



**JOHNSON PROPERTY GROUP**  
Creating living communities

13 January 2009

The Director General  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

**ATTENTION: DAVID GIBSON**

Dear Mr Gibson,

**RE: Pitt Town Residential Precinct (Concept Plan) – Modification to Concept Plan Consent Conditions  
MP 07\_0140**

The purpose of this letter is to formally write to you to:

1. provide a plan that complies with Condition B2 and seek formal recognition of this from the Executive Director, Strategic Sites and Urban Renewal;
2. as a result of the amendment to Condition B2, seek a modification to Condition B3;
3. as a result of the above, seek recognition of amended plans in Condition A2 (b) and (c);
4. seek an additional clause relating to the application of Integrated Development during Part 4 assessments;
5. seek an additional clause requesting recognition that, for the Pitt Town Concept Plan area, the provisions of the Threatened Species Conservation Act are not to be applied during future Part 4 or Part 5 assessments.

**Item 1 – Condition B2**

Pursuant to Condition B2 of the Pitt Town Concept Plan approval, I submit the attached amended *Pitt Town Masterplan* and *Blighton Masterplan* for the approval of the Executive Director. As requested by this condition, we have reduced the number of lots on the western boundary of the Blighton Precinct from 6 lots to 3 lots.

As required by this clause, we seek formal recognition that this Condition has been satisfied by the Executive Director, Strategic Sites and Urban Renewal;

**Item 2 – Condition B3**

We seek a minor modification to Condition B3 as follows (and as shown in the attached amended *Pitt Town Masterplan* and *Masterplan for Thornton*):

**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 lots
- Bona Vista – 246 lots
- Blighton – 19 Lots
- Cleary – 112 Lots
- Thornton – 72 Lots

Specifically, the above minor modification seeks to relocate the 3 lots lost from the western boundary of the Blighton Precinct to be positioned within the Thornton precinct. To be clear, this minor modification seeks to increase the number of lots in the Thornton precinct from 69 lots to 72 lots. This slight increase will have



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negligible additional environmental impacts and, in my opinion, would not be inconsistent with Department of Planning's assessment of the Pitt Town environmental assessment documentation.

I understand that the Pitt Town Section 94 plan was prepared on the basis of 72 lots within the Thornton precinct so no variation is required to the Pitt Town Section 94 plan. In fact, this modification provides consistency between the approved Concept Plan and the recently adopted Section 94 plan.

### **Item 3 – Condition A2**

As a result of the above, upgrade Condition A2 as follows (amendments underlined):

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

(b) **Pitt Town Masterplan**, dated 7 October 2008 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; **Masterplan for Cleary**, Drawing No. L03017-CLEARY-V6, dated 27 March 2008 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 and Trailer Park**, Drawing No. JPG-L-BL 01 A, dated 6 November 2007 and prepared by Design & Construction Services.

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:

### **Item 4 – Additional Clause (Integrated Development)**

Due to the high level of consultation and assessment of the previous LES and current Park 3A Concept Plan documents by relevant agencies, and to avoid possible confusion with future Part 4 assessments, we seek an additional clause confirming that pursuant to Section 75P(2)(b) of the EP&A Act that this project is not integrated development for the purposes of Part 4. It is our opinion, that integrated development aspects of the whole development were covered as part of the Concept Plan process and as such Section 75P(2)(b) applies and that this project is not integrated development for the purposes of Part 4.

I therefore propose, as an amendment to the Concept Plan Approval the following wording for your consideration. As a suggestion, this could be inserted as additional clause (d) on Page 1 of the Minister's determination:

I, the Minister for Planning, under the Environmental Planning and Assessment Act 1979 ("the Act") determine:

- (c) **That any development associated with the Concept Plan is not integrated development under Section 91 of the Act.**

### **Item 5 – Additional Clause (Threatened Species Conservation Act)**

The proposed modification requests recognition that, for the Pitt Town Concept Plan area, the provisions of the Threatened Species Conservation Act are not to be applied during future Part 4 or Part 5 assessments. This modification request acknowledges that ecology / biodiversity matters have been satisfactory addressed (and agreed to) at the Part 3A stage, and the State VPA stage, and therefore no further consideration is required at the Part 4 stage.

As you are aware, JPG have been involved with the subject land for over 10 years. During this time there have been substantial environmental analysis undertaken to examine the environmental impact of developing the land. This included countless ecology and biodiversity studies, conducted over many years, including those



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attached to the previous LES (LEP Amendment 145) and the Part 3A Concept Plan documentation. In addition, conservation agreements were put in place within the executed state planning agreement.

I therefore propose, as an amendment to the Concept Plan Approval the following wording for your consideration. As a suggestion, this could be inserted as additional clause (d) on Page 1 of the Minister's determination:

I, the Minister for Planning, under the Environmental Planning and Assessment Act 1979 ("the Act") determine:

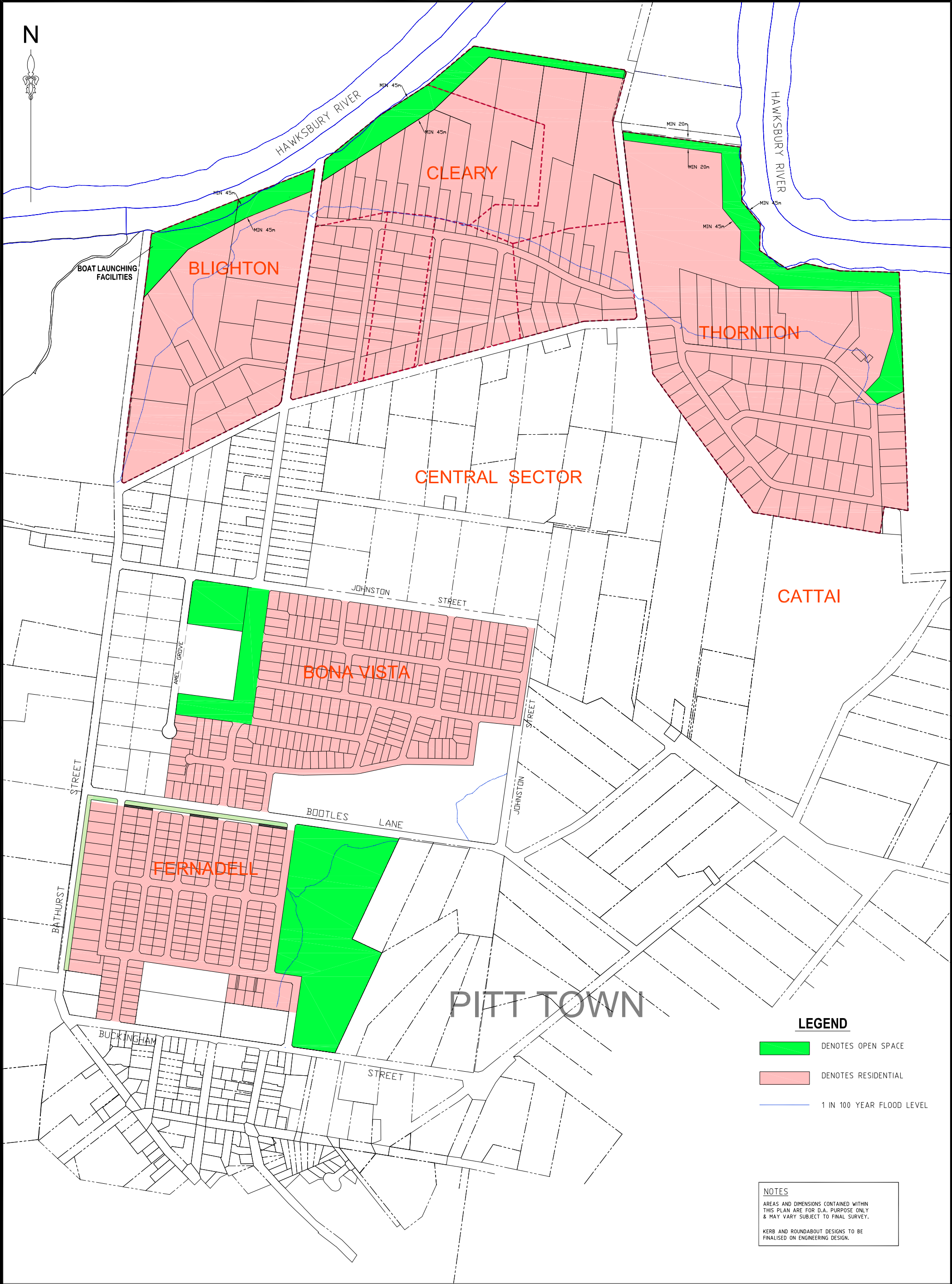
- (d) The Threatened Species Conservation Act does not apply to any development or activity associated with the approved Concept Plan and that no further ecological studies are required to be submitted during Part 4 or Part 5 assessments.**

Should you require further information, feel free to contact Keith Johnson (0412 089 888) or myself (0438 800 092).

Yours sincerely  
Johnson Property Group

**Bryan Garland**  
Senior Development Manager

cc: Jason Perica (Department of Planning)  
Michael File (Department of Planning)



**LEGEND**

- DENOTES OPEN SPACE
- DENOTES RESIDENTIAL
- 1 IN 100 YEAR FLOOD LEVEL

**NOTES**

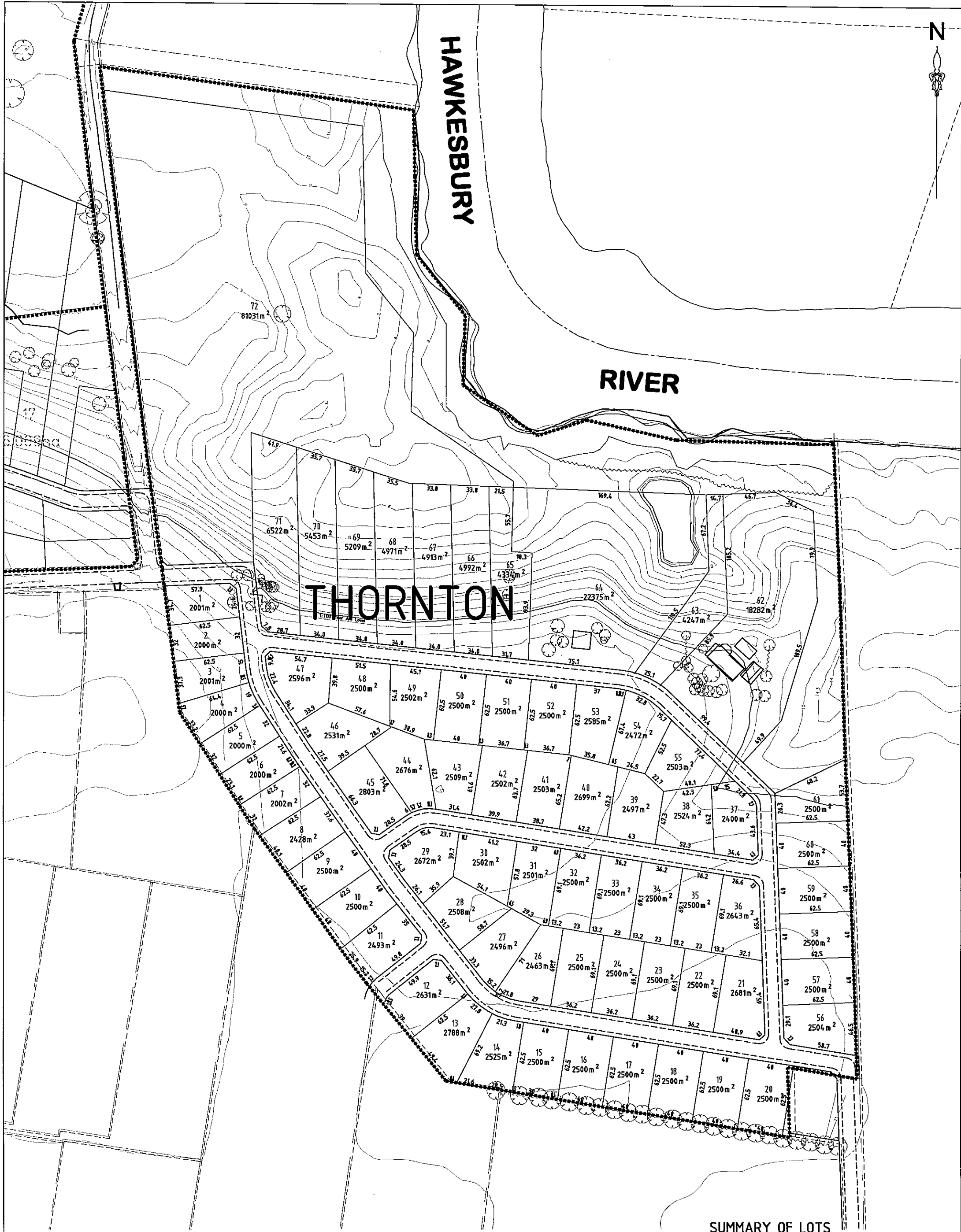
AREAS AND DIMENSIONS CONTAINED WITHIN THIS PLAN ARE FOR D.A. PURPOSE ONLY & MAY VARY SUBJECT TO FINAL SURVEY.

KERB AND ROUNDABOUT DESIGNS TO BE FINALISED ON ENGINEERING DESIGN.

**PITT TOWN MASTERPLAN**  
REVISED 07th OCTOBER 2008

**BROWN**

**Brown Consulting (NSW) Pty Ltd**  
Level 2, 2 Burbank Place, Norwest Business Park, Baulkham Hills 2153  
Telephone: 02 8808 5000 Facsimile: 02 8808 5099



# THORNTON

HAWKESBURY

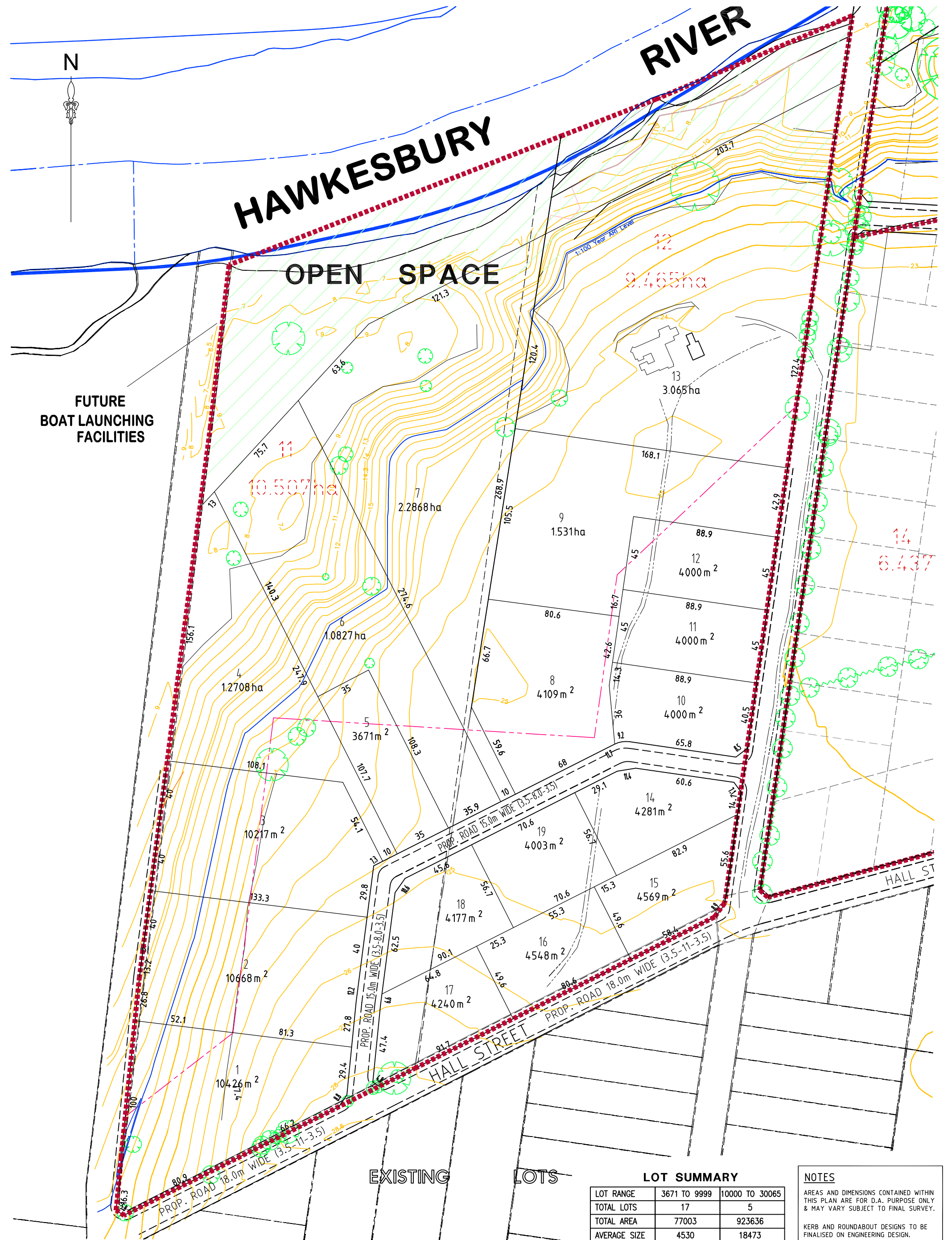
RIVER

## SUMMARY OF LOTS

LOT RANGE	2000 TO 81031
TOTAL LOTS	72
TOTAL AREA	194447
AVERAGE SIZE	2700

**NOTES**  
AREAS AND DIMENSIONS CONTAINED WITHIN THIS PLAN ARE FOR D.A. PURPOSE ONLY & MAY VARY SUBJECT TO FINAL SURVEY.  
HERB AND ROUNDABOUT DESIGNS TO BE FINALISED ON ENGINEERING DESIGN.





LOT SUMMARY		
LOT RANGE	3671 TO 9999	10000 TO 30065
TOTAL LOTS	17	5
TOTAL AREA	77003	923636
AVERAGE SIZE	4530	18473

**NOTES**

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KERB AND ROUNDABOUT DESIGNS TO BE FINALISED ON ENGINEERING DESIGN.

REDUCTION RATIO  
PLAN A1 1:1000  
DISK No. L03017-Blighton-V6

DATUM	AHD	DESIGN	L.S.	CHECKED
SURVEY	RAA P/L	TRACED	A.C.	DATE 7.10.08

**BROWN**

Brown Consulting (NSW) Pty. Ltd.  
Level 2, Burbank Place Norwest Business Park Baulkham Hills 2153  
Telephone 02 8808 5000 Facsimile 02 8808 5099

MASTERPLAN FOR BLIGHTON

 JG  
JOHNSON PROPERTY GROUP

HAWKESBURY CITY COUNCIL  
PITT TOWN

PROPOSED SUBDIVISION OF  
LOTS 11 & 12 IN DP. 1021340

REVISION		AMEND.
DRAWING No.	L03017-Bligh-V6	
SHEET	1 OF 1 SHEETS	