

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, the Planning Assessment Commission modifies the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Member of the Commission

Sydney

17 August 2015

File No. 15/03738

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 3 involving:

- modified subdivision layout of sub-stages 1 and 2 to 5;
- relocation of public open space within sub-stages 2 to 5; and
- addition of amended plans and documents under Condition A2.

SCHEDULE 2

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

MOD 3 means the Section 75W modification application 10_0137 MOD 3, accompanying Environmental Assessment dated 24 March 2015, the Response to Submissions dated 15 May 2015, and additional information submitted on 20 July 2015, 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 ~~1473~~ **1438** 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. Delete Condition A2 B) and insert the following:

B) and as amended by:

- MOD 1 Application – Section 75W Modification MP_10_1037 Huntlee (by JBA Planning 2014), including; and
- Amended subdivision plans “PP DP1197581 sheets 1 and 2”, “PP DP1197586 sheets 1 to 5”, “PP DP 1197589 sheets 1 to 5” and “PP DP 1199264 sheets 1 to 4”, prepared by Andrew David McNamara.

C) and as amended by:

- MOD 2 Application – Section 75W Modification MP10_0137 Huntlee, submitted by JBA Planning, dated 30 October 2014 including;
- Bushfire Threat Assessment, Huntlee Residential Development, 75W Modification Stage 1 Precincts 1-6, prepared by RPS dated 4 September 2014;
- Response to Submissions – Response to Issues – MP_10_0137 Stage 1 S.75W Modification 2, Huntlee, prepared by JBA Planning, dated 17 December 2014.

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.

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.

4. Amend Condition A6 by the deletion of the ~~struck out words / numbers~~ and the inclusion of the **bold and underlined words / numbers** as follows:

A6. Staging Plan

- a) Development should be carried out in accordance with the ~~Staging Plan shown in Figure 15 of the Preferred Project Report (JBA September 2012)~~ **amended Staging Plan prepared by Daly Smith Pty Ltd and JBA dated 08/07/2015.**
 - b) The Staging Plan can be varied with written consent of the ~~Director General~~ **Secretary** of the Department of Planning and Infrastructure, or his nominee.
5. Insert the following condition after C15:

C16. Stormwater Management

Prior to the issue of a Construction Certificate for works within sub-stages 2 and 3, engineering plans detailing the stormwater management scheme designed to manage stormwater associated with the two first order streams traversing sub-stages 2 and 3, shall be submitted to the satisfaction of Council .

END OF MODIFICATION (MP10_0137 MOD 3)