will require assessment under Part 4 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. As a local development, the consent authority will be local council.

Singleton Council staff have reviewed the request for the Stage 2 Development to be 'called in' to the Minister of Planning under section 4.36(3) of the EP&A Act to designate the Stage 2 Development as State Significant Development (**SSD**). On completion of this review, Singleton Council agrees that the appropriate pathway for assessment of the Stage 2 Development is as SSD for the following reasons:

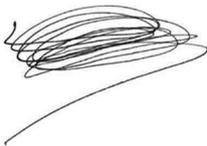
1. The Stage 2 Development traverses two local government areas. Whilst Cessnock and Singleton Council's work collaboratively across a range of cross boundary issues, the Stage 2 Development is complex, in that it operates under a complex interaction of planning controls. The NSW Department of Planning, Industry and Environment is best placed to facilitate any issues regarding consistency and timeliness of assessment.
2. The DPIE, as the original consent authority for the development, has the knowledge and background to assess the application. The DPIE has been the

consent authority for a number of modifications to the original approval, which adds a layer of complexity for local assessment that could otherwise be avoided.

3. The assessment of this application, whilst providing an opportunity for local assessment staff to learn, would result in significant resourcing constraints for Singleton Council. Singleton Council has seen a 50% increase in development applications in the previous 15 months, placing downward pressure on local development outcomes. Diverting resources from this important function to assess one application may not be the most appropriate use of resources.
4. Singleton Council has one of the largest numbers of SSD of any local government area in NSW. As a result, council has developed internal processes for the input of advice into the SSD assessment process and is well placed to continue to provide such advice in a timely manner.
5. The issue of regional housing has recently been elevated at a State Government level through the Regional Housing Taskforce. As a result, a development of this nature is likely to be both State and Regionally significant. As such, it is not unreasonable to elevate the assessment of the Stage 2 Development to SSD.

Please don't hesitate to contact me on 02 6578 7337 or at council@singleton.nsw.gov.au if you require further information or would like to further discuss the Stage 2 Development.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Mary-Anne Crawford', with a long, sweeping underline.

Mary-Anne Crawford
Manager Development and Environmental Services