



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

2 April 2015

Dear Ms McNally

**Subject: Determination of the Huntley New Town Stage 1 Modification 2, Cessnock LGA**

I refer to your Department's letter received on 27 March 2015 referring the above modification to the Planning Assessment Commission for determination under Ministerial delegation, of 14 September 2011. I constituted the Commission for the modification.

The modification seeks to add two new laneways within the town centre and facilitate the construction of a roundabout; adjust the site boundary with a relatively small addition to the site; amalgamate some of the residential lots with road and public space areas, include a bushfire report in the schedule of approved documents; and amend conditions relating to the energy provider and regarding temporary roads.

I note that Cessnock Council and the NSW Rural Fire Service have commented on the application. The NSW Rural Fire Service indicates that it has reviewed the bushfire threat assessment, generally accepts its findings and recommendations, and has no objection to its inclusion in the schedule of approved documents.

Cessnock Council is also supportive of the application, noting that it considers the amendments are an improvement on the current plans. The Council did note that the width of the road reserves will need to comply with the Huntlee Development Control Plan.

In regard to the road reserve widths, the Department's assessment advises that the proposal remains generally consistent with the Huntlee DCP. The Department also highlights that the revised layout would provide greater pedestrian and vehicular permeability; and street activation within the town centre.

I have accepted the Department's assessment and recommendation to approve the modification application. The signed instrument of approval and file (14/17630-2) are returned herewith.

Yours sincerely

Ms Lynelle Briggs AO  
Chair  
Planning Assessment Commission

cc.

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