

Modification of Major Project Approval

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

I, the Minister for Planning, modify, under S.75W of the *Environmental Planning and Assessment Act 1979*, the Project approval referred to in Schedule 1 in the manner set out in Schedule 2.



The Hon Kristina Keneally
Minister for Planning

Dated this 29 day of Nov. 2009

MP 06_0094 MOD 1

SCHEDULE 1

Concept Plan Approval at Sandon Point for:

- a) a subdivision to create a combination of residential detached dwelling allotments and super lots for multi-unit housing;
- b) a retirement development including a Residential Aged Care Facility, independent living units, communal facilities and services to support the village, access and car parking.

(MP06_0094) granted by the Minister for Planning on 21 December 2006.

SCHEDULE 2

The above approval is modified as follows:

In Schedule 1:

(a) Delete Modification A2 (1)(a) and replace with the following:

(a) Subdivision into a maximum of 180 **single dwelling lots**;

(b) Delete Modification A2 (1)(c) and replace with the following:

(c) Subdivision of 2 **town house precincts** for up to 25 town houses;

(c) Delete Modification A2 (1)(e) and replace with the following:

(c) Building envelopes for a **super lot and 2 townhouse precincts**;

In Schedule 2:

(d) Delete Modification A1 (1) (a) and replace with the following:

(a) a subdivision to create a combination of residential **single dwelling lots, 2 townhouse precincts** and a super lot for multi-unit housing, including roads; and

(e) Delete Modification A3 and replace with the following:

The Concept Plan is modified as follows:

(a) **On ARV Land**, to ensure consistency with the Planning for Bushfire Protection Guidelines, all APZs shall be located within the residential zone;

(b) **On Stockland Land, a corridor of defensible space is to be provided.**

(f) Delete Modification A4 (2)(b)(ii) and replace with the following:

subject to demonstrating design excellence consistent with Modification **B4**, Part B, Schedule 2 of this approval, a maximum FSR of 1.8:1 (exclusive of roads) and maximum height of 4 storeys.

(g) Delete Modification B3

(h) Delete Modification B5 (7) and replace with the following:

The Proponents commit to undertake water quality monitoring as part of the detailed design stage and provide a quarterly report to Council **until such time as the construction (including dwellings) in 80% of the catchment area of the creeks within the proposed subdivision are complete.**

(i) Delete Modification C1 (3) and replace with the following:

- (3) Where any future development is subject to Part 4 or Part 5 of the Act, the consent authority must only determine future applications for development where they are consistent with the terms of the approval of Concept Plan **MP06_0094** as described in Part A Schedule 1 and subject to the modifications of approval set out in Parts A and B of Schedule 2.

(j) Add Modification C8 as follows:

As a consequence of a change to the subdivision layout arising from the operation of other modifications to this approval, the town house precincts may be amended subject to compliance with a maximum FSR of 1:1 and approval being granted for their location in a subsequent Project approval.

SCHEDULE 3

Amendments to the Approved Statement of Commitments (Stockland)

	Environmental Issue	Commitment	Timing
Original	Land Use	Stockland will carry out further geotechnical investigations for contaminants where excavation is proposed to exceed 2m in depth	If required will be provided at Project Plan stage.
Amended	Land Use	As Above	If required will be provided at construction certificate stage.

	Environmental Issue	Commitment	Timing
Original	Bushfire Risk	Asset Protection Zones will be established for all properties as identified in by the Bushfire Risk Assessment Report prepared by AVK Environmental Management dated May 2006	Further details to be provided at Project Plan stage.
Amended	Bushfire Risk	Defendable spaces will be established between the core riparian zone and the residential development. Defendable space will be a reduced fuel zone of 6m in width including a 4m trafficable area suitable for emergency vehicle access with access to hydrants.	Details to be confirmed on the Construction Certificate drawings.

--	--	--	--

	Environmental Issue	Commitment	Timing
Original	Management of Open Space	A management plan will be prepared by Council under the Local Government Act for the public open space to be transferred to Council under the Planning Agreement.	To be provided at Project Plan stage.
Amended		Deleted	Deleted

	Environmental Issue	Commitment	Timing
Original	Sydney Water Maintenance	Plan of Management for the future Regional Park will address access to the pump station.	To be provided at Project Plan stage.
Amended		Deleted	Deleted