



DARRYL ANDERSON CONSULTING PTY LTD

TOWN PLANNING & DEVELOPMENT CONSULTANTS

CONSOLIDATED CONCEPT PLAN

"RISE"
BILAMBIL HEIGHTS

PREPARED FOR:

TERRANORA GROUP MANAGEMENT PTY LTD

PREPARED BY:

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CONSOLIDATED CONCEPT PLAN

"RISE" BILAMBIL HEIGHTS

1.0 INTRODUCTION

On 29 June 2010 the Minister for Planning approved Major Project No. 08_0234 in respect of a Concept Plan for RISE Bilambil Heights. A copy of the Minister's Approval together with Schedules 1 and 2 is attached at **Annexure 1**.

On 9 July 2010 State Environmental Planning Policy (Major Development) Amendment (RISE Bilambil Heights) 2010 was published in Government Gazette 2010 No. 361. The amendment rezoned the Concept Plan Urban Footprint to part R1 and part B4 and rezoned certain residue land to E2.

2.0 CONSOLIDATED CONCEPT PLAN

Condition A3 of Major Project Approval No. 08-0234 is in the following terms:

"(1) A consolidated version of the Concept Plan, combining the approved components of the Environmental Assessment, Preferred Project Report, Statement of Commitments, and modifications required by this approval, is to be submitted to the Department within 3 months of the Concept Plan approval."

This document comprises the Consolidated Concept Plan for RISE Bilambil Heights and includes the following components:

Annexure 1	Major Project Approval No. 08-0234, 29 June 2010
Annexure 2	Preferred Project Report and Statement of Commitments, Darryl Anderson Consulting Pty Ltd, February 2010
Annexure 3	ML Design Architecture and Urban Planning Report – August 2010 Rendered Master Plan A-MP-00-04(E), 25 August 2010 Master Plan A-MP-01-16E, 17 August 2010 Structure Plan A-MP-01-17F, 17 August 2010 Precinct Plan A-MP-01-18G, 17 August 2010 Product Summary A-MP-01-19C, 17 August 2010 Building Heights Summary A-MP-01-20G, 17 August 2010 Community Facilities A-MP-01-21C, 17 August 2010 Building Product A-MP-01-22C, 17 August 2010 Indicative Staging and Sequencing Plan A-MP-01-37B, 3 December 2009
Annexure 4	RISE Engineering Reports, VKL Consulting, Amended August 2010
Annexure 5	RISE Landscape Open space Concept Plan Report, EA Design, August 2010 Revision B
Annexure 6	James Warren and Associates Revised Ecological Assessment, August 2010 Revised Site Rehabilitation and Pest Management Plan, August 2010
Annexure 7	Transport Impact Assessment, CRG, 10 September 2010
Annexure 8	RISE Revised Bushfire Assessment Report, Cardno, 30 August 2010
Annexure 9	Gilbert and Sutherland Stormwater Assessment and Management Plan, August 2010 Erosion and Sedimentation Control Plan, August 2010 Agricultural Buffer Zone Assessment, September 2010 Contamination Assessment Summary, September 2010

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