

NOTIFICATION OF MODIFICATION REQUEST HUNTLEE NEW TOWN STAGE 1 – MODIFICATION 20

Application No	MP 10_0137 MOD 20
Location	Huntlee New Town, Branxton
Applicant	Huntlee Pty Ltd
Council Area	Cessnock
Consent Authority	Minister for Planning

Description of the development consent

Project approval (MP 10_0137) for the subdivision of Stage 1 of the Huntlee New Town, for residential lots, town centre super lots, school lot, open space and associated roads and infrastructure. The original project approval has been modified on 15 previous occasions.

Description of proposed modification

The modification seeks approval for the following amendments:

- Changes to lot layout of, and further subdivision of existing super lots in Town Centre Stages 1, 2, 3, 4 and 5, providing additional 185 residential allotments, a reduction of 8 commercial/mixed use lots and 3 additional infrastructure/community/education lots. Includes relocation of one urban square/plaza, introduces additional 0.02Ha of public open space associated with a relocated (and extended) avenue street type through Town Centre Stage 5. Additional Town Centre Lane road types proposed and minor road re-alignments to reflect new layout;
- Changes to lot layout of Substage 13 with minor lot boundary adjustments with a reduction of 8 residential lots;
- Subdivision of Substage 14 (86 residential lots) and 15 (83 residential lots) to provide 169 new residential lots, minor lot boundary adjustments in Substage 1 to accommodate a through road link;
- Further subdivision within Substage 16 to create 56 residential lots and 1 new commercial lot including re-alignment of boundaries;
- Amendments to Condition E6 to reflect VPA arrangements; and
- Amendments to Condition E7A (ix) and (xi) regarding intersection delivery timing.

Notification Details

The modification application and accompanying documents will be on notification from **Wednesday 6 April 2022** until **Tuesday 19 April 2022**.

You may view the modification application and accompanying documents electronically on the Department's website (<https://www.planningportal.nsw.gov.au/major-projects/projects/modification-20-subdivision-town-centre-and-substages-13-16>).

Have your say

Anyone can make a written submission about the modification application during the notification period from **Wednesday 6 April 2022** until **Tuesday 19 April 2022**.

Your submission must reach the Department by Tuesday 19 April 2022. Before making your submission, please read our Privacy Statement at www.planning.nsw.gov.au/privacy or telephone the number below for a copy. The Department will publish your submission on its website in accordance with our Privacy Statement.

To make a submission, use the online form if possible. This is available at <https://www.planningportal.nsw.gov.au/major-projects/on-exhibition>.

If you cannot lodge online, you can write to the address below. If you want the Department to delete your personal information before publication, please make this clear at the top of your letter.

You need to include:

- Your name and address, at the top of the letter only;
- The name of the application and the application number;
- A statement on whether you support or object to the proposal;
- The reasons why you support or object to the proposal; and
- A declaration of any reportable political donations made in the previous two years.



To find out what is reportable, and for a disclosure form, go to www.planning.nsw.gov.au/DonationsandGiftDisclosure or telephone the number below for a copy. Note the disclosure requirements apply however a submission is made.

For more information: Contact Chris Eldred on (02) 8289 6855 or 1300 305 695

NSW Planning, Department of Planning and Environment, Locked Bag 5022, PARRAMATTA NSW 2124 (Your submission should be marked, Attention: Director – Regional Assessments).