



**Record of Minister's opinion for the purposes of Clause 6(1) of the State
Environmental Planning Policy (Major Projects) 2005**

I, the Minister for Planning, have formed the opinion that the development described in the Schedule below, is development of a kind that is described in Schedule 1 of the State Environmental Planning Policy (Major Projects) 2005 – namely Clause 13 - development for the purposes of residential, commercial, retail with a capital investment value of more than \$50 million that the Minister determines are important in achieving State and regional planning objectives – and is thus declared to be a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies for the purpose of section 75B of that Act.

In my opinion, the development described in the Schedule below is important in achieving regional planning objectives, relating to conservation, land supply and employment outcomes for the following reasons:

- the Site is identified in the LHRS and is consistent with the LHRS,
- the proposal is capable of contributing to the LHRS dwelling targets over the next 25 years,
- the proposal reflects the Memorandum of Understanding entered into with the NSW Government which will involve the delivery of significant environmental lands into public ownership for the purposes of expanding the existing Watagan to Stockton Green Corridor.

Schedule

A proposal for the development of 1022 hectares of land known as Sanctuary Villages (as identified on the plans titled "*Hardie Holdings Land Paxton/Millfield*" in Hardie Holdings Pty Ltd submission dated 19 December 2006), generally as described in the letter and Preliminary Assessment dated 1 February 2007 from Hardie Holdings to the Department of Planning.

Frank Sartor
Minister for Planning

Date:

18/6/07.