

Ms Carolyn McNally
Secretary
Department of Planning and Environment
Level 22, 320 Pitt Street
SYDNEY NSW 2000

16 May 2017

Dear Ms McNally

Determination of Huntlee New Town Stage 1 Modification (MP 10_0137 MOD6)

I refer to the Department's letter received 3 May 2017 referring the above modification request to the Planning Assessment Commission (Commission) for determination under Ministerial delegation of 14 September 2011. I constituted the Commission to determine the modification request.

Huntlee Pty Ltd (the proponent) seeks approval for changes to the Project Approval for Stage 1 of the Huntlee New Town to subdivide a super lot into two smaller lots and create one additional residential lot. The request also seeks approval for changes to the conditions in relation to the timing of road infrastructure upgrades; the provision of a substation; and the requirements for site contamination certification.

I have considered carefully the Department's environmental assessment report, the information provided by the proponent, recommendations from government agencies, and section 75W of the *Environmental Planning and Assessment Act 1979*.

The key matters for this modification request include subdivision layout, infrastructure upgrades, utility services and contamination. I have reviewed the Department's assessment report regarding these matters and am satisfied with the recommendations put forward therein, which propose approval of:

- the subdivision of the superlot within the Town Centre into two smaller commercial lots, with a new access lane between them. These changes are consistent with the layout of the retail core and road network hierarchy specified in the *Huntlee Development Control Plan 2013 (HDCP 2013)*;
- the addition of one new residential lot in Stage 1, which will result in 1,473 lots as originally approved. The new lot is consistent with the minimum lot dimensions of the *HDCP 2013*, and would not result in any additional traffic impacts beyond those already assessed and approved;
- the proponent undertaking road infrastructure upgrade works in accordance with timing agreed to by NSW Roads and Maritime Services (RMS);
- deletion of the substation from the Stage 1 approval, as per the advice from Ausgrid; and
- the proponent requiring a Site Audit Statement for contaminated areas only in Stage 1.

Consequently, I have determined to approve the modification request subject to the Department's recommended conditions.



Abigail Goldberg
Member of the Commission (Chair)

cc. The Hon. Anthony Roberts, MP
 Minister for Planning
 GPO Box 5341
 SYDNEY NSW 2001