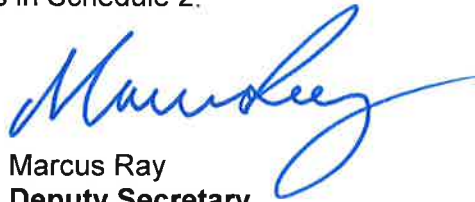


Modification of Concept Approval

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.



Marcus Ray
Deputy Secretary
Planning Services

Sydney *26 October* 2017

SCHEDULE 1

Application No: MP06_0316

Approval Authority Minister for Planning

Land: Cobaki Estate

Development:

- Residential development for approximately 5,500 dwellings
- Town Centre and neighbourhood centre for future retail and commercial uses
- community facilities and school sites
- open space
- wildlife corridors
- protection and rehabilitation of environmentally sensitive land
- road corridors and utility services infrastructure;
- water management areas
- roads, pedestrian and bicycle network.

Modification No: MP06_0316 MOD 7

Modification: Modifications include the following updates to the Cobaki Estate Development Code:

- general formatting changes
- terminology updates to be consistent with the Standard Instrument
- updates to the residential development controls within Section 3.0 and subdivision within Section 5 of the development code
- inclusion to the MOD 4 Concept Plan and Development Matrix, which sets out the land use mix within the estate.

SCHEDULE 2 CONDITIONS

The above approval is modified as follows:

- a) Part A - Terms of Concept Approval - Term A2 is amended by the inclusion of **bold and underlined** words and numbers and the deletion of the ~~struck-out~~ words and numbers as follows:

A2 Development in Accordance with Plans

The project is to be undertaken generally in accordance with the following drawings:

Design, Landscape and Survey Drawings			
Drawing No.	Revision	Name of Plan	Date
LED006/SK01.01	ZZ	Concept Plan-for Cobaki	26 June 2017
LED006/SK01.02	FF	Development Matrix	26 June 2017
LED006/ SK 01.03	GG	Cobaki Lakes Height Controls	26 June 2017
LED006/SK01.05	HH	Cobaki Lakes Access Network Plan and Potential Bus Route	26 June 2017
LED006/SK01.07	R	Cobaki Lakes Open Space Network Plan	26 June 2017
LED006/SK01.09	JJ	Precinct Location Plan	26 June 2017
LED006/SK 01 06	I	Road Hierarchy Plan	11 June 2010
6400-184C Sheets 1 & 2		Cobaki Lakes Areas To Be Protected By Covenant	13/9/2010

except for:

- (1) any modifications which may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA;
 - (2) otherwise provided by the terms of this approval.
- b) Part A - Terms of Concept Approval - Term A3 is amended by the inclusion of **bold and underlined** words and numbers and the deletion of the ~~struck-out~~ words and numbers as follows:

A3 Project in Accordance with Documents

- 1) Environmental Assessment
 - a. Cobaki Lakes Estate Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants P/L, Volumes 1, 2, 3 and 4 December 2008.
- 2) Preferred Project Report
 - a. Preferred Project Report prepared by JBA Urban Planning Consultants P/L, Volumes 1, 2 and 3, October 2009
 - b. Addendum to Preferred Project Report prepared by JBA Urban Planning Consultants P/L, June 2010
- 3) Additional Information

- a. Final Cobaki Lakes Aboriginal Cultural Heritage Assessment prepared by Everick Heritage Consultants P/L, April 2010
 - b. Final Cobaki Lakes Cultural Heritage Management Plan prepared by Everick Heritage Consultants P/L, April 2010
 - c. Revised Site Regeneration and Revegetation Plan prepared by James Warren and Associates P/L, April 2013
 - d. Revised Saltmarsh Rehabilitation Plan prepared by James Warren and Associates P/L, April 2013
 - e. Cobaki Estate Development Code
 - f. Revised Ecological Assessment prepared by James Warren and Associates P/L, April 2013
 - g. Revised Assessment of Significance prepared by James Warren and Associates P/L, April 2013
- 4) Modification Request (MOD 1)
- a. Modification Report prepared by Darryl Anderson Consulting Pty Ltd, dated November 2012
 - b. Response to Submissions Report prepared by Darryl Anderson Consulting dated 18 April 2013
 - c. Revised Final Statement of Commitments, May 2013 as amended in July 2016 to reflect the provision of Water and Sewerage Services by the relevant sewer and water authority
- 5) Modification Request (MOD 5)
- a. Modification Report prepared by Planit Consulting, dated 28 July 2016, as amended by responses and additional information dated 7 November 2016, 10 January 2017, 31 January 2017, 10 March 2017, and 21 April 2017, and 28 July 2017 and 9 August 2017;
 - b. Revision to Statement of Commitments to reflect the provision of Water and Sewerage Services by the relevant sewer and water authority
 - ~~c. Revised Cobaki Estate Development Code Revision 2 dated June 2017~~
- 6) Modification Request (MOD 4)
- a. Modification Report prepared by DAC Planning Pty Ltd, dated May 2016, as revised on 11 July 2017, with the exception of changes sought to Condition C14 'Restrictions on Cats';
 - b. Aboriginal Cultural Heritage Management Plan prepared by Everick Heritage Consultants, February 2017 and Revised Cultural Heritage Parks Report prepared by Everick Heritage Consultants, March 2016.
- 7) **Modification Request (MOD 7)**
- a. **Modification Report prepared by Planit Consulting, dated December 2016**
 - b. **Revised Cobaki Estate Development Code Revision 3 dated August 2017**
- c) Part C - Requirements for Future Applications - Condition C2 is amended by the inclusion of **bold and underlined** words and numbers and the deletion of the ~~struck-out~~ words and numbers as follows:

C2 Implementation of the Cobaki Development Code

All future project / development applications for residential subdivision or for the construction of dwellings or commercial premises must demonstrate consistency with Part

B of the Cobaki Development Code Revision ~~23~~ dated ~~June 2017~~ August 2017 as amended by the Plans and Development Matrix approved in Condition A2.

End of Modification