



New South Wales

# **State Environmental Planning Policy (Major Projects) 2005 (Amendment No 11)**

under the

**Environmental Planning and Assessment Act 1979**

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979* in accordance with the recommendation made by the Minister for Planning. (606/00531-1)

FRANK SARTOR, M.P.,  
Minister for Planning

**2007 No 40**

Clause 1

State Environmental Planning Policy (Major Projects) 2005 (Amendment No 11)

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**State Environmental Planning Policy (Major Projects)  
2005 (Amendment No 11)**

under the

Environmental Planning and Assessment Act 1979

**1 Name of Policy**

This Policy is *State Environmental Planning Policy (Major Projects) 2005 (Amendment No 11)*.

**2 Aims of Policy**

The aims of this Policy are:

- (a) to identify the land to which this Plan applies as a State significant site under *State Environmental Planning Policy (Major Projects) 2005*, and
- (b) to establish appropriate zoning for that land, and
- (c) to provide for the redevelopment of that land in a manner consistent with the principles contained in the document entitled *Lower Hunter Regional Strategy*, published by the NSW Department of Planning in October 2006, and
- (d) to facilitate appropriate residential development on that land that provides a range of housing types to accommodate the needs of the community and that satisfies the principles of ecologically sustainable development, and
- (e) to identify and provide land for open space for recreational purposes, and
- (f) to identify and provide land for environmental protection and conservation purposes.

**3 Land to which Policy applies**

This Policy applies to land at 290 and 302 Minmi Road, Fletcher (Lot 11, DP 1044935 and Lot 2, DP 534168) in the local government area of Newcastle, as shown edged heavy black on Map 5 to Schedule 3 to *State Environmental Planning Policy (Major Projects) 2005* (to be inserted by Schedule 1 [2] to this Policy).

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**4 Amendment of State Environmental Planning Policy (Major Projects)  
2005**

*State Environmental Planning Policy (Major Projects) 2005* is amended as set out in Schedule 1.

**5 Amendment of Newcastle Local Environmental Plan 2003**

*Newcastle Local Environmental Plan 2003* is amended as set out in Schedule 2.

## **2007 No 40**

State Environmental Planning Policy (Major Projects) 2005 (Amendment No 11)

Schedule 1      Amendment of State Environmental Planning Policy (Major Projects) 2005

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## **Schedule 1      Amendment of State Environmental Planning Policy (Major Projects) 2005**

(Clause 4)

### **[1]      Schedule 3 State significant sites**

Insert at the end of the Schedule (before the maps):

### **Part 7      The Dan Land**

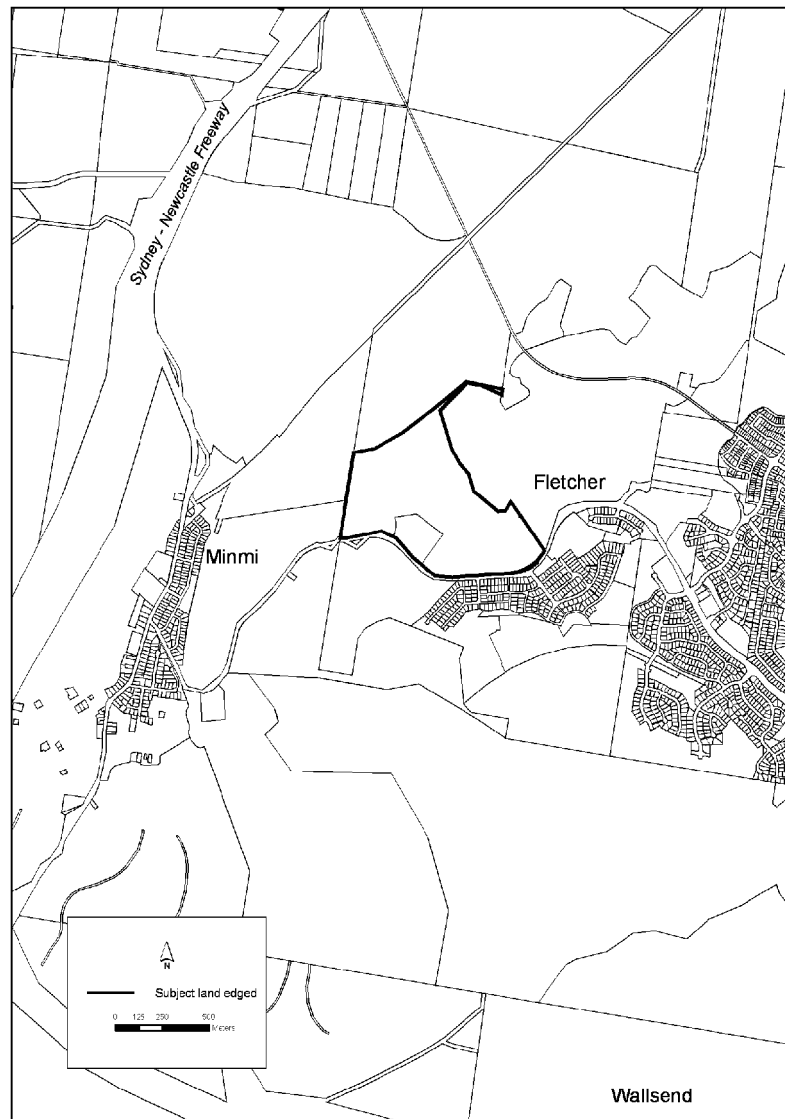
#### **The Dan Land**

The Dan Land is land at 290 and 302 Minmi Road, Fletcher (Lot 11, DP 1044935 and Lot 2, DP 534168) in the local government area of Newcastle, as shown edged heavy black on Map 5 to this Schedule.

**Note.** Development on the Dan Land that is not a project to which Part 3A of the Act applies is subject to the provisions of *Newcastle Local Environmental Plan 2003*, among other instruments.

**[2] Schedule 3**

Insert at the end of the Schedule:



**Map 5—Schedule 3—The Dan Land**

## 2007 No 40

State Environmental Planning Policy (Major Projects) 2005 (Amendment No 11)

Schedule 2 Amendment of Newcastle Local Environmental Plan 2003

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## Schedule 2 Amendment of Newcastle Local Environmental Plan 2003

(Clause 5)

### [1] Clause 6 Method

Omit “and Steel River” from clause 6 (c).

Insert instead “, Steel River and the Dan Land”.

### [2] Part 5, heading

Omit the heading. Insert instead:

## Part 5 Honeysuckle, Steel River and the Dan Land

### [3] Clause 36A

Insert after clause 36:

#### 36A The Dan Land

- (1) In this clause, *the Dan Land* means land at 290 and 302 Minmi Road, Fletcher (Lot 11, DP 1044935 and Lot 2, DP 534168) in the local government area of Newcastle, as shown edged heavy black on the zoning map.
- (2) Despite any other provision of this plan, development for any of the following purposes is prohibited on any part of the Dan Land that is within Zone 7 (b):
  - (a) agriculture,
  - (b) dwelling-houses,
  - (c) dwellings.

**Note.** The Dan Land is identified as a State significant site in Schedule 3 to *State Environmental Planning Policy (Major Projects) 2005*.

### [4] Clause 37 Definitions

Insert at the end of the definition of *zoning map* in clause 37 (1) (before the note):

State Environmental Planning Policy (Major Projects) Amendment No 11)—The Dan Land—Zoning Map

BY AUTHORITY

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