

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

I, the Director, Metropolitan and Regional Projects North, as delegate of the Minister for Planning and Infrastructure under delegation executed on 1 October 2011, approve the modification of the concept plan referred to in schedule 1, subject to the conditions in schedule 2.



Director, Metropolitan and Regional Projects North

Sydney 20 August . 2012

SCHEDULE 1

Project Approval:

MP06_0204 granted by the Minister for Planning on 4 March 2009

For the following:

Concept plan approval for:

- Subdivision and residential development of up to 730 dwellings/lots
- Electricity substation
- A community centre
- Public art and Interpretive Strategy
- Open space and parkland
- Asset Protection Zones
- A vegetation offset strategy
- Road, cycleway and pedestrian networks
- Water Sensitive Urban Design measures including detention basins, swales, eco-medians
- Heritage conservation works
- Environmental management measures

Modification Number:

MP06_204 MOD 2

Modification:

The proposed changes include:

- Increase the maximum number of dwelling lots permitted to 820
- Modification to the subdivision layout of Precinct 6
- Modification to the development description in the Planning Agreement to reflect the increased maximum dwellings and the proponent additional contribution of \$96,000

SCHEDULE 2

1. Delete Schedule 1, Part A and replace with the following:

SCHEDULE 1

PART A

Application made by:	Landcom
Major Project Number:	06_0204
On land comprising:	Lot 60 DP 1111529, Part Lot 61 DP 1111529, and Part Lot 2 DP 1103025
Local Government Area	Blacktown
For the carrying out of:	Subdivision and residential development of up to 820 dwelling lots Electricity sub-station A community centre Public art and Interpretative Strategy Open Space and parkland Asset Protection Zones A Vegetation Offset Strategy Road, cycleway and pedestrian networks Water Sensitive Urban Design measures including detention basins, swales, eco-medians, Heritage conservation works Environmental management measures
Capital Investment Value	\$ 100 million
Type of development:	Concept approval under Part 3A of the Act
Date approval is liable to lapse	10 years from the date of approval unless a development application is lodged.

2. Delete modification A1(1) and replace with the following:

A1. Development Description

- (1) Except as modified by this Approval, Concept Plan approval is granted only to the carrying out of development solely within the Concept Plan area as described in the document titled *Western Sydney Parklands Bungarribee Precinct Project Preferred Project Report* prepared by Landcom dated June 2008 as the **Doonside Residential Parcel** including, but not limited to:
- a) Subdivision and residential development of up to 820 dwelling lots;
 - b) A community centre;
 - c) Electricity Substation;
 - d) A biodiversity offset;
 - e) Water Sensitive Urban Design measures;
 - f) Road, cycle and pedestrian networks;
 - g) Heritage Conservation Works;
 - h) Open space and parkland;
 - i) Asset Protection Zone;
 - j) Public Art and Interpretation Strategy; and
 - k) Provision of utilities, services and other related infrastructure works.

3. Delete modification A2(1) and replace with the following:

A2. Development in Accordance with Plans and Documentation

- (1) The Proponent shall carry out the concept plan (as described in A1 of this approval), generally in accordance with the:
- a) *Western Sydney Parklands Bungarribee Precinct Project (Volumes 1 and 2)*, prepared by The Planning Group (NSW) Pty Ltd and dated September 2007;
 - b) *Western Sydney Parklands Bungarribee Precinct Project Preferred Project Report* prepared by Landcom and dated June 2008;
 - c) the Statement of Commitments, dated June 2008;
 - d) Section 75W Modification Application titled *Modification to 06_204 – Bungarribee Estate Concept Plan*, prepared by Landcom and dated 14 February 2012 and
 - e) the modifications contained with this approval.

4. Insert new modification A6 after modification A5, as follows:

A6 Doonside Project Planning Agreement Amendment Deed

The proponent must amend the draft Doonside Project Planning Agreement Amendment Deed to include the additional monetary contribution of \$96,000, in accordance with its correspondence to the General Manager, Blacktown City Council, dated 13 July 2012. The Amendment Deed must be entered into within 6 months from the date of approval of MP06_0204 MOD 2 or prior to the issuing of a Subdivision Certificate for Precinct 6 of the Bungarribee Precinct and Doonside Residential Estate (whichever occurs first).

Where appropriate, the Proponent is to liaise with Blacktown City Council in finalising the terms of the Doonside Project Planning Amendment Deed.
