



New South Wales

State Environmental Planning Policy (Major Projects—North Cooranbong) Amendment 2008

under the

Environmental Planning and Assessment Act 1979

His Excellency the Lieutenant-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. (S08/00728-1:MA)

KRISTINA KENEALLY, M.P.,
Minister for Planning

State Environmental Planning Policy (Major Projects—North Cooranbong) Amendment 2008

under the

Environmental Planning and Assessment Act 1979

1 Name of Policy

This Policy is *State Environmental Planning Policy (Major Projects—North Cooranbong) Amendment 2008*.

2 Aims of Policy

The aims of this Policy are to amend the *Lake Macquarie Local Environmental Plan 2004*:

- (a) to establish appropriate zoning controls on land to which this Policy applies, and
- (b) to provide for appropriate development on that site that is consistent with the principles of ecologically sustainable development, and
- (c) to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the subdivision of land to which this policy applies to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes, and
- (d) to implement those aspects of the Lower Hunter Regional Strategy, published in the document of that name by the Department of Planning, October 2006, that relate to that site.

3 Land to which Policy applies

This Policy applies to certain land at North Cooranbong, as shown edged heavy red on the map marked “State Environmental Planning Policy (Major Projects—North Cooranbong) Amendment 2008—North Cooranbong Land Application Map” deposited in the office of the Council of the City of Lake Macquarie.

4 Amendment of Lake Macquarie Local Environmental Plan 2004

Lake Macquarie Local Environmental Plan 2004 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 55 Acquisition of land required for community purposes

Insert at the end of the clause:

Note. If land, other than land shown cross-hatched on the map, is required to be acquired under the owner-initiated acquisition provisions, the Minister for Planning is required to take action to enable the designation of the acquiring authority. Pending the designation of the acquiring authority for that land, the acquiring authority is to be the authority determined by order of the Minister for Planning (see section 21 of the *Land Acquisition (Just Terms Compensation) Act 1991*).

[2] Clause 62 Public infrastructure in urban release areas

Insert after clause 62 (4):

(4A) *State Environmental Planning Policy No 1—Development Standards* does not apply to the subdivision of land to which subclause (4) applies.

[3] Clause 62 (8), definition of “designated State public infrastructure”

Insert “, bus services” after “bus interchanges” in paragraph (b).

[4] Clause 62 (8), definition of “urban release area”

Insert at the end of the definition:

State Environmental Planning Policy (Major Projects—North Cooranbong) Amendment 2008—North Cooranbong Urban Release Area Map

[5] Dictionary

Insert in alphabetical order in the definition of *the map*:

State Environmental Planning Policy (Major Projects—North Cooranbong) Amendment 2008—North Cooranbong Land Zoning Map