

Modification of Concept Plan

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

As delegate of the Minister for Planning, I modify the Concept Plan Approval referred to in Schedule 1, subject to the Terms of Approval in Schedule 2.



Louise Densmore
Team Leader
Regional Assessments

Sydney

25 January 2023

SCHEDULE 1

Concept Approval: **06_0318** granted by the Minister for Planning on 19 August 2010

For the following: Concept Plan including:

- residential development for approximately 4500 dwellings
- Town Centre and neighbourhood centre for future retail and commercial uses
- community and educational facilities
- employment land
- a golf course
- open space
- wildlife corridors
- protection and rehabilitation of environmentally sensitive land
- utility services infrastructure
- water management areas and lake
- roads and pedestrian and bicycle paths.

Proponent: Kings Forest Estates Pty Ltd

Approval Authority: Minister for Planning

The Land: Kings Forest, Kingscliff
Lots 76, 272, 323 & 326 in DP 755701, Lot 6 DP 875446, Lot 2 DP 819015, Lot 1 DP 706497, Lot 40 DP 7482, Lot 37A DP 13727, Lot 38A DP 13727, Lot 38B DP 13727, Lot 1 DP 129737, Lot 1 DP 781633 and Lot 7 DP 875447,

Modification: **MP 06_0318 MOD 9:** Modification to amend the Kings Forest Development Code to include additional landuses, allow for variations, update definitions, clarify planning controls and correct errors

SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 2 Part A – Terms of Concept Approval Condition A3 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the words/numbers as follows:
- (9) Kings Forest Development Code ~~as amended by condition B6 Version 1.3 submitted with MP06_0318 MOD 5~~ **Version 1.4 submitted with the additional information dated 17 November 2022 with MP06_0318 MOD 9.**
- (b) Schedule 2 Part B – Modifications to the Concept Plan is amended by the insertion of Condition B9 in the **bold and underlined** words / numbers as follows:

B9 Kings Forest Development Code

The Kings Forest Development Code Version 1.4 submitted with the additional information dated 17 November 2022 with MP06_0318 MOD 9 is modified as follows:

- 1) **'Storage Premises' is not approved as Development Uses for Employment Lands in the Precinct Development Matrix at Figure 1.2.2 in Section 1.2 The Kings Forest Concept Plan in Part 1.0 INTRODUCTION.**

A revised Code must be submitted to the Planning Secretary for approval within 3 months of the date of determination of MOD 9.

- (c) Schedule 2 Part A – Environmental Assessment Requirements for Future Applications Condition C26 is amended by the insertion of the **bold and underlined** words / numbers as follows:

All future project/development applications for residential subdivision or for the construction of dwellings or commercial premises must demonstrate consistency with Part B of the Kings Forest Development Code, **subject to the exceptions to provisions contained in Section 1.2, Control (1) of the Code.**

**End of Modification
(MP 06_0318 MOD 9)**