

Modification of Project Approval

Section 4.55(1) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I modify the consent referred to in Schedule 1, subject to the conditions in Schedule 2.

Anthony Witherdin
Director
Regional Assessments

Sydney

6 JULY

2018

SCHEDULE 1

Project Approval:	MP 08_0080 granted by the Executive Director, Development Assessment Systems and Approvals, as delegate of the then Minister for Planning on 18 July 2013
For the following:	Residential subdivision under Torrens title, including: • 165 residential lots; • associated site earthworks; • provision of roads footpaths, street tree and general landscaping; • provision associated infrastructure, including stormwater management infrastructure (bio-retention basins and bio retention swales); • rehabilitation and revegetation of a riparian zone/corridor; • provision of public reserve areas, including the riparian zone and a neighbourhood park; and • creation of a residual lot over the eastern portion of the site (approximately 12.71ha) where not development is to occur.
Applicant:	Utila Pty Limited
Consent Authority:	Minister for Planning
The Land:	Land off Lyons Road and Bambarra Drive, North Bonville (Part Lot 112 DP 1073791)
Modification:	08_0080 MOD 1: to correct errors in Condition B15.

SCHEDULE 2

The consent is modified as follows:

- (a) Schedule 2 Part B – Prior to Issue of Construction Certificate, Condition B15 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

B15 Bushfire Management

- 1) Asset Protection Zones (APZs) required by *Planning for Bushfire Protection 2006* are to be provided in accordance with:
 - i) asset Protection Zones Drawing No. 113D prepared by Geoff Slattery and partners dated May 2013;
 - ii) *Bushfire Hazard Assessment Report*, prepared by Holiday Coast Bushfire Solutions Pty Limited, dated 16 May 2013, Appendix 6 Preferred Project Report; and
 - iii) the final Vegetation Management Plan, and in particular 20m wide restricted planting zones adjacent to and either side of the main access road.
- 2) Prior to the issue of the first construction certificate for bulk earthworks, the proponent shall engage a suitably qualified bushfire consultant to certify that the site layout complies with the following:
 - i) the required asset protection zones, including proposed staging, as set out in condition ~~B19(3)~~ **B15(3)**;
 - ii) water, electricity and gas shall comply with the requirements of Section ~~4.2.7~~ **4.1.3** of *Planning for Bushfire Protection 2006*;
 - iii) the internal roads shall comply with the requirements of Section ~~4.2.7~~ **4.1.3** of *Planning for Bushfire Protection 2006* and the entrance way to the parking area shall be a minimum of 6.5 metres in width;
 - iv) landscaping shall comply with the principles of Appendix 5 of *Planning for Bushfire Protection 2006*; and
 - ~~v) an Emergency Evacuation Plan is to be prepared in line with NSW RFS document *Guidelines for the Preparation of an Emergency Evacuation Plan*.~~
- 3) Details of the APZs (as it relates to each stage of the project) are to be provided to the satisfaction of the certifying authority prior to the release of the construction certificate for each stage of the project.

Note: Roads at completion of each stage will need to comply with relevant bushfire requirements. If connecting or through roads cannot be provided then temporary culs-de-sac may be required, with connecting fire truck/trail access if necessary. Undeveloped land adjoining each stage will need to be maintained as an APZ, until further staging and development occurs.

End of modification

08_0080 MOD 1