

Modification of Minister's Approval

Section 96(1A) of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 14 September 2011, I approve the modification of the project approval referred to in Schedule 1, subject to the Conditions in Schedule 2.



Daniel Keary
Director
Industry, Key Sites and Social Projects

Sydney 18th JUNE 2014

SCHEDULE 1

Application No.:	SSD 5349
Applicant:	UrbanGrowth NSW
Consent Authority:	Minister for Planning
Land:	North Penrith Development Site, Penrith (Part Lot 11 DP 1159973)
Development:	Stage 3B of the North Penrith Development Site as follows: <ul style="list-style-type: none">• construction of the internal road network and connections to existing road intersections;• supply of utilities to service the subdivision;• landscaping and public domain works;• subdivision to create the North Penrith 'Opportunity Site' lots including 3 superlots.
Modification:	SSD 5349 MOD 1 - Modification to provide an additional laneway and 2 additional super lots within the 'Opportunity Site' Lots

SCHEDULE 2

CONDITIONS

The above approval is modified as follows:

1. Condition A2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struck-out~~ words/numbers as follows:

Development in Accordance with Plans and Documents

A1 The Applicant shall carry out the development generally in accordance with the:

- a) 'North Penrith State Significant Site Study, Concept Plan and Stage 1 Project Application' report prepared by JBA Planning dated November 2010, as amended by the Preferred Project Report for the North Penrith Mixed Use Development prepared by JBA Urban Planning Consultants dated April 2011 and as modified by modifications 1 and 2 of concept plan MP10_0075.
- b) 'North Penrith Design Guidelines 2013' version 19 March 2013.
- c) 'Environmental Impact Statement, North Penrith Subdivision, Civil and Infrastructure Works (Stage 3B)' prepared by JBA **Urban Planning Consultants Pty Ltd** dated November 2012; as amended by:
 - i) 'North Penrith Stage 3B SSD 5349' dated February 2013 'Response to Agency Submissions' by JBA **Urban Planning Consultants Pty Ltd** and attached appendices, documents, plans, elevations and sections; **and**
 - ii) **S96 Modification to Development Consent SSD 5349 (MOD 1) dated 10 March 2014 and attached documents and plans.**
- d) The following drawings, except for:
 - (1) any modifications which are exempt or complying development;
 - (2) otherwise provided by the conditions of this consent.

Plan of Subdivision Drawings prepared by Craig & Rhodes,			
Drawing No.	Revision	Name of Plan	Date
07210L30	[01]	North Penrith: Stage 3B — Plan of Proposed Subdivision	08/10/2012
<u>07210L30</u>	<u>[02]</u>	<u>North Penrith: Stage 3B – Plan of Proposed Subdivision</u>	<u>27/02/2014</u>

End of Modification SSD 5349 MOD 1