

Modification of Minister's Approval

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

As delegate of the Minister for Planning under delegation executed on 14 September 2011, I approve the modifications of the Concept Plan and Project Application referred to in Schedule 1, subject to the conditions in Schedule 2 and 3.



Chris Ritchie
A/Director
Industry, Key Sites & Social Projects

Sydney 16 MAY 2014

SCHEDULE 1

Concept Plan and Project Application: Concept Plan MP 06_0060 and Project Application MP 06_0058 granted by the Minister for Planning on 25 January 2007.

For the following:

A Concept Plan for:

- a 595 lot residential subdivision;
- a residential housing development for an adaptable housing area;
- commercial development; and
- environmental protection measures on the remaining land.

A Project Application for a 614 lot residential subdivision.

Modification:

MP 06_0060 and MP 06_0058 MOD 14 :

- Modification to the concept plan and project approval descriptions to include four super lots.
- Modify Statement of Commitment No.15 to require a restrictive covenant in relation consistency of house plans with the Design Guidelines.
- Modify Statement of Commitment 16(a) to include reference to the Eco Logical Bushfire Protection Assessment (May 2013).
- Replace references to "Stockland" or "Stockland Developments Pty Ltd" with "the Proponent".
- Modify the definition of proponent.

SCHEDULE 2 – CONCEPT PLAN

PART A – CONCEPT PLAN APPROVAL

Changes to Conditions in Schedule 1:-

1. Delete A1 Table and replace with a new A1 Table as follows:

A1 *Table*

Proponent:	Stockland Developments Pty Ltd (Level 4, 157 Liverpool Street, Sydney) or the relevant person acting upon all or any part of the approval, and includes any person certified by the Minister to be the proponent.
Application made to:	Minister for Planning
Major Project Number:	06_0060
On land formerly known as:	Lot 801 DP 1022286 Lot 802 DP 1022286 Lot 72 DP 874040 Lot 73 DP 874040 Lot 74 DP 874040 Lot 75 DP 874040
Local Government Area:	Shoalhaven City Council
Approval in summary for:	A Concept Plan for: <ul style="list-style-type: none">• A four lot super lot subdivision;• A 614 lot residential subdivision,• A residential housing development for an adaptable housing area,• A commercial development; and• Environmental protection measures on the remaining land.
Capital Investment Value:	\$150 million
Type of development:	Concept approval under Part 3A of the Act
Determination made on:	25 January 2007
Determination:	Concept approval is granted subject to the modifications in the attached Schedule 4.
Date of commencement of approval:	This approval commences on the date of the Minister's approval
Date approval will lapse:	5 years from the date of determination

2. Delete condition A2(1)(a) and replace with a new condition A2(1)(a) as follows:

A2 Approval in Detail

(1) *A residential development involving:*

(a) up to **614** residential lots;

1. In condition A2, insert condition A2 (5) as follows:

A2 Approval in detail

Concept approval is only to the following development:

- (5)** A four lot superlot subdivision (in accordance with the subdivision of Lot 600 DP1171256 plan prepared by Anthony R Aulsebrook, undated) including:
- (a) Lot 6001 being land that may be dedicated to Council.
 - (b) Lot 6002 being the proposed site for future subdivision and residential development located within village central district.
 - (c) Lot 6003 being the proposed site for future subdivision and residential development, comprising a large portion of the western precinct and a small portion adjacent to Naval College Road.
 - (d) Lot 6004 comprising 4 parts and contains the environmental zoned land.

4. Delete condition A3(2)(a) and replace with new condition A3(2)(a) as follows:

A3 Development in Accordance with Plans and Documentation

- (2)** The following Preferred Project Report and revised Statements of Commitment are approved:
- (a) Preferred Project Report including Revised Statement of Commitments prepared by Stockland Developments Pty Ltd and dated December 2006, as amended by Don Fox Planning Pty Ltd dated August 2007, as amended by Don Fox Planning Pty Ltd dated April 2008, and as amended by Cardno Forbes Rigby letter dated 22 December 2008, as amended by Cardno Forbes Rigby letter dated 12 March 2009, as amended by Don Fox Planning Pty Ltd letters dated 9 July 2010 and 16 August 2010, as amended by Don Fox Planning Amended Preferred Project Report dated 30 November 2010 and Statement of Commitments dated 1 February 2011, as amended by the Don Fox Planning Pty Ltd letter dated 16 March 2012, as amended by Don Fox Planning report dated 20 November 2012 and the Response to Submissions dated 10 January 2013, **as amended by Don Fox Planning Pty Ltd letter dated 30 May 2013 and the Response to Submissions dated 14 February 2014, as amended by the Amended Statement of Commitments, Don Fox Planning Pty Ltd dated 1 April 2014.**

END OF SECTION

SCHEDULE 3 – PROJECT APPLICATION

PART A – PROJECT APPROVAL

Changes to Conditions in Schedule 3-

1. Delete A1 Table in replace with a new A1 Table as follows:

A1 *Table*

Proponent:	Stockland Developments Pty Ltd (Level 4, 157 Liverpool Street, Sydney) or the relevant person acting upon all or any part of the approval, and includes any person certified by the Minister to be the proponent.
Application made to:	Minister for Planning
Major Project Number:	06_0058
On land formerly known as:	Lot 801 DP 1022286 Lot 802 DP 1022286 Lot 72 DP 874040 Lot 73 DP 874040 Lot 74 DP 874040 Lot 75 DP 874040
Local Government Area:	Shoalhaven City Council
Approval in summary for:	A Project Application for a 614 lot residential subdivision and a four lot super lot subdivision.
Capital Investment Value:	\$150 million
Type of development:	Project approval under Part 3A of the Act
Determination made on:	25 January 2007
Determination:	Project approval is granted subject to the conditions in the attached Schedule 4
Date of commencement of approval:	This approval commences on the date of the Minister's approval
Date approval will lapse:	5 years from the date of determination

2. In condition A2, insert condition A2 (i) as follows:

A2 Approval in detail

- (i) A four lot superlot subdivision (in accordance with the subdivision of Lot 600 DP1171256 plan prepared by Anthony R Aulsebrook, undated) including:
- (a) Lot 6001 of approximately 7,300 m² being land that may be dedicated to Council.
 - (b) Lot 6002 of approximately 8.9 ha being the proposed site for future subdivision and residential development located within village central district.
 - (c) Lot 6003 of approximately 21.5 ha being the proposed site for future subdivision and residential development, comprising a large portion of the western precinct and a small portion adjacent to Naval College Road.

- (d) Lot 6004 of approximately 37.7ha comprising 4 parts and contains the environmental zoned land.

3. Delete condition A3(2)(a) and replace with new condition A3(2)(a) as follows:

A3 Development in Accordance with Plans and Documentation

(3) The following Preferred Project Report and revised Statements of Commitment are approved:

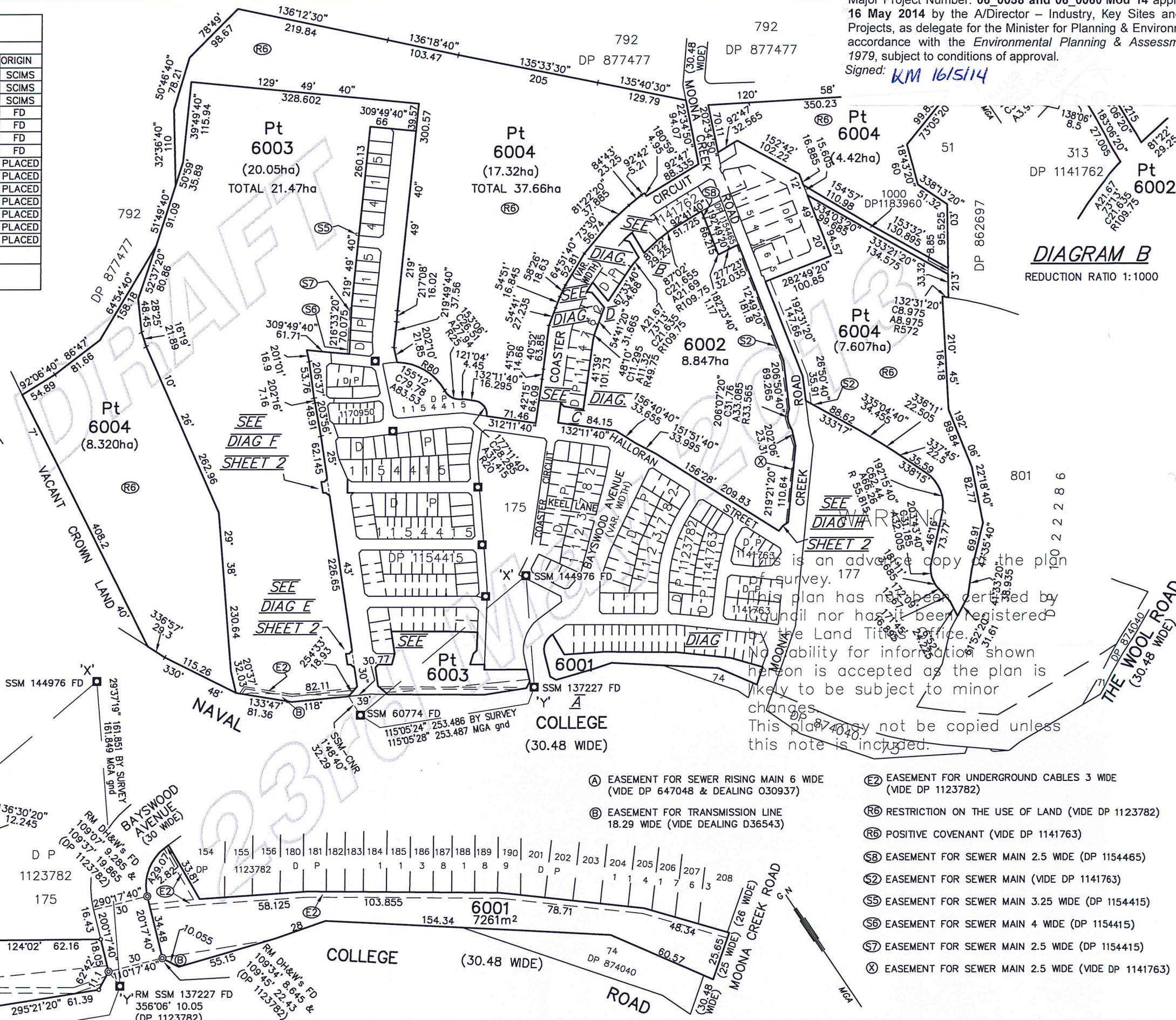
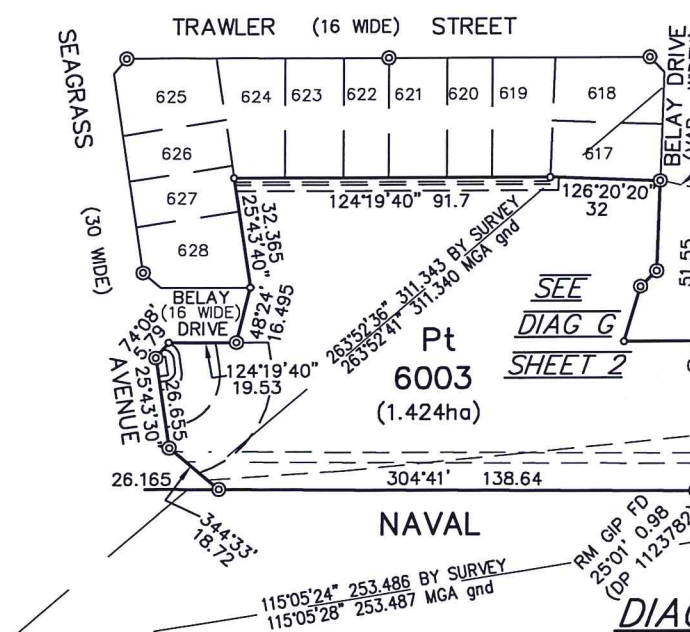
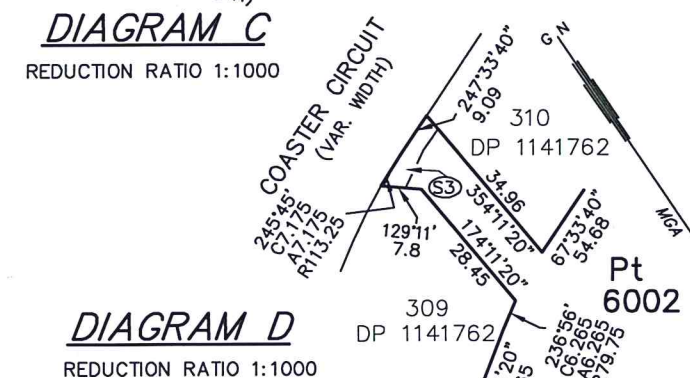
- (a) Preferred Project Report including Revised Statement of Commitments prepared by Stockland Developments Pty Ltd and dated December 2006, as amended by Don Fox Planning Pty Ltd dated August 2007, as amended by Don Fox Planning Pty Ltd dated April 2008, and as amended by Cardno Forbes Rigby letter dated 22 December 2008, as amended by Cardno Forbes Rigby letter dated 12 March 2009, as amended by Don Fox Planning Pty Ltd letters dated 9 July 2010 and 16 August 2010, as amended by Don Fox Planning Amended Preferred Project Report dated 30 November 2010 and Statement of Commitments dated 1 February 2011, as amended by the Don Fox Planning Pty Ltd letter dated 16 March 2012, as amended by Don Fox Planning report dated 20 November 2012 and the Response to Submissions dated 10 January 2013, **as amended by Don Fox Planning Pty Ltd letter dated 30 May 2013 and the Response to Submissions dated 14 February 2014, as amended by the Amended Statement of Commitments, Don Fox Planning Pty Ltd dated 1 April 2014.**

END OF SECTION

Major Project Number: 06_0058 and 06_0060 Mod 14 approved on 16 May 2014 by the A/Director - Industry, Key Sites and Social Projects, as delegate for the Minister for Planning & Environment, in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.

Signed: *KM 16/5/14*

SURVEYING & SPATIAL INFORMATION REGULATION 2012: CLAUSES 35(1)(b) & 61(2)						
MGA COORDINATES						
MARK	EASTING	NORTHING	ZONE	CLASS	ORDER	METHOD
SSM 60774	285637.300	6116369.968	56	B	U	SCIMS
SSM 137227	285866.903	6116262.457	56	C	U	SCIMS
SSM 144976	285946.914	6116403.176	56	C	U	SCIMS
SSM 137229	285905.2	6116685.1	56	D	N/A	CALC'N FD
SSM 160319	285919.3	6116476.2	56	D	N/A	CALC'N FD
SSM 160320	285881.8	6116411.2	56	D	N/A	CALC'N FD
SSM 160323	285946.3	6116777.4	56	D	N/A	CALC'N FD
SSM 172118	285826.9	6116341.0	56	D	N/A	CALC'N PLACED
SSM 172119	285692.3	6116435.3	56	D	N/A	CALC'N PLACED
SSM 172120	285732.4	6116509.1	56	D	N/A	CALC'N PLACED
SSM 172121	285768.4	6116584.4	56	D	N/A	CALC'N PLACED
SSM 172122	285880.3	6116825.4	56	D	N/A	CALC'N PLACED
SSM 172123	285805.7	6116658.5	56	D	N/A	CALC'N PLACED
SSM 172124	285818.0	6116736.8	56	D	N/A	CALC'N PLACED
COMBINED SEA LEVEL & SCALE FACTOR 1.0001597						
SOURCE: COORDINATES ADOPTED FROM S.C.I.M.S AS AT 4.12.2012						



This plan is an advance copy of the plan of survey. 177
This plan has not been certified by the Council nor has it been registered by the Land Titles Office.
No liability for information shown hereon is accepted as the plan is likely to be subject to minor changes.
This plan may not be copied unless this note is included.

- (A) EASEMENT FOR SEWER RISING MAIN 6 WIDE (VIDE DP 647048 & DEALING O30937)
(B) EASEMENT FOR TRANSMISSION LINE 18.29 WIDE (VIDE DEALING D36543)

- (E2) EASEMENT FOR UNDERGROUND CABLES 3 WIDE (VIDE DP 1123782)
(R6) RESTRICTION ON THE USE OF LAND (VIDE DP 1123782)
(R6) POSITIVE COVENANT (VIDE DP 1141763)
(S8) EASEMENT FOR SEWER MAIN 2.5 WIDE (DP 1154465)
(S2) EASEMENT FOR SEWER MAIN (VIDE DP 1141763)
(S5) EASEMENT FOR SEWER MAIN 3.25 WIDE (DP 1154415)
(S6) EASEMENT FOR SEWER MAIN 4 WIDE (DP 1154415)
(S7) EASEMENT FOR SEWER MAIN 2.5 WIDE (DP 1154415)
(X) EASEMENT FOR SEWER MAIN 2.5 WIDE (VIDE DP 1141763)

Surveyor: ANTHONY R AULSEBROOK
Date of Survey:
Surveyor's Ref: 24087-EZ

PLAN OF:

SUBDIVISION OF
LOT 600 DP 1171256

LGA: SHOALHAVEN

Locality: VINCENTIA

Subdivision No:

Lengths are in metres. Reduction Ratio 1: 4000

Registered



town planners

CONCEPT PLAN FOR VINCENTIA COASTAL VILLAGE AND PROJECT APPLICATION FOR 604 LOT SUBDIVISION

MAJOR PROJECTS MP 06_0060 & MP 06_0058



AMENDED STATEMENT OF COMMITMENTS

Prepared by: Stockland Developments Pty Ltd
Date: December 2006

Amendments by: Don Fox Planning Pty Ltd
On behalf of: Stockland Developments Pty Ltd
Date: August 2007

Amendments by: Don Fox Planning Pty Ltd
On behalf of: Stockland Developments Pty Ltd
Date: November 2007

Amendments by: Don Fox Planning
On behalf of: Stockland Developments Pty Ltd
Date: February 2011

Amendments by: Don Fox Planning
On behalf of: Stockland Developments Pty Ltd
Date: February 2011

Amendments by: Don Fox Planning
On behalf of: Stockland Developments Pty Ltd
Date: March 2012

Amendments by: Don Fox Planning
On behalf of: Stockland Developments Pty Ltd
Date: February 2013

Amendments by: DFP Planning
On behalf of: Stockland Developments Pty Ltd
Date: April 2014



Printed: 1 April 2014
File Name: P:\PROJECTS\6376B Vincentia Complying Development\Reports\6376B_updated 1 April 2014_proposed Mod 14.doc
Project Manager: David Kettle
Client: Stockland Development Pty Ltd
Project Number: 6376B

Document history and status

Version	Issued To	Qty	Date	Reviewed
Draft	Project Manager	1	26/10/07	David Kettle
Draft	Stockland	1 pdf	26/10/07	David Kettle
Draft	Project Manager	1	30/10/07	Paul Grech
Draft	Department of Planning	1 pdf	31/10/07	David Kettle
Final	Department of Planning Stockland	5 1	19/11/07	David Kettle
Final	Department of Planning Stockland Cardno	1-e 1-e 1-e	1/2/2011	David Kettle
Final	Dept of Planning & Infrastructure Stockland	1-e 1-e	14/3/2012	David Kettle
Final	Dept of Planning & Infrastructure Stockland	1-e	20/2/2013	David Kettle
Final	DoPI and Stockland	1-e	1/4/2014	David Kettle

1. REVISED STATEMENT OF COMMITMENTS

Table 1 sets out the statement of commitments including proposed and previously approved amendments.

Table 1 Statement of Commitments

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
1	Scope of Development	The Proponent will carry out the development in accordance with the Environmental Assessment report prepared by ERM January 2006, plans in the Appendix of the EAR and supporting reports, except where amended by other items of this Statement of Commitments.	The Proponent	For the duration of subdivision	
2	Statutory Requirements	<p>The Proponent will obtain and maintain the following licences, permits and approvals for the residential subdivision:</p> <ul style="list-style-type: none"> • Construction Certificates for engineering works (including earthworks, soil and water management, clearing, roadworks, drainage, landscape, water supply, and sewerage) for each stage of the subdivision; • Construction Certificates for the Display Village within Stage 1; • Subdivision Certificates for each residential stage; • Roads and Traffic Authority Road Occupancy Licence; • Road Opening Permit; • Section 138 Consent for roadworks (Roads Act 1993); • Integral Energy Design Certification; • Integral Energy notification of Arrangement; • Telstra Compliance Certificate; • Shoalhaven Water Compliance Certificate; • Department of land and Property Information registration of the subdivision 	The Proponent	Prior to the construction and registration of each stage within the development, and as required from time to time.	Amended 8 October 2007
3	Conveyancing	The Proponent will prepare a final plan of subdivision and Section 88B instrument for each stage of the development. The Section 88B Instrument will provide easements for utility services that encroach onto private land or public reserves, and APZs on private land. The Section 88B instrument will require bushfire fuel management of the APZ on private allotments.	The Proponent	Prior to the registration of allotment within each stage of the development.	Amended s.75W Modification 9

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
		<p>The Proponent will also register Section 88B instruments for easements over the following lots</p> <ul style="list-style-type: none"> • Lots 601 to 610 and 1001 to 1011 adjoining Naval College Road to require future owners to protect the integrity of the acoustic fence structure and earth batter, or a retaining wall if constructed by future owners. • Lots. 601 to 610 and 1001 to 1011 adjoining Naval College Road to prevent vehicular access to these lots being obtained from the southern boundary • Lots 610 and 1001 to prevent vehicular access being obtained over the western and eastern boundary, respectively. 			
4	Public Open space	Areas to be dedicated as public reserves will be embellished by The Proponent in accordance with the principles of the landscape masterplan and documented in the detailed landscape design plans to be approved by Shoalhaven Council as part of the Construction Certificate.	The Proponent and Shoalhaven City Council	Prior to release of Construction Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
5		The Proponent will provide additional <i>Allocasuarina Littoralis</i> trees as part of the detailed landscape design plans to provide feeding habitat for the glossy black cockatoo.	The Proponent	Prior to release of Construction Certificate by the Shoalhaven City Council or accredited certifier for the relevant stage.	
6		The Proponent will recycle timber as mulch throughout the landscape strategy.	The Proponent		
7		A landscaping plan will be prepared and implemented generally in accordance with the landscape masterplan prepared by Clouston Associates and include the use of local provenance trees and, <i>Allocasuarina Littoralis</i> as detailed in the landscape masterplan.	The Proponent	Prior to the construction of each stage of the subdivision.	
8 (a)	Public Open Space Management and Maintenance	The Proponent will remain responsible for the maintenance of public open space containing water sensitive urban design structure (WSUD) and bushfire asset protection zones (APZs) where they occupy the same area, for 3 years for each stage containing the WSUD structures. The WSUD infrastructure will be located within the public road reserve and thus will be dedicated as public land at nil cost to Council upon registration of the linen plan.	The Proponent	To be maintained by The Proponent for 3 years for each stage containing the WSUD.	
8(b)		The APZ with in the roads widening zone along Naval College Road will be dedicated to Shoalhaven City Council.	The Proponent and Shoalhaven City Council	Prior to the release of the Construction Certificate by the Shoalhaven City Council or accredited certifier for Stage 1.	

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
8(c)		The Proponent will test the WSUD devices prior to handover of maintenance responsibility to Shoalhaven City Council to confirm that they are operating in accordance with the design. If the tests indicate that maintenance is required, The Proponent will undertake the necessary remedial action to ensure at its cost that the WSUD devices are operating in accordance with the design.		Prior to handover of maintenance responsibility to the Shoalhaven City Council	
9	Tree Management	The Proponent will identify on engineering plans submitted with the Construction Certificate Application all trees to be retained within the proposed public roads and reserves with the development. The Proponent will provide an arborist report for the trees to be retained near public and private assets which identifies the species and condition of the tree and any remedial works required to render the tree appropriate for retention in the urban environment. All trees that are unsuitable for retention or are unable to be retained due to the provision of services and infrastructure will be removed and mulched on site.	The Proponent	Prior to the release of the Construction Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
10	Construction	<p>The Proponent will prepare a Construction Management Plan that will include:</p> <ul style="list-style-type: none"> • an education strategy for construction contractors; • description of the work program outlining relevant timeframes for activities. • details of statutory and other obligations that must be met during construction and operation, including all approvals and agreements required from authorities and other stakeholders. • description of the roles and responsibilities for all relevant employees involved in the construction phase. • details of the environmental management procedures, monitoring and reporting requirements during the construction or operation phase. • details as to what incident management procedures will be undertaken during construction or operation • the minimisation of rubbish and debris at the site from development activities during the construction phase. 	The Proponent	Prior to the commencement of construction of stage 1, and updated prior to the commencement of construction for each stage of the subdivision.	
11		The Proponent will repair any defective workmanship in each stage of the residential subdivision for a defects liability period of 12 months from the date of registration of the final plan of subdivision for that stage.	The Proponent	For a period of 12 months from the date of registration of the final plan of subdivision for each stage.	

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
12		The Proponent will prepare work as executed plans for construction work in each stage and provide such plans to Shoalhaven City Council.	The Proponent	Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	
13		The Proponent will prepare works as executed plans in a format compatible with the geographic information system (GIS) of the Shoalhaven City Council to assist with the Council asset management database.	The Proponent	Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	
14	Design	Design Guidelines will be prepared by The Proponent and implemented for the residential lots through the use of a restrictive covenant on the titles to the lots. The Design Guidelines will be generally in accordance with the attached Design Guidelines and specify: <ul style="list-style-type: none"> building setbacks; APZ setbacks where necessary; architectural form; architectural detail; landscape design. 	The Proponent	Prior to the release of the Construction Certificate by Shoalhaven City Council or accredited certifier for each stage.	Amended November 2007 Amended Modification 12
15		The Proponent will create a restrictive covenant on the title of each residential lot which will require dwelling houses to be consistent with the Design Guidelines before lodging a Development Application with Shoalhaven City Council or obtaining a Complying Development Certificate. The instrument will identify both The Proponent and Shoalhaven City Council as a benefiting party.	The Proponent	Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	Amendment proposed November 2007 Amendment proposed Modification 12 Amendment proposed Modification No. 14
15(a)		The Proponent will create a restrictive covenant on the title of certain residential lots to identify lots that have zero lot lines. <ul style="list-style-type: none"> lots that have a primary building line, secondary building line, or rear setback that differs from the respective controls stipulated in the Complying Development Controls The instrument will identify both The Proponent and Shoalhaven City Council as a benefiting party.		Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	Amendment approved November 2007 Amended Modification 12

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
15(b)		Stockland will create a restrictive covenant on the title of all residential lots to require dwellings to be generally consistent with the Design Guidelines prepared by Stockland with both Stockland and Shoalhaven City Council identified in the instrument as a benefiting party		Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	Amendment proposed November 2007 Deletion proposed Modification 14
16(a)	Fire Management	<p>The Proponent will establish Asset Protect Zones (APZs) in accordance with:</p> <ul style="list-style-type: none"> i. the Bushfire Assessment, January 2006, prepared by Bushfire and Environmental Services Pty Ltd and as per the modified Cardno Forbes Rigby plan (Drawing SK08 Rev P1 and SK18 Rev P3) as part of the nominated residential allotments for maintenance by lot owner; ii. the APZ and AS3959 Construction Standard plans prepared by Eco Logical Australia attached to their letter dated 30 November 2010 in relation to lots 321-334 in Stage 3 of the Central Precinct; <u>and the lots adjacent to Naval College Road in the Western Precinct.</u> iii. <u>The Bushfire Protection Assessment dated 29 May 2013 and prepared by Eco Logical Australia</u> <p>APZ within the public open space containing WSUD will be dedicated to Shoalhaven City Council, as part of the WSUD infrastructure.</p> <p>Only fire retardant, low maintenance species which have limited growth height at maturity will be planted in the APZs.</p>	The Proponent	Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	Amended s.75W Modification 9 & 10 Amendment proposed in Modification No. 14
16(b)		The APZ for the adaptable housing area is to be determined as part of any future project approval application.	The Proponent	As part of the project approval application for the adaptable housing area	
17		The Proponent will install fire hydrants in accordance with Australian Standard S2419.1-1994. Hydrants will be made accessible and located so that a tanker can park within a distance serviceable by a 20 metres hose and that all houses are within 70 metres of a hydrant	The Proponent	Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	
18		Fuel management within the Asset Protection Zones and Asset Protection Zones maintenance plans will be in accordance with Bushfire Assessment, January 2006, prepared by Bushfire and Environmental Services Pty Ltd and as per the modified Cardno Forbes Rigby plan (Drawing SK08 Rev P1 and SK18 Rev P3) as part of the nominated residential allotments.	The Proponent and Shoalhaven City Council	Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
19	Ecological Management	The Proponent will introduce a covenant on the titles to the lots that stipulates the banning of all cats from the development	The Proponent and future land owners	Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	
20	ENVIRONMENTAL CORE LAND	Weed Management The Proponent will prepare a weed management plan for the core environment area that addresses: <ul style="list-style-type: none"> a resident education strategy; identification of invasive weeds; monitoring of exotic plant distribution and effectiveness of management controls, particularly adjacent to the Jervis Bay National Park. 	The Proponent in consultation with DEC . Responsibility for implementing the weed management plan will be vested with the landowner.	Within six months of the release of the subdivision certificate for stage 1.	Amendment proposed in Modification No. 14
21	Vegetation Management	The Proponent will prepare a vegetation management plan for land in the core environment area that addresses monitoring of: <ul style="list-style-type: none"> rare and threatened communities and species; threatening processes associated with changed in habitat conditions. <p>The vegetation management plan will include a movement management plan which addresses the design, type, location, management and restriction of access through the land in the core environment area.</p>	The Proponent in consultation with DEC Responsibility for implementing the vegetation management plan will be vested with the landowner and annual monitoring shall be reported to DEC.	Within six months of the release of the subdivision certificate for stage 1. Annual monitoring shall occur for a period of 5 years from the completion of the vegetation management plan.	Amendment proposed in Modification No. 14
21(b)		The Proponent will prepare a fire management plan for the environmental core land.	The Proponent in consultation with DEC and the RFS Responsibility for implementing the fire management plan will be vested	Within 6 months of release of subdivision certificate for stage 1.	Amendment proposed in Modification No. 14

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
			with the landowner.		
22		The Proponent will prepare an Asset Management Plan for public open space (including public reserves, WSUD and APZs) that will be dedicated to the Shoalhaven City Council.	The Proponent in consultation with the Shoalhaven City Council	Prior to dedication of open space to the Shoalhaven City Council.	
23		The Proponent will fence the interface boundary between the environmental lands and the outer edge of the APZ with a fence of post and wire construction to the height of an Australian Standard pool rated fence. The fence will be constructed stage by stage.	The Proponent	The fencing to be completed within six months of the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	
24		The Proponent will provide temporary fencing around each stage of development until the adjacent stage has been developed.	The Proponent	During construction of the stage of development, and will remain in place until the adjacent stage has been developed.	
25		The Proponent will retain ownership and maintenance responsibility for the environmental core land under its current zoning in accordance with the appropriate management plans until such time that the land can be transferred to an agreed entity to manage the environmental lands.	The Proponent	Upon commencement of work on the site, with the appropriate entity being identified prior to the completion of the project.	Amendment proposed in Modification No. 14
26		The Proponent will prepare and implement restoration for the scald area within the Jervis Bay Orchid habitat north of the District Town Centre, in consultation with NSW Office of Environment and Heritage (OEH) and relocate the existing Bay and Basin Leisure Centre access as part of the future approval of the village east area. A 25 metres buffer will be provided from the identified Jervis Bay Leek Orchids as shown on Drawing No 104016-71-SK 01_P0 prepared by Forbes Rigby Pty Ltd.	The Proponent in consultation with OEH	Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier that creates the core environment land.	Amendment proposed in Modification No. 14
27		The Proponent will provide flora and fauna interpretive signage along the boundary of the residential subdivision and the environmental core land.	The Proponent	Prior to the release of the Subdivision Certificate by Shoalhaven City Council for the final stage.	
28	Flooding	The Proponent will create flood free building envelopes for all residential allotments in the subdivision.	The Proponent	Prior to the release of the Subdivision Certificate by Shoalhaven City Council for each stage	
29		The Proponent will provide safe vehicular ingress and egress for all residential allotments in the 1% AEP flood event.	The Proponent	Prior to the release of the Subdivision Certificate by Shoalhaven City Council for each	

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
30	Water Supply and Quality Management	The Proponent will design and install water quality control measures in accordance with the principles of the Water Sensitive Urban Design Study report prepared by Forbes Rigby, January, 2006 and modified in accordance with the attached Cardno Forbes Rigby plan (Drawing SK08 Rev P1 and SK18 Rev P3) and Construction Certificate Plans and include: Bio retention swales, detention ponds and artificial wetlands to be located in the APZ and Gross Pollutant traps.	The Proponent	stage Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	
31		The Proponent will collaborate with the Shoalhaven City Council to establish the agreed detailed design of the WSUD and maintenance thereof.	The Proponent in consultation with the Shoalhaven City Council	During the detailed design of the WSUD, and to be agreed prior to the transfer of the infrastructure in accordance with item number 8 above.	
32		The Proponent will prepare a soil and water management plan to control run off during construction in accordance with the principles of the Water Sensitive Urban Design Study report prepared by Forbes Rigby, January, 2006 and modified in accordance with the attached Cardno Forbes Rigby plan (Drawing SK08 Rev P1 and SK18 Rev P3) the Landcom publication Managing Urban Stormwater (MUS): Soils and Construction Volume 1, 4 th Edition, approved Construction Certificate Plans and DCP100.	The Proponent in consultation with the Shoalhaven City Council	Prior to the release of the Construction Certificate by Shoalhaven City Council or accredited certifier for each stage.	
33(a)		The Proponent will remain responsible for the maintenance of public open space containing water sensitive urban design structure (WSUD) measures for 3 years for each stage containing the structures. At that time testing will be conducted to confirm the infrastructure is operating in accordance with the design. When confirmed the maintenance of stormwater quality control measures will be transferred to the Shoalhaven City Council.	The Proponent	To be maintained by The Proponent for 3 years for each stage.	
33(b)		The Proponent will test the WSUD devices prior to handover of maintenance responsibility to Shoalhaven City Council to confirm that they are operating in accordance with the design. If the tests indicate that maintenance is required, The Proponent will undertake the necessary remedial action to ensure at its cost that the WSUD devices are operating in accordance with the design.		Prior to handover of maintenance responsibility to the Shoalhaven City Council	
34		The Proponent will contribute \$150,000 to the Shoalhaven City Council for the future maintenance of the WSUD devices.	The Proponent	To be made at the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for the first residential stage	

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
35	Social	<p>The Proponent will prepare a community development program which will include:</p> <ul style="list-style-type: none"> welcome initiatives for residents of the subdivision and provide local information; consultation with the new community in regards to planning and development of future stages; opportunities for resident involvement in environmental restoration and maintenance initiatives; a Feral and Domestic Animal Management Plan that includes a resident education strategy to recognise the importance of dogs being kept on a lead and out of conservation areas community education in regards to recycling initiatives 	The Proponent	Prior to the sale of residential lots in stage 1.	Amendment proposed in Modification No. 14
36	Cultural Heritage	The Proponent will ensure all artefacts retrieved during the excavations of Site #58-2-0392 and Site #58-2-0393 will be retained in consultation with the Jerrinja community.	The Proponent in consultation with the Jerrinja	During construction of any stage of the development.	
37		The Proponent will inform the Jerrinja Local Aboriginal Land Council of progress of the development.	The Proponent	Ongoing through the construction of the subdivision.	
38		The Proponent will engage the local community and facilitate employment opportunities where possible between contractors and Jerrinja Aboriginal community.	The Proponent	Ongoing through the construction of the subdivision.	
	Infrastructure	Reticulated Services			
39		The Proponent will provide reticulated water supply, sewerage and underground electricity to each residential lot.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
40		The Proponent will provide a reticulated water connection to each public reserve.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
41		The Proponent will relocate existing high voltage electricity cables parallel to Naval College Road where they conflict with the development footprint.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for the affected stage.	
42		The Proponent will relocate existing high voltage electricity cables along Moona Creek Road where they conflict with the proposed road realignment.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for the affected	

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
43		The Proponent will provide for infrastructure services generally in accordance with Drawing Number 4105 rev 2 Electricity, Telecommunications and Interallotment Drainage Concept Plan, Drawing Number 4103 rev 2 Sewer Reticulation Concept Plan and Drawing number 4104 rev 2 Water Reticulation Concept Plan prepared by Forbes Rigby Pty Ltd.	The Proponent	stage. Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for the affected stage.	
44		The Proponent will relocate the existing sewerage rising main and treated effluent transfer main where they conflict with the development footprint.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for the affected stage.	
45		The Proponent will provide a minor system street drainage network designed to accommodate the 20% AEP storm event in accordance with design plans approved in the Construction Certificate.	The Proponent in consultation with the Shoalhaven City Council	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
46		The Proponent will provide a major system street drainage network designed to accommodate the 1% AEP storm event in accordance with design plans in the Construction Certificate.	The Proponent in consultation with the Shoalhaven City Council	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier or each stage.	
47		The Proponent will bear the cost of the relocation of utility services required as a result of construction of the development.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
Roads					
48a		The Proponent will complete an initial concept design for all works (Naval College Road and The Wool Road) including all paths / cycleway works.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for stage 1.	
48b		The full suite of road design for all works (Naval College Road and The Wool Road) including all path / cycleway works must be completed and approved by Shoalhaven City Council prior to the occupation of Stage 1 of the District Centre.	The Proponent	Prior to occupation of Stage 1 of the District Centre	
48c		The Proponent will design and construct signalised intersection of The Wool Road, the access road to the Bay and Basin Leisure Centre and the access to the Vincentia High School.	The Proponent	Prior to the occupation of the first stage of the District Town Centre or prior to the construction certificate of village east, which ever is first.	
49		The Proponent will design and upgrade The Wool Road to four lanes from the intersection with the access road to the Bay and Basin Leisure	The Proponent	Prior to the occupation of the first stage of the District Town Centre.	

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
		Centre and the access to the Vincentia High School to Naval College Road.			
50		The Proponent will remove the existing pavement from the current access to the Bay and Basin leisure centre and rehabilitate.	The Proponent	At the completion of the construction of item 49C	
51		The Proponent will design and upgrade the roundabout at the Naval College Road and the Wool Road intersection to two lanes.	The Proponent	Prior to the occupation of the first stage of the District Town Centre.	
52		The Proponent will provide a proportional contribution towards the upgrade of the Wool Road southwest of Naval College Road where it can be demonstrated by traffic counts together with projected traffic from the following stage that the district centre has or is likely to affect traffic volumes to the point where a level of service D cannot be achieved. Traffic volumes to be measured at a point approx 500m west of the Naval College Road/Wool Rd roundabout and between the proposed school and the roundabout on the Wool Rd.	The Proponent	To be assessed at each stage of the District Town Centre.	
53		The Proponent will design and construct a roundabout with a non mountable central island intersection at Access A along Naval College Road to AUSTROADS standards, including approach and departure lanes.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for stage 9 (shown as Stage 6 in the Western Village on the Proposed Staging Plan, Drawing 4107, Rev 15 prepared by Cardno). Refer also to commitment 80.	Amended s.75W Modification 9
54		The Proponent will design and construct the 80km/hr full channelised stop-sign controlled intersection at Access B along Naval College Road to AUSTROADS standards, including approach and departure lanes ensuring that adequate sight distance is provided, which may require realignment of Naval College Road. Appropriate signage is to be installed north of intersection A to forewarn of the changed traffic conditions and intersection at B. Once intersection A is constructed the above signage can be removed.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for stage 1.	
55		The Proponent will design and construct a roundabout with non mountable central island intersection at Access C along Naval College Road to AUSTROADS standards, including approach and departure lanes.	The Proponent	Prior to the occupation of the first stage of the District Town Centre or prior to the issue of a subdivision certificate for residential development within Proposed Super Lot 6002 residential stage 6 whichever is sooner.	Amendment proposed in Modification No. 14

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
56		The Proponent will design and construct the signalised intersection at Access D along The Wool Road, including the approach and departure lanes.	The Proponent	Prior to the occupation of the first stage of the District Town Centre.	
57		The Proponent will design and upgrade Naval College Road between The Wool Road intersection and Access C to four lanes, including road widening for setbacks.	The Proponent	Prior to the occupation of the first stage of the District Town Centre.	
58a		The Proponent will design, realign and upgrade Naval College Road between Access C and Access B to two lanes and 80km/hr AUSTROAD standards.	The Proponent	In conjunction with provision of access C (item 56).	
58b		The Proponent will design, realign and upgrade Naval College Road between Access B and Access A to two lanes and 80km/hr AUSTROAD standards.	The Proponent	In conjunction with provision of access A (item 54).	
59		The Proponent will design and construct the Naval College Road pedestrian / cycleway underpass mid-block signalised pedestrian crossing with a 50% contribution from Council as Section 94 offset in accordance with Appendix B of the Don Fox Planning Report: Review of Developer Contributions and Associated Works Proposed Residential and Commercial Development Vincentia District Centre, February 2006 and as modified in October 2006 as part of the Preferred Project Report.	The Proponent	Prior to the occupation of the first stage of the District Town Centre.	Amended s.75W Modification 13 on 9 April 2013
60		The Proponent will design and upgrade the existing track between the northern end of the newly formed Moona Creek Road within the site and the western end of the existing formation of Berry Street as a shared footpath / cycleway. The upgrade will include regrading the existing vehicular track, formalising table drains and minor relief drainage, trimming of vegetation as necessary and construction of a 2 metre wide bitumen pavement.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for stage 4.	
61		The Proponent will relocate existing unformed public roads to suit the subdivision layout at nil cost and nil compensation to state or local government. The Proponent fund all of the cost related to the road closures.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for the affected stage.	
62		The Proponent will design and construct flexible road pavements in accordance with the Australian Road Research Board design criteria and Shoalhaven City Council DCP 100.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
63		The Proponent will design and construct rigid road pavements in accordance with the Cement and Concrete Association design guidelines.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or	

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
64		The Proponent will ensure that the AUSTROADS Design Service Vehicle (8.8 metre rigid) can negotiate all public roads and intersections and that the AUSTROADS Long Rigid Bus (14.5metre) can negotiate all bus routes.	The Proponent	accredited certifier for each stage. Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
65		The Proponent will design and construct foot and cycle paths as documented in the EAR including: <ul style="list-style-type: none"> continuing the shared foot and cycle path network to connect with the proposed underpass at Naval College Road and the existing pedestrian network including a safe crossing facility across The Wool Road; Shared foot and cycle paths to all be at a width of 2.0m; Main east – west footpath to the District Centre from residential stages 6 & 8 to be a shared foot and cycle path at a width of 2.0m. 	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
66		The Proponent will provide parking bays within the road reserve of the ridge and connector roads at a rate of one per two dwellings.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
67		The Proponent will provide street signs for each new public road in accordance with the requirements of the Shoalhaven City Council.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
68	Geotechnical	Stockland will provide a lot classification geotechnical report to Shoalhaven City Council for each stage of development prior to the release of the final plan of subdivision for that stage.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	Condition A6 of the Project Approval prevails. Refer Modification 5 approved 20 April 2009
69	Staging	The Proponent will construct the subdivision in accordance with the Proposed Staging Plan prepared by Forbes Rigby, 2006 or as otherwise approved in Construction Certificate plans approved by Shoalhaven City Council or accredited certifier.	The Proponent	For all stages of the development.	
70		The Proponent commits to construct stage 1 of the District Town Centre in accordance with the staging plan submitted as part of the preferred project (drawing Number A009 dated 24 May 2006) or as otherwise	The Proponent	Submission of Project Approval Application	

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
71		approved by consent in the project approval for the development. The Proponent commits to submitting a project approval application for adaptable housing within 12 months of obtaining Concept approval for adaptable housing, should it be determined appropriate.	The Proponent	Submission of Project Approval Application	
72	Monitoring	The Proponent will undertake a water quality monitoring program in accordance with the Water Quality Monitoring Plan to measure performance of WSUD measures against ANZECC Guidelines throughout the development and for a period of three years following the registration of the final subdivision plan for the final stage that drains into the monitoring location.	The Proponent	For a period of three years following the registration of the final plan of subdivision for each stage.	
73		The Proponent will undertake a weed monitoring program in accordance with the Weed Management Plan during the maintenance period.	The Proponent	For a period of two years following the registration of the final plan of subdivision for each stage.	
74	Developer Contributions	The Proponent will pay Section 94 developer contributions in accordance with Appendix B of the Don Fox Planning Report: Review of Developer Contributions and Associated Works Proposed Residential and Commercial Development Vincentia District Centre, February 2006, and as modified in October 2006 as part of the Preferred Project Report which forms part of the EAR on a "per ET" basis for each stage of the residential subdivision at the rate applicable at the time of payment, except for project 03 CFAC 0003 (Amendment 67 – Bay & Basin Recreation & Cultural Hall) which is a fixed amount of \$3,656 that would then fully recoup the developer share for that whole project.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage of the residential subdivision and the Construction Certificate for each stage of the District Town Centre.	
75		The Proponent will pay Section 64 water and sewer developer contributions in accordance with the development servicing plan applicable at the time of payment.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
76	Display village	<p>The Proponent will design, construct and operate a housing display village in Stage 1 of the residential subdivision.</p> <ul style="list-style-type: none"> The design and siting of the display village will conform with the following: <ul style="list-style-type: none"> The display village will be confined to proposed Lots 110 to 121. Be generally consistent with the display village Concept Plan prepared by Annand Alcock Urban Design included as Part 4 Annexure B of the Preferred Project Report. Each of the display homes are capable of complying with 	The Proponent	As soon as practicable, coordinated so that operation commences after suitable vehicular access is established. The operation of the display village will continue until such time as market conditions do not warrant such a village, or a maximum of 24 months after the registration of the final stage of the residential subdivision development.	Amended 8 October 2007

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
		<p>all requirements of the Concept Plan and Project Approval prior to registration of the allotments and occupation for residential purposes.</p> <ul style="list-style-type: none"> ○ All display homes will comply with the built form controls and design guidelines contained in Part 4 Annexure B of the Preferred Project Report, except the requirement for a rainwater tank. ○ The total display office area will be contained within a maximum of one storey in height, will not exceed 100m² in gross floor area, and will be generally consistent with the Sales Centre Plans prepared by Stockland Property Trust dated 1 February 2004, Drawing No. 0803.00 05-07 and Martins Design Pty Ltd dated 1-3-04. ○ The provision of a minimum of 26 car parking spaces inclusive of one space for persons with a disability, suitably sealed and marked, and compliant with AS2890(2002). ○ The provision of utility services adequate for the operation of the display village inclusive of amenities for sales staff and customers, with provision to ensure full services can be connected to all lots prior to registration. ○ Final plans, demonstrating compliance with the above requirements, together with a signage plan and landscape plan, shall be prepared and certified to be in accordance with the requirements of the Concept Plan and Project Approvals by a person authorized to issue a complying development certificate for housing in the Shoalhaven Local Government Area, prior to the issue of a Construction Certificate. <ul style="list-style-type: none"> • Vehicular access to the display village will be established within the proposed public roads connecting to Naval College Road prior to commencement of operations. • The hours of operation of the display village will be limited to 9am to 5pm, Monday to Sunday. • No display home will be occupied for residential purposes until after the cessation of the operation of the display village and registration of the lots and issue of Occupation Certificates. • All display homes shall be subject to works to ensure compliance as required for use as a dwelling-house prior to occupation. • The display office, car parking and any associated works not 			

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
		relevant to the long term residential occupation of the site will be decommissioned and works undertaken as required to render the proposed lots suitable for proposed residential occupation.			
76a	Display Village - Western Village	<p>The Proponent will design, construct and operate a housing display village in the Western Village of the residential subdivision.</p> <ul style="list-style-type: none"> The design and siting of the display village will conform with the following: <ul style="list-style-type: none"> The display village will be confined to proposed Lots 530-535, 551 and 552. Each of the display homes are capable of complying with all requirements of the Concept Plan and Project Approval prior to registration of the allotments and occupation for residential purposes. All display homes will comply with the built form controls and design guidelines of the Bayswood Design Essentials dated 10 December 2009, except the requirement for a rainwater tank. The provision of a six (6) customer car parking spaces on proposed Lot 550 in the western village. The approved and constructed display office area and customer car parking (minimum 26 car car parking spaces) located in the Central Village will continue to operate for the life of the Western Village display homes. The provision of utility services adequate for the operation of the display village inclusive of amenities for sales staff and customers, with provision to ensure full services can be connected to all lots prior to registration. Final plans, demonstrating compliance with the above requirements, together with a signage plan and landscape plan, shall be prepared and certified to be in accordance with the requirements of the Concept Plan and Project Approvals by a person authorized to issue a complying development certificate for housing in the Shoalhaven Local Government Area, prior to the issue of a Construction Certificate. Vehicular access to the display village will be established within the proposed public roads connecting to Naval College Road prior to commencement of operations. The hours of operation of the display village will be limited to 9am to 	The Proponent	The operation of the display village will continue until such time as market conditions do not warrant such a village, or a maximum of 24 months after the registration of the final stage of the residential subdivision development.	<p>Amended s.75W Modification 10</p> <p>Amended s.75W Modification 12</p>

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
		<p>5pm, Monday to Sunday.</p> <ul style="list-style-type: none"> No display home will be occupied for residential purposes until after the cessation of the operation of the display village and registration of the lots and issue of Occupation Certificates. All display homes shall be subject to works to ensure compliance as required for use as a dwelling-house prior to occupation. The display office, car parking and any associated works not relevant to the long term residential occupation of the site will be decommissioned and works undertaken as required to render the proposed lots suitable for proposed residential occupation. 			
77	Signage	The Proponent will provide estate marketing signs within The Wool Road and Naval College Road reserves in accordance with plans approved by Shoalhaven City Council as part of the Construction Certificate	The Proponent		
78	Noise	The Proponent will provide a 1.8 metre high timber noise attenuation barrier on a 0.7metres high landscaped earth mound along the boundary of Lots 154 to 163 and 725 to 733 in accordance with the Noise Impact Assessment by Heggies Australia, 2006, subject to such plans first being approved by Shoalhaven City Council.	The Proponent	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
78a	Noise	The Proponent will construct a 3.4m high acoustic barrier comprising a 1600m landscaped mound and 1800mm high colourbond mini screen fencing along the southern boundary of the lots and for 15m along the northern return of each end lot, in accordance with the Landscape Plan: Acoustic Treatment LCo1 Revision C prepared by Taylor Bramer dated 26 November 2010.	The Proponent	Details of the acoustic fence to be provided with the construction certificate for the relevant stage incorporating the affected lots.	Amended s.75W Modification 9
78b	Noise	The Proponent will register a Section 88B instrument under the Conveyancing Act 1919 upon Lots 601 to 610 and 673 to 683 adjoining Naval College Road in the Western Village to require two storey dwellings to incorporate mechanical ventilation and/or architectural treatment techniques such as appropriate dwelling layout and design to manage noise impacts to the first floor of the habitable rooms of future dwellings.	The Proponent	Prior to the registration of each allotment within each stage of the development.	Amended s.75W Modification 9
79	Road Widening	Land for Road Widening to be ceded to and at nil cost to the Council. The Proponent to bear all costs to facilitate transfer of land.	The Proponent	As soon as practicable after practical completion of the road widening construction works.	
80	Subdivision Certificates for the western village (stages 6 and above)	The Proponent commits to ensuring that subdivision certificates for Stage 6 of the western village (as indicated on the Proposed Staging Plan, Drawing 4107, Rev 15, prepared by Cardno) and all subsequent stages in the western village will not be issued until Access A and the	The Proponent	On-going until Access A and the ridge road are constructed.	Amended s.75W Modification 9

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
		ridge road (Seagrass Avenue) is constructed to a standard for public use.			