

G.A. BEASLEY PTY. LIMITED TRADING AS

RYGATE & WEST

(ULLADULLA) ABN 56 056 675 355

SURVEYORS, PLANNERS

ROAD & DRAINAGE ENGINEERS

266 GREEN STREET
ULLADULLA NSW 2539
PO BOX 107
ULLADULLA NSW 2539

TELEPHONE: (02) 4454 2137
FACSIMILE: (02) 4455 2916

EMAIL: mail@rygateandwest.com.au

Our Ref – U11840
Your Ref – MP05-0016

11 October 2017

Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2000

Attention Ms Natasha Harras – Team Leader Modification Assessments

Dear Ms Harras

REQUEST TO MODIFY A DEVELOPMENT APPROVAL UNDER SECTION 75W OF THE EP&A ACT – MAJOR PROJECT APPLICATION MP05_0016 DOLPHIN POINT FOR HAZCORP PTY LTD – MOD 4

MP05_0016 application was approved for 164 residential allotments in March 2008 and there have been 3 subsequent modifications. I refer to our current Section 75W Mod 4 application to *“modify the staging of the subdivision by including the residential component of existing stage 15 as part of existing stage 7 to provide better access to the existing residential lots in stages 3 - 6. The remainder of stage 15 would be added to stage 17. This change would only impact on condition A4.”*

Following our recent meeting the current modification application is amended as follows:

“Modify the staging of the subdivision to include the residential component of Stage 15 in a new substage being Stage 9A to provide better access to the lots in Stages 3-6. The remainder of Stage 15 will remain as is”

Stages 1 – 6 of this subdivision have been constructed and the lots released, many of which have recently had houses constructed upon them. Stages 7 and 8 construction is almost complete and Stages 9-11 are under construction.

The primary purpose of this Section 75W application is to modify the staging of this subdivision as Shoalhaven City Council will not allow the construction of the road connection between Stages 3 and 6 because the road is part of Stage 15 of the development.

The extension of the road between Stages 3 and 6 allows a much easier travel route for residents in Lot 6 to travel from Wuru Drive. Currently the lots in Stage 6 need to travel road 3 (Macquarie Drive) into road 7 (Como Ave) and into road 4 (Superior Ave) to get to their lots.

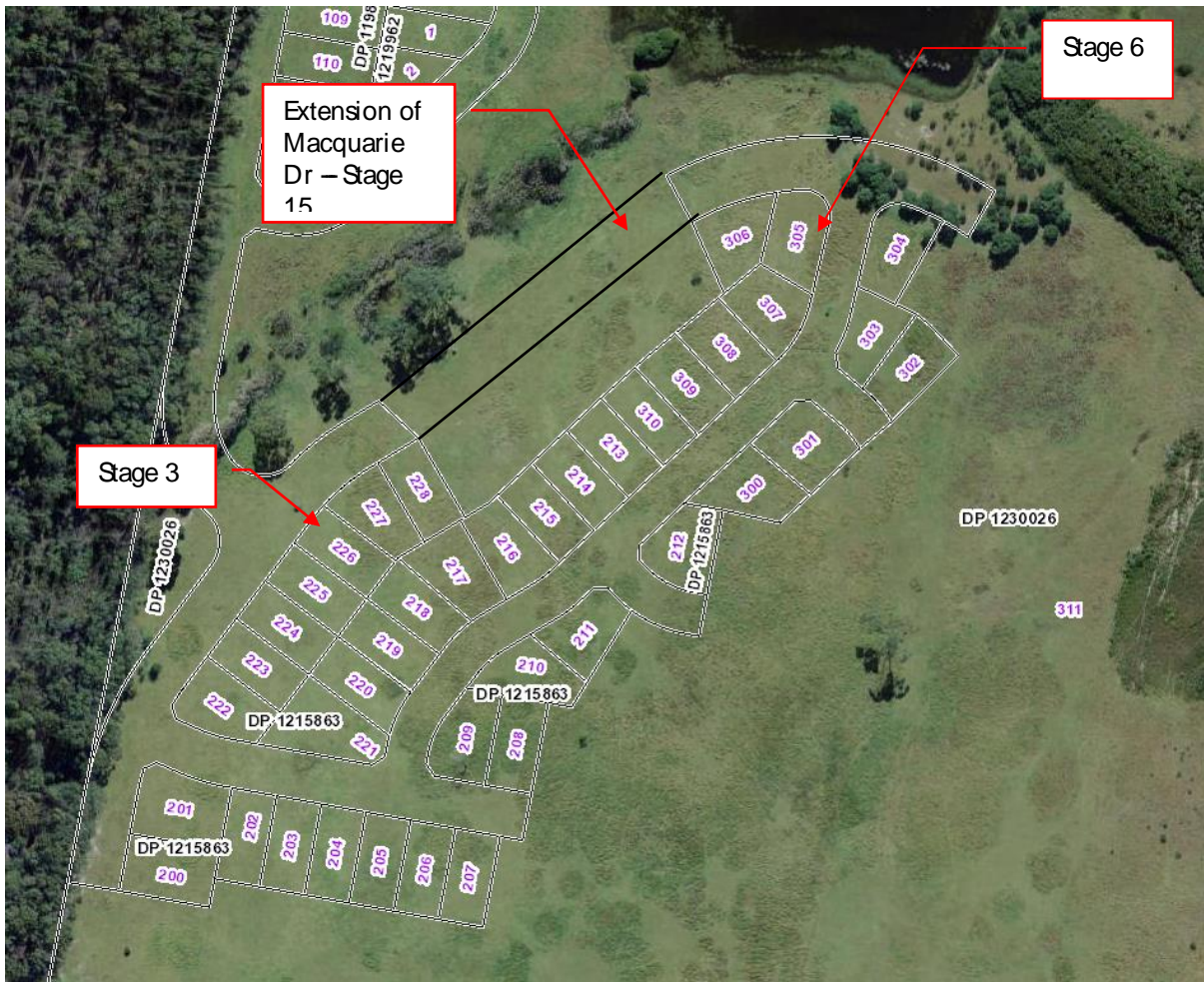


Figure 1 - SIX portal Lot layout

The distance currently travelled by those owning Lots 305 for example is approximately 450m where it is only 140m in a direct line through Stage 15. Council are in favour of the construction of this section of road as it will spread the wear of the construction traffic more evenly.

This extension of the road will bring the residential component of Stage 15 (to be known as Stage 9A) forward with regard to the creation of seven (7) residential lots only which is a logical and orderly expansion of the development and improves the amenity, servicing and bushfire protection to the existing development.

The Concept approval for this subdivision was issued at a time prior to the land being zoned Residential and this approval is now considered redundant considering the issue of the Project approval and the on-going progress of the subdivision stages. However, as the Department has advised that the **Concept Approval** underpins the Project approval, modifications are proposed as follows:

Amend Condition A2 Development in Accordance with Plans

The development will be undertaken in accordance with the Environmental Assessment dated September 2007 prepared by Turnbull Planning International Pty Ltd as amended by the Preferred Project Report dated 18 February 2000 prepared by Turnbull Planning International Pty Ltd and all Appendices and the following drawings:

Subdivision Layout Drawings prepared by Rygate and West			
Drawing No	Revision	Name of Plan	Date
U11840M Sheet 1 of 4	D	Plan of Proposed Subdivision of Lots 2, 3 & 4 DP 1123774 (Note: drawing depicts Indicative Subdivision Layout for Precincts A & B)	13 November 2013
U11840M Sheet 2 of 4	D	Indicative Lot Layout for Precinct A Subdivision	13 November 2013
U11840M Sheet 3 of 4	D	Indicative Lot Layout for Precinct B Subdivision	13 November 2013
U11840M Sheet 4 of 4	H	Plans showing conceptual staging for Precincts A & B	11 October 2017

Development Parcels Plan prepared by Urbis JHD			
Figure 5 on Page 5 of Urban Design Review, dated 17 October 2006, identifying the Stage 5 Development parcels, being Annexure 4 of the Environmental Assessment Report prepared by Peter Le Bas, Sandra Bailey and Gary Peacock of Turnbull Planning International Pty Ltd, dated September 2007			
Drawing No	Revision	Name of Plan	Date
U11840M Sheet 1 of 1	A	Pavement Width and pathway concept plan	1 February 2008

Justification: The layout plans are modified to match the Project Approval plans by bringing the residential lots in Stage 15 forward to Stage 9A and the residue land from Stage 15 will remain Stage 15. The bringing forward of the residential lots proposed to be part of Stage 15 is a logical progression of the development in order to construct the road connecting

With regard to the **Project Approval**, the following Modifications are sought:

Please be advised that the **bold / strikethrough** text in the conditions below reflects the proposed amended wording of the Project Approval conditions #A4.

1. We seek to amend condition #A4 which states:

A4 Staging:

The subdivision development shall be carried out generally in accordance with the approved staging plans, in numerical order, referred to in the Conceptual Staging Plan prepared by Rygate and West, Drawing No U11840M Sheet 4 of 4, Revision D dated 13 November 2013.

It is proposed to amend this condition to read:

The subdivision development shall be carried out generally in accordance with the approved staging plans, in numerical order, referred to in the Conceptual Staging Plan prepared by Rygate and West, Drawing No U11840M Sheet 4 of 4, Revision ~~D~~ **13 November 2013 G-24 August 2017 H 11 October 2017**.

Justification: The primary reason for this amendment is to bring lots 208 – 215 into Stage 9A so that the road connection can be completed and Macquarie Drive constructed as part of stage 9A. This is a logical and orderly expansion of the development and how it should progress. The continuation of the road allows ready access for bushfire and emergency service vehicles to the existing lots in the subdivision constructed under Stage 6. This will not have an adverse impact upon traffic management in the subdivision as ultimately these lots would have been released before the subdivision was completed. The remainder of stage 15 will remain as currently approved.

Conclusion:

We seek the Departments favourable consideration of this modification request as the proposal does not have any significant or adverse environmental impacts. Further, this modification is of benefit to the community through the efficient use of resources and provides for economic efficiencies for landowners.

We trust that the Department now has sufficient information to allow assessment and support of this modification application.

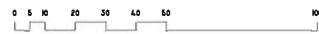
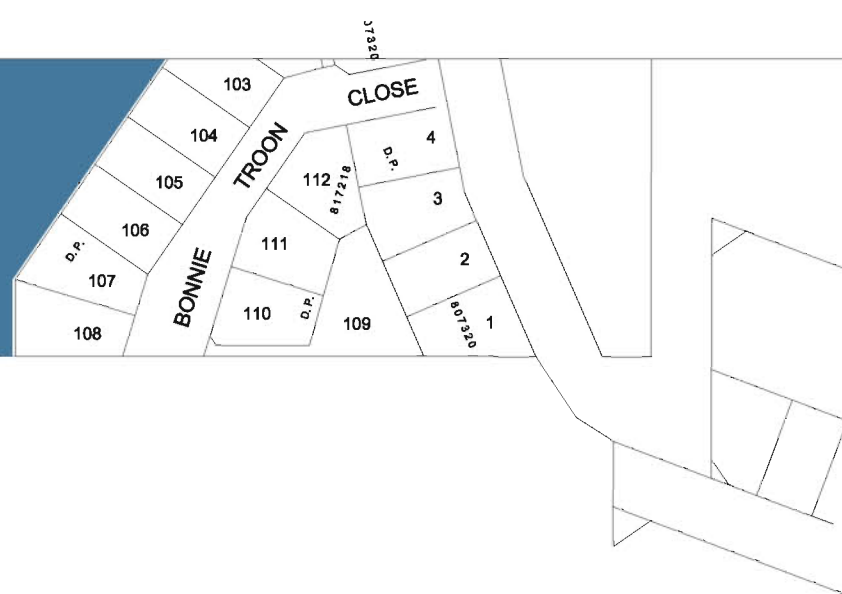
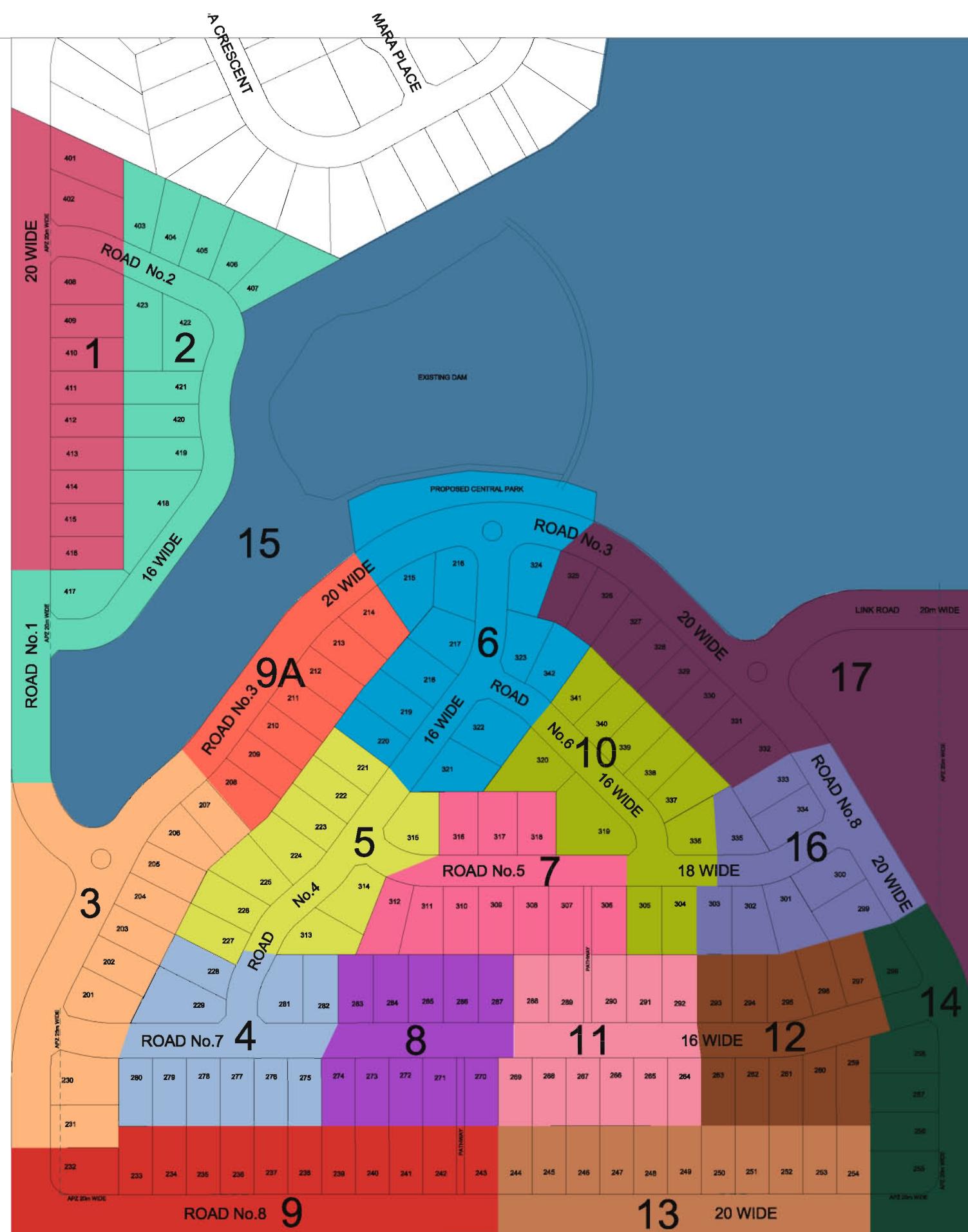
Yours faithfully
RYGATE & WEST

A handwritten signature in black ink, appearing to read 'G. Beasley', written in a cursive style.

Graham Beasley B.Surv (Hons)
Surveyor registered under the
Surveying and Spatial Information Act, 2002

- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4
- STAGE 5
- STAGE 6
- STAGE 7
- STAGE 8
- STAGE 9
- STAGE 9A
- STAGE 10
- STAGE 11
- STAGE 12
- STAGE 13
- STAGE 14
- STAGE 15
- STAGE 16
- STAGE 17

BARNUNJ STATE CONSERVATION AREA



BARNUNJ STATE CONSERVATION AREA

4 D.P. 755972