

**ORDER PURSUANT TO CLAUSE 34A(3) OF THE BIODIVERSITY
CONSERVATION (SAVINGS AND TRANSITIONAL) REGULATION 2017**

I, Anthony Witherdin..., Director of Key Sites Assessments within the Planning & Assessments Division, Department of Planning, Industry and Environment, certify under clause 34A(3) of the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*, that:

- a) the proposed development (the ***proposed development***) is part of a concept plan approval (the ***concept plan approval***) for which the biodiversity impacts of the proposed development have been satisfactorily assessed before 25 August 2017, and
- b) that conservation measures to offset the residual impact of the proposed development on biodiversity values after the measures required to be taken to avoid or minimise those impacts have been secured into the future.

Proposed development is only certified by this order where the development for which a development application is made, or will be made, in accordance with the concept plan approval.

For the purposes of this order:

- 1) the ***proposed development*** comprises NORTH COORANBONG CONCEPT PLAN development on land identified on the *North Cooranbong Land Use Plan*, dated 10 October 2008, Appendix C of the *Preferred Project Report For North Cooranbong Residential Development MP 07_0147*, dated 27 October 2008, prepared by UDB Town Planning & Design, excluding Lots 100 and 116 in DP 1242869 (formerly Lot 12 in DP 1158508) as extracted in the attached map.
- 2) the ***concept plan approval*** is all of the documents listed at Terms of Concept Approval 1.1, as at the date of this order.
- 3) ***Development application*** has the same meaning as in clause 34A of the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*.

Anthony Witherdin

Anthony Witherdin, Delegate
Director
Key Sites Assessments
Department of Planning, Industry and Environment

31/10/2019

Date

NORTH COORANBONG RESIDENTIAL ESTATE

CONCEPT PLAN 2008



JOHNSON PROPERTY GROUP
Creating living communities

(REVISED 10 OCTOBER 2008)



Land Use	Ha	% (approx of 355.26 Ha)
Environmental Conservation Area	111.95	31.52%
Open Space	7.1	2.00%
Residential (Urban Living)	19.25	5.42%
Urban Centre (Core)	0.15	0.04%
Urban Centre (Support)	2.60	0.73%
Avondale School Site	14.70	4.14%
Primary School Site	3.00	0.84%
Community Facilities	0.55	0.15%
Residential	181.18	51.00%
Sub-Total	340.48	
Town Common		
Environmental Conservation Area	7.18	2.02%
Public Recreation	7.6	2.14%
Sub-Total	14.78	
Total	355.26	100.00%

*Areas calculated by scale only and subject to survey.