

Modification of Project Approval

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

As delegate of the Minister for Planning, I modify the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney 24 May, 2018

SCHEDULE 1

Project Approval: **MP 08_0194** granted by the Planning and Assessment Commission on 11 August 2013

For the following: Kings Forest Residential Subdivision Stage 1 Bulk Earthworks, Roadworks and Subdivision of Precinct 5, including:

- subdivision of the site into ten development lots in 4 stages;
- bulk earthworks across the site;
- roadworks comprising:
 - construction of the entrance road and associated intersection works with Tweed Coast Road
 - construction of the Kings Forest Parkway from Tweed Coast Road via Precincts 4 and 5 through the western site precincts; and
 - construction of two roads providing access to the southern site precincts;
- Plan of Development for Precinct 5;
- development of 998 sqm of floorspace for a service station and food and drink premises and access arrangements to Precinct 1;
- construction of subdivision and infrastructure works along Kings Forest Parkway and within Precincts 1 and 5;
- subdivision of Precinct 5 into 376 residential lots comprising:
 - one townhouse lot (7,860sqm)
 - 37 terrace house lots (minimum lot size 150sqm)
 - 25 duplexes (minimum lot size 450sqm)
 - 192 zero lot dwellings (minimum lot size 240sqm)
 - 121 traditional detached dwellings (minimum lot size 400sqm)

Proponent: Project 28 Pty Ltd.

Approval Authority: Minister for Planning

The Land: Kings Forest Estate
Lot 76, 272, 323 and 326 of DP 755701;
Lot 6 DP 875446;

Lot 2 DP 819015;
Lot 1 DP 706497;
Lot 40 DP 7482;
Lot 38A DP 13727;
Lot 38B DP 13727;
Lot 1 DP 129737;
Lot 1 DP 781633;
Lot 7 DP 875447;
Lot 37A DP 13727,
Lot 2 DP 1159231 (closed road)
Lot 1 DP 1178256 (closed road); and,
Lot 1, 2 & 3 DP 11757616 (closed roads).

Modification: **MP 08_0194 MOD 7:** amend Condition A17 to extend the lapse date to 31 December 2019

SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 2 Administrative Conditions, Condition A17 is amended by the insertion of the **bold and underlined** words and deletion of the ~~struckout~~ words/numbers as follows:

Lapsing of Approval

A17. In order that the approval remains relevant to the planning intent for the area, the approval shall lapse ~~5 years after the determination date of this approval~~ **on 31 December 2019** unless building, engineering or construction work relating to the works authorised by this approval is physically commenced on the land to which this approval applies before this date.

End of Modification