

Our ref: Mundamia Residential Subdivision MOD 4 - amend Condition D14 and a minor lot amendment (SSD-7169-Mod-4)

Andrew Mills
Chair
Office of the Independent Planning Commission NSW
Suite 15.02, Level 15
135 King Street
SYDNEY NSW 2000
7 January 2025

Subject: Referral for Determination

Dear Mr Mills

The Department has completed its assessment of Mundamia Residential Subdivision MOD 4 (SSD-7169-Mod-4). The proposal seeks to modify the consent to substitute biodiversity offset credits within Condition D14, to correct the plant community types listed in D14, and to make minor changes to Lots 519 and 520.

In accordance with section 2.7(3) of *State Environmental Planning Policy (Planning Systems) 2021*, the Independent Planning Commission is the declared consent authority for this development as the applicant has made a reportable political donations disclosure.

Based on its assessment, the Department believes that the project is approvable, subject to the recommended conditions of consent.

I have attached a copy of the department's assessment report, recommended instrument of modification and other relevant documents for the Commission's consideration.

Further information about the project can be found on the NSW planning portal:

<https://www.planningportal.nsw.gov.au/major-projects/projects/mod-4-amend-condition-d14-and-minor-lot-amendment>

Please contact Louise Densmore, Acting Director Regional Assessments on [REDACTED] or [REDACTED] if you would like to arrange a briefing or require any additional information.

Department of Planning and Environment



Yours sincerely,



Abbie Galvin
A/Deputy Secretary
Development Assessment & Sustainability