

# Modification of Minister's Approval

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

As delegate of the Minister for Planning under delegation, I approve the modification of the concept plan referred to in Schedule 1, subject to the conditions in Schedule 2.

**Executive Director  
Infrastructure and Industry Assessments**

Sydney

2014

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## **SCHEDULE 1**

<b>Application No:</b>	MP 07_0140
<b>Applicant:</b>	Johnson Property Group Pty Ltd
<b>Consent Authority:</b>	Minister for Planning
<b>Land:</b>	Pitt Town Residential Precinct
<b>Development:</b>	<p>A Concept Plan involving:</p> <ul style="list-style-type: none"><li>• Subdivision to create a total of 659 allotments within five precincts.</li><li>• Provision of a 4.1metre wide boat ramp with 16 car parking spaces and 14 car/trailer parking spaces adjacent to the Hawkesbury River</li><li>• Provision of related infrastructure comprising water supply mains, sewerage mains, road works, stormwater mains and water quality control and detention works.</li></ul>
<b>Modification:</b>	<p>MP07_0140 MOD 4: Modifications to the layout of Lot 11 within the Blighton Precinct including:</p> <ul style="list-style-type: none"><li>• Modifications to roadway design and layout;</li><li>• Modifications to the residential subdivision layout;</li><li>• Creation of two additional residential allotments; and</li><li>• Modifications to the boat ramp and carpark layout.</li></ul>

## SCHEDULE 2 CONDITIONS

The above approval is modified by the insertion of **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

### a) Condition A1 is amended as follows

#### **A1. Development Description**

Concept approval is granted only to the carrying out of the development solely within the concept plan area as described in the document titled "*Environmental Assessment, Pitt Town Residential Precinct*" prepared by Don Fox Planning (dated December 2007) including:

1. Subdivision to create a total of ~~659~~ **661** allotments within five precincts.
2. Provision of a 4.1 metre wide boat ramp with 16 car parking spaces and 14 car/trailer parking spaces adjacent to the Hawkesbury River.
3. Provision of related infrastructure comprising water supply mains, sewerage mains, road works, stormwater mains and water quality control and detention works.

Except for otherwise provided by the Department's modifications of approval as set out in Schedule 2, Part B.

### b) Condition A2 is amended as follows

#### **A2 Development in Accordance with Documentation and Plans**

The development shall be generally consistent with the following documentation and plans:

- a) *Pitt Town Residential Precinct Environmental Assessment (Folder 1 & 2)*, prepared by Don Fox Planning and dated December 2007; except as amended by the Preferred Project Report titled *Pitt Town Residential Precinct Concept Plan Preferred Project Report*, prepared by Johnson Property Group and dated 28 March 2008, incorporating a *Statement of Commitments* prepared by Johnson Property Group.
- b) *Pitt Town Masterplan Revision 2*, dated 12 November 2009 and prepared by Brown Consulting.
- c) *Masterplan for Bonavista, Drawing No. L03017-BONA-V5, dated 5 November 2007 and prepared by Brown Consulting; Masterplan for Fernadell, Drawing No. L03017-FERN-V5, dated 5 November 2007 and prepared by Brown Consulting; Masterplan for Blighton, Drawing No. L03017-BLIGH-V6, dated 7 October 2008 and prepared by Brown Consulting* **Plan of Proposed subdivision for Lot 12, DP 1021340 at Pitt Town prepared by McKinlay Morgan and Associates dated 21.11.2011 and submitted as part of MP07 0140 MOD 3 on 22 October 2014 as it relates to the subdivision layout of Lot 12 (the eastern half of the Blighton Precinct); and Masterplan for Blighton Option 2 prepared by Brown Smart Consulting dated 31.07.2014 and submitted as part of MP07 0140 MOD 4 on 7 August 2014 as it relates to the subdivision layout of Lot 11 (the western half of the Blighton Precinct); Masterplan for Cleary, Drawing No. L03017-CLEARY-V6 Revision 2, dated 12 November 2009 and prepared by Brown Consulting; Masterplan for Thornton, Drawing No. L03017-THORN-V7, dated 7 October 2008 and prepared by Brown Consulting; and Boat Launching Ramp & Trailer Park, Drawing No. JPG-L-BL-01-A, dated 6 November 2007 and prepared by Design & Construction Services** **Pitt Town (Punt Road, Boat Ramp & Carpark) Road and Drainage Design, Drawing**

Except for otherwise provided by the Department's modifications of approval as set out in Schedule 2, Part B and the proponent's revised Statement of Commitments received by the Department on the 18 April 2008.

c) Condition B2 is deleted:

~~**B2. — Heritage and Visual Impact**~~

~~In order to maintaining the open vista of land that was formally part of Governor Bligh's Model Farm, the number of lots bordering on the western boundary of the Blighton Precinct, facing the historically significant area known as the Pitt Town Bottoms, is to be reduced from 6 lots to 3 lots. This is to be achieved through the amalgamation of proposed lots 1 to 6 into a total of 3 lots.~~

~~Amended *Pitt Town Masterplan* and *Blighton Masterplan* plans, reflecting the amendment required by this modification, are to be submitted for the approval of the Executive Director, Strategic Sites and Urban Renewal, Department of Planning, prior to the lodgement of a development application for subdivision works for the Blighton Precinct.~~

d) Condition B3 is amended as follows

The lot layouts shown for each precinct are considered to be indicative only, however the maximum number of lots within each precinct as approved in this concept plan are not to exceed:

- Fernadell – 210 residential lots
- Bona Vista – 246 residential lots
- Blighton – 49 **21** residential lots
- Cleary – 112 residential lots
- Thornton – 72 residential lots
- Residual lots as required

e) Condition of approval B8 is added as follows

Proposed Lot 11 within Lot 11, DP 1021340 in the Blighton Precinct is to be deleted. The area of land is to be either amalgamated with adjoining residential allotment/s, or, subject to Council's agreement to take over the ownership and responsibility of the land, may be incorporated into proposed Lot 12. Amended subdivision plans are to be submitted as part of a future development application for subdivision of Lot 11, DP1021340.