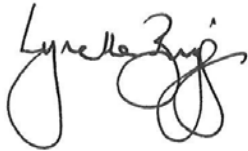


Notice of Modification

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

As delegate of the Minister for Planning under delegation dated 14 September 2011, I modify the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Member of the Commission

Sydney

19 November 2015

File No. 15/13406-1

SCHEDULE 1

Project Approval: MP10_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: MP10_0137 Modification 4 involves:

- modified subdivision layout of sub-stages 3 to 5;
- addition of one additional lot;
- addition of an access laneway at the rear of Lots 338 – 542;
- realign and widen pedestrian access paths; and
- addition of amended plans under Condition A2.

SCHEDULE 2

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

MOD 4 means the Section 75W modification application 10_0137 MOD 4, accompanying Environmental Assessment dated 2 September 2015 and accompanying information prepared by JBA Planning.

2. Amend Condition A1 by the deletion of the ~~struck out words / numbers~~ and the inclusion of the **bold and underlined words / numbers** as follows:

A1. Development Description

Approval is granted only to carrying out the development described in detail below:
Subdivision of Stage 1 of the Huntlee New Town site including:

- subdivision to create ~~1438~~ **1439** residential allotments, 14 super lots, 1 allotment for a primary school; landscaped areas,
- drainage, public open space and recreation areas;
- associated bulk earthworks; and
- infrastructure including roads, drainage works and utility services provision.

3. Amend Condition A2 by the deletion of the ~~struck out words / numbers~~ and the inclusion of the **bold and underlined words / numbers** as follows:

D) and as amended by:

- MOD 3 Application – Section 75W Modification to Huntlee Major Project Approval MP_10_0137 Huntlee New Town, prepared by JBA Planning, dated 24 March 2015 and supporting documents, including;
- ~~Amended Subdivision Plan 20406 (12) – Stage 1 – 1 to 3000 Master Plan prepared by Daly Smith Pty Ltd 2015 dated 8/07/2015;~~
- Amended subdivision plans "PP DP1199264 sheets 1 and 3 By Andrew David McNamara; and
- Bushfire Threat Assessment – Lot 12 DP729973, Lot 36 DP755211 and Lot 37 DP755211 Huntlee Residential Development, Stages 2-5 Eastern Precinct, prepared by RPS Australia East Pty Ltd, dated 10 March 2015;
- Amended Landscape Masterplan prepared by AECOM Issue B dated 16 July 2015;
- Response to Submissions – Planning Advice, Huntlee New Town MP_10_0137 Modification 3 prepared by JBA, dated 15 May 2015 and accompanying Stormwater Advice from Northrop, dated 14 May 2015.
- Additional Information prepared by JBA, dated 20 July 2015 and accompanying documents.

E) and as amended by:

- **MOD 4 Application – Section 75W Modification to Huntlee Major Project Approval MP 10 0137 Huntlee New Town, prepared by JBA Planning, dated 2 September 2015 including supporting documentation; and**
- **Amended Subdivision Plan 20406(2)-1 to 3000 (MOD4) Sheet 1 of 1 Master Plan prepared by Daly Smith Pty Ltd 2015 dated 17/08/2015.**

Except as modified by conditions of this approval.

If there is any inconsistency between the above plans and documentation the more recent documents shall prevail to the extent of the inconsistency.

End of Modification