



Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

19 November 2015

Dear Ms McNally

Subject: Determination of Huntlee New Town Stage 1 Modification 4, Cessnock and Singleton LGA

Thank you for the Department's letter received on 11 November 2015 referring the Modification of Huntlee New Town Stage 1 application to the Planning Assessment Commission for determination. I constituted the Commission for the modification.

The modification application seeks to make minor alterations to the residential lot layout within sub-stages 3-5. The proposed modifications include the addition of a lot; minor amendments of lot boundaries; the addition of a rear access laneway; and minor amendments to pedestrian access paths.

The application includes the minor modification of lot boundaries. The most significant boundary change is the reduction in size of the lots 538-542, which results in the addition of a new lot. I note that the addition of an extra lot and the subsequently reduced lot sizes is consistent with the objectives for subdivision within the *Huntlee Development Control Plan 2013*. Furthermore, the addition of a new lot is consistent with the original project approval in that the current subdivision plan still has fewer lots proposed than what was originally approved. As such, I am satisfied that the addition of a new lot to the subdivision plan is acceptable.

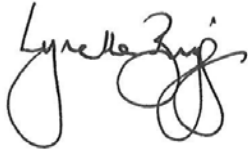
The application also proposes modifications to the road layout, including the widening of a pedestrian access route; the relocation of a pedestrian route to better align with a local road; and the addition of a rear access lane to the above mentioned lots 538-542. I am satisfied that the proposed modifications to the road layout would aid in access across the site and would have no impact on previously approved vehicular access or traffic flows throughout the subdivision.

Cessnock City Council was consulted on the modification application. Council had no objections to the proposal and was supportive of the amendments as it considered that the amendments would improve the subdivision design from an urban design perspective.

I note that the Department found the proposed modifications acceptable as the revised subdivision plan remains generally consistent with the original project approval and are generally in accordance with the *Huntlee Development Control Plan 2013*.

Consequently, I have determined to approve the modification application, subject to the Department's recommended conditions. The signed instrument of approval is enclosed.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lynelly Briggs', with a stylized, cursive script.

Lynelly Briggs AO
Chairperson
Planning Assessment Commission

cc. The Hon. Rob Stokes, MP
 Minister for Planning
 GPO Box 5341
 SYDNEY NSW 2001