



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

17 August 2015

Dear Ms McNally

**Subject: Determination of Huntlee New Town Stage 1 Modification 3, Cessnock and Singleton LGA**

I refer to your Department's letter received on 12 August 2015 referring the above modification to the Planning Assessment Commission for determination under Ministerial delegation of 14 September 2011.

Ms Lynelle Briggs AO, Chair of the Planning Assessment Commission, nominated me to constitute the Commission for the modification.

I note that the application seeks to amend the subdivision and street layout on certain parts of the site and to relocate public open space and boundaries between sub-stages. Cessnock City Council, the Office of Environment and Heritage, the Rural Fire Service and the Roads and Maritime Services were all consulted on the application.

Cessnock City Council raised some concerns about the increased number of lots that would be subject to stormwater drainage requirements. Details of the stormwater infrastructure to be provided were subsequently provided and appear to satisfy the concerns. The Department has also recommended an additional condition requiring that detailed engineering plans, for the stormwater management scheme, are provided to the satisfaction of the Council. With the inclusion of this condition I am satisfied the Council will be able to ensure a suitable solution is engineered by the proponent, so as not to burden either the landowners or the Council.

The Department's assessment indicates that no other concerns were raised by any of the agencies consulted. I note that the Department found the revised subdivision layout, reduction in the number of residential lots and alterations to the road alignment, laneway and street hierarchy are generally in accordance with the *Huntlee Development Control Plan 2013*. Further both the Council, and the Department's assessment, support the proposed relocation of the open space, as it would provide a superior, more contiguous and activated, outcome.

Consequently, I have determined to approve the modifications, subject to the Department's recommended conditions. The signed instruments of modification and file (15/03738-1) are returned herewith.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Cook', with a long, sweeping horizontal line underneath it.

Mr John Cook  
Member  
Planning Assessment Commission

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