

Notice of Modification

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

As delegate of the Minister for Planning, I modify the Concept Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney 11 October 2016

SCHEDULE 1

Development Approval: MP 07_0140 granted by the Minister for Planning on 10 July 2008

For the following:

A Concept Plan involving:

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

Consent Authority:

Minister for Planning

The Land:

Pitt Town Residential Precinct

Modification:

MP 07_0140 MOD 5: the modification includes:

- reconfiguration of residential subdivision; and
- creation of two additional residential allotments.

SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 2 Part A – Administrative Conditions, Condition A1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold struck out~~** words/numbers 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 664 **663** 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) Schedule 2 Part A – Administrative Conditions, Condition A1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold struck out~~** words/numbers 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; Plan of Proposed subdivision ~~for Lot 12, DP 1021340 of Proposed Lots 203, 204 & 205~~ at Pitt Town prepared by McKinlay Morgan and Associates dated ~~21.11.2014~~ **17 August 2016** and submitted as part of MP07_0140 MOD ~~3 5~~ on ~~22 October 2014~~ **1 June 2016** 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 Pitt Town (Punt Road, Boat Ramp &**

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) Schedule 2 Part A – Administrative Conditions, Condition A1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold struck out~~** words/numbers as follows:

B3 Lot Layout and Distribution

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 – **21 23** residential lots
- Cleary – 112 residential lots
- Thornton – 72 residential lots
- Residual lots as required

**End of Modification
(MP07_0140 MOD 5)**