

Modification of Minister's Approval

Section 75W of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 14 September 2011, we the Planning Assessment Commission of New South Wales (the Commission) approve the modification of the Concept Plan referred to in Schedule 1, subject to the conditions in Schedule 2.

Member of the Commission

Member of the Commission

Sydney

2015

File No. 14/17630-2

SCHEDULE 1

Project Approval:

MP 10_0137 granted by the Planning Assessment Commission on 24 April 2013

For the following:

Stage 1 of Huntlee – including site preparation works, internal and external road works, subdivision to create 1473 residential allotments, 14 super lots, 1 allotment for a primary school, drainage and open space reserves.

Modification:

MP 10_0137 MOD 2 for modifications to:

- Super lots in the Town Centre;
- Addition of amended plans and documents in Condition A2;
- Modifications to the Stage 1 approval boundary;
- Addition of Lot 213;
- Removal of the term 'Ausgrid' from the Project Approval; and
- Construction of a temporary intersection on Wine Country Drive.

SCHEDULE 2

1. In Part B of Schedule 1, insert the following new definition after the definition of 'Minister':

MOD 2 means the Section 75W modification request 10_0137 MOD 2, accompanying Environmental Assessment dated 30 October 2014, and the Response to Submissions dated 17 December 2014, prepared by JBA Planning.

2. Delete Condition A2 B) and replace with the following:

B) As amended by:

- MOD 1 Application – Section 75W Modification MP_10_1037 Huntlee (by JBA Planning 2014);
- Amended subdivision plans “PP DP1197581 sheets 1 and 2”, “PP DP1197586 sheets 1 to 5”, “PP DP 1197589 sheets 1 to 5” and “PP DP 1199264 sheets 1 to 4” (By Andrew David McNamara);
- MOD 2 Application – Section 75W Modification MP10_0137 Huntlee, submitted by JBA Planning, dated 30 October 2014;
- Amended Subdivision Plan 20406 (6) – Stage 1 - 1 to 3000 Master Plan prepared by Daly.Smith Pty Ltd 2014 dated 16/12/2014; and
- Bushfire Threat Assessment, Huntlee Residential Development, 75W Modification Stage 1 Precincts 1-6, prepared by RPS dated 4 September 2014.

3. Delete Condition A7.
4. Delete all references to 'Ausgrid' in Condition C5 and replace them with 'the relevant energy provider'.
5. Delete Condition C5 d).
6. Delete Condition E7 a) i) and replace with the following:
 - i) The interim Wine Country Drive/Village 1 intersection shall be designed and constructed as an Austroads Type CHR/CHL intersection or seagull, as determined by RMS. This intersection is required prior to the issue of any Occupation Certificate for any of the 124 lots within Precinct 1 and Precinct 2, and prior to any Subdivision Certificate for any further development.

END OF MODIFICATION (MP 10_0137 MOD 2)