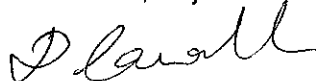


Modification of Minister's Approval

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

As delegate of the Minister for Planning under delegation executed on 25 January 2010, I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.



Daniel Cavallo
A/Director

GOVERNMENT LAND AND SOCIAL PROJECTS

Sydney 14 DECEMBER 2010

SCHEDULE 1

Concept Approval:

MP06_0204 granted by the Minister for Planning on 4 March 2009

For the following:

Western Sydney Parklands: Bungaribee Precinct and Doonside Residential Parcel Concept Plan

Modification:

MP06_0204 MOD1: Modify the approved Bungaribee Precinct and Doonside Residential Concept Plan Development Design Code

SCHEDULE 2 CONDITIONS

The above approval is modified as follows:

PART A - DEFINITIONS

Delete the definition of Development Design Code and replace with the following:

Development Design Code means the Doonside Residential Parcel Development Design Code

PART B – MODIFICATIONS TO THE CONCEPT PLAN

Delete Condition B4 and replace with the following:

B4. Development Design Code

The Development Design Code (DDC) is modified by the Doonside Residential Parcel Development Design Code, prepared by Architectus, dated 9 September 2010, subject to the inclusion of the following amendments:

- a) *Section 2.4.1 Indigenous heritage –*
 - a. Reference should be made to the plan detailing the extent of the various Sensitivity Zones and relevant obligations for further works/investigations.
 - b. The plan referred to above is to be included in the DDC.
 - c. Reference should also be made to the *Jo McDonald Indigenous Heritage Impact Statement* for further information regarding indigenous heritage.
- b) *Section 3.3 Conservation values –* Reference should be made regarding the project not constituting a controlled action and as such does not require assessment and approval by the Minister with responsibility under the *Environment Protection and Biodiversity Conservation Act 1999*.
- c) *Section 3.4.1 Indigenous heritage –*
 - a. A plan should be included in the DDC detailing the extent of the various Sensitivity Zones.
 - b. Reference should also be made to the *Jo McDonald Indigenous Heritage Impact Statement* for further information regarding indigenous heritage.
- d) *Section 3.5.6 Public Art and Place-Making –* Control (e) is to include reference to a requirement for consultation with Blacktown Council's Council's Arts and Cultural Development and Maintenance Sections.
- e) *Section 3.6.2 Road hierarchy –*
 - a. The road types as described in *Table 1: Road design standards* are to be renamed to be consistent with the road types as described in *Figure 16: Road hierarchy*.
 - b. The road type as described in *Figure 20: Park edge access street* is to be renamed to *Local Street at Park edge*.

Note: All Local streets, including streets shown as "Local Street at Park Edge" in *Figure 16: Road hierarchy* are to be designed in accordance with condition B3.

- f) *Section 4.5 Salinity* – To ensure that salinity impacts are mitigated and managed, Control (a) is to include “a site specific Salinity Management Plan shall be prepared and accompany each Subdivision Application”.
- g) *Section 5.2.2 Development Controls for Dwelling Houses* - The minimum allotment size detailed in *Table 5.2.2: Development controls for dwelling houses* is to be amended to 300sqm.
- h) *Section 5.3.2 Development controls for dual occupancy houses*– A setback requirement for dual occupancy houses fronting/opposite Heritage Park of 4.5m to the main building façade is to be included in *Table 5.3.2: Development controls for dual occupancy houses*.
- i) *Section 5.4.4 Development controls for integrated housing*- A setback requirement for integrated housing fronting/opposite Heritage Park of 4.5m to the main building façade is to be included in *Table 5.4.4: Development controls for integrated housing*.
- j) *Section 5.5.2 Development controls for medium density housing*- A setback requirement for medium density housing fronting/opposite Heritage Park of 4.5m to the main building façade is to be included in *Table 5.5.2: Development controls for medium density housing*.

Note: The Proponent is to submit a final version of the Development Design Code, as modified, to the Department incorporating the above amendments within 3 months of the issue of this Determination.