

Modification of Major Project Approval

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

I, the Executive Director Strategic Sites and Urban Renewal, as delegate of the Minister for Planning, under Instrument of Delegation dated 7 June 2007, modify, under s.75W of the *Environmental Planning and Assessment Act 1979*, the Concept Plan approval referred to in Schedule 1 in the manner set out in Schedule 2.



Jason Perica
Executive Director
Strategic Sites and Urban Renewal

Date:

26/2/09

SCHEDULE 1

Delete 'Land:' and replace with:

Land:

Allotments at North Cooranbong in the Lake Macquarie Local Government Area as follows: Lot 1 DP 595941, Lot 11 DP 129156, Lot 12 DP 129157, Lot 20 DP 129159, Lot 1-13 DP 7352, Lot 1-8 and 10 Section 6 DP 3353, Lot 1 DP 825266, Lot 34 DP 736908, Lot 2 DP 517245, Lot 1 DP 170378, Part Lot 15 DP 182756, Lot 212 DP 1037011, Lot 1 DP 348173, Lot 219 DP 755218, Lot 1 DP 329367, Lot 1 DP 301305, Lot 13 DP 129157, Lot 1-2 DP 346776, Lot 21 DP 129159, Lot 1 DP 360725, Lot 1 DP 363639, Lot 3 DP 1029952, Lot 2 DP 663728, Unformed road continuing from Alton Road

Delete 'Concept Plan:' and replace with:

Concept Plan:

Concept Plan for the **North Cooranbong Residential Estate**, comprising 200.43ha for residential development, 2.75ha for commercial development, 17.70ha for schools (existing and proposed), 15.25ha for public open space/ recreation and community facilities and 119.13ha for environmental conservation.

SCHEDULE 2

The above approval is modified as follows:

Delete Further Assessment Requirement 3.7 and replace with:

3.7 Any subdivision plan should achieve the following minimum Core Riparian Zones:

- Minimum of 10m for any intermittently flowing 1st order watercourse
- 20m for any permanently flowing 1st order watercourse or any 2nd order watercourse
- 20m – 40m (merit based assessment) for any 3rd order or greater watercourse

Variation to the minimum widths may be considered by the Consent Authority following a merit assessment of the importance and riparian functionality of the watercourse, the site and the long-term use of the land in accordance with the Department of Water and Energy's Guidelines for controlled activities Riparian Corridors February 2008.

Delete Further Assessment Requirement 3.8 and replace with:

3.8 Any application for subdivision creating residential lots on an allotment of the site identified as 'Potential Site Contamination' within the Douglas Partners Reports referenced 31720 and dated 11 December 2001, 24 July 2002, 23 October 2003 and 7 March 2005 must be accompanied by a Stage Two detailed site contamination assessment in accordance with SEPP 55 (and associated guidelines).

All residential subdivision applications are to demonstrate compliance with the provisions of State Environmental Planning Policy No. 55 – Remediation of Land.