

Modification of Major Project Approval

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

I, the Executive Director, Urban Renewal and Major Sites as delegate of the Minister for Planning, under Instrument of Delegation dated 4 March 2009, 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.

 23.10.09
Giovanni Cirillo
Executive Director
Urban Renewal and Major Sites

Date:

SCHEDULE 1

Application No:	07_0147
Proponent:	Johnson Property Group Pty Ltd
Approval Authority:	Minister for Planning
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
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 Concept Approval Determination and replace with:

I, the Minister for Planning, under the Environmental Planning and Assessment Act 1979 ("the Act") determine:

- (a) to approve the Concept Plan referred to in Schedule 1, subject to:
 - i. the modifications set out in Schedule 2; and*
 - ii. the proponent entering into the planning agreement referred to in the Statement of Commitments dated 27 October 2008.**
- (b) the environmental assessment requirements for subsequent project or development applications associated with the Concept Plan as set out in Schedule 2;*
- (c) that any development or activity associated with the approved Concept Plan be subject to Part 4 (with Council as the consent authority) or Part 5 of the Act, whichever is applicable, unless the development is, in the opinion of the Minister, development of a kind that is described in the State Environmental Planning Policy (Major Development) 2005;*
- (d) that any development associated with the Concept Plan is not integrated development under section 91 of the Act.*