

27 March 2019

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Anthony Witherdin
Director Regional Assessment
Department of Planning and Environment
320 Pitt Street, Sydney

Attn: Casey Joshua

Dear Casey,

Minor Amendments to Huntlee Mod10

I am writing to you on behalf of Huntlee Pty Ltd to amend the submitted S4.55 (1A) Modification Application (MOD 10) to Project Approval MP10_0137.

Following our meeting on the 19th February and 11th March, additional comments have been raised by the Department particularly in regard to four residential lots which have been separately referred to RFS, Office of Water, OEH and Council in recent correspondence without any prescribed timeframe. We note that there was no comments in relation to these lots raised during the initial exhibition and referral process in October 2018. To facilitate a prompt assessment, the four lots 481 to 484 have been removed from the Mod10 application.

The minor amendments are reflected in the following appended plans prepared by Daly.Smith, dated 26 March 2019:

- Amended Mod10 Masterplan, (**Attachment A**);
- Amended Mod10 Road Hierarchy plan (**Attachment B**);
- Amended Mod10 Open space plan (**Attachment C**); and
- Amended Mod10 Lot counts (**Attachment D**).

The four residential allotments have been excluded as part of Mod10 and general Public Open Space has been reinstated, representing a reduced impact. As a result, the total residential lot number has been amended to 1543, comprising 1423 residential lots (see **Attachment D**) and 120 larger lots. The total provision of open space has been amended to 82.42ha which is generally in line with the Mod8 approval and should not trigger any additional assessment or referral. Additionally, District/Local Park, and Riparian Corridor are not affected by the minor amendments as demonstrated on the amended open space plan. It is noted that the four lots will be sought as part of the Mod9 and additional justifications concerning these lots will be provided accordingly.

We trust the above information and all submitted responses with supporting technical reports are sufficient to enable the Departments to finalise 4.55 (1A) Mod10 approval, without holding back the delivery of the town centre subdivision and infrastructure lots which is the key scope of Huntlee Mod10.

Yours sincerely,



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