

Modification of Minster's Approval

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

As delegate for the Minister for Planning and Public Spaces, under delegation executed on 26 April 2021, I approve the modification of the concept plan approval referred to in Schedule 1, subject to the terms outlined in Schedule 2.



Joanna Bakopanos
Team Leader
Industry Assessments

Sydney

20 May 2021

File: EF20/29619

SCHEDULE 1

Concept Plan approval

Concept Plan approval:

09_0028 granted by the then Minister for Planning and Infrastructure on 24 April 2012

For the following:

A cultural events site, comprising:

- use of the site for cultural, educational and outdoor events with ancillary camping and car parking;
- temporary event infrastructure;
- a spine road;
- a water treatment plant;
- a wastewater treatment plant;
- a cultural centre;
- a conference centre and associated accommodation; and
- a comprehensive vegetation management plan.

Modification 4

Modification Request:

09_0028 MOD 4 (Concept Plan)

The modification involves the expansion of the north-eastern camping area.

Proponent:

Billinudgel Property Pty Ltd

Approval Authority:

Minister for Planning and Public Spaces

Land:

126 Tweed Valley Way, Yelgun

SCHEDULE 2

The approval is modified as follows:

In Schedule 1

1. Delete the description of “Land” and replace with the following:

126 Tweed Valley Way, Yelgun

Lot 402 and 403 DP 755687; Lot 34 DP 755721; Lot 4 DP 821947; Lot 12 DP 848618; Lot 12 & 14 DP 875112; Lot 30 DP 880376; Lot 107 DP 1001878; Lot 1 DP 1145020; Lot 312 DP 1163830; Lot 21 DP 1169952; Lot 11 DP 1192842; Lot 2, 3, 4, 5 and 6 DP 1261334 – Byron and Tweed local government areas

2. Delete the definitions for “Department”, “Minister” and “Site” and insert the following definitions in alphabetical order:

Department means the NSW Department of Planning, Industry and Environment.

Minister means the NSW Minister for Planning and Public Spaces (or delegate).

Site has the same meaning as the “Land” section in Schedule 1 of this approval.

In Schedule 2: Part A – Terms of Approval

3. Insert new items (l), (m) and (n) within Term A2 as follows:

- (l) Statement of Environmental Effects titled ‘*North Byron Parklands Cultural Events Site – Camping Modification*’, prepared by PJEP Environmental Planning, dated September 2020;
- (m) Response to Submissions titled ‘*RE: MOD 2 – Additional Camping Area (SSD-8169-MOD-2)*’, prepared by North Byron Parklands, dated 8 February 2021; and
- (n) Additional Information Letter titled ‘*RE: MOD 2 – Additional Camping Area (SSD-8169-MOD-2)*’, prepared by North Byron Parklands, dated 29 March 2021.

4. Delete Table 1 in Term A3 and replace with the following new Table:

Table 1: Structure Plans

Structure Plans prepared by Design Team Ink, updated by Planners North		
Job No.	Title	Date
1287.3487	Land Use Structure Plan	November 2020
1287.3487	Ecological Structure Plan	March 2021