

Our Ref - 81414047-12 Letter 001  
Contact - Michael Park

**Cardno (NSW/ACT) Pty Ltd**  
ABN 95 001 145 035

23/11/2017

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Attention: Natasha Harras

[www.cardno.com.au](http://www.cardno.com.au)

Dear Natasha

**SECTION 75W MODIFICATION OF CONCEPT PLAN APPROVAL (M06\_0060) AND  
PROJECT APPROVAL (MP06\_0058) REQUEST- MODIFICATION NUMBER 16**

**VINCENTIA COASTAL VILLAGE & DISTRICT CENTRE, CORNER OF WOOL ROAD  
AND NAVAL COLLEGE ROAD, VINCENTIA**

**Background**

A combined Vincentia Coastal Village and District Centre Concept Plan (M06\_0060) and Project Approval (MP06\_0058) was approved by the Minister for Planning on 25 January 2007. Since this approval, subsequent modifications have been undertaken under section 75W of the *Environmental Planning and Assessment Act (EP&A Act), 1979* in accordance with various amendments to the proposal since 2007. As part of one of the modifications the Vincentia Coastal Village and District Centre was divided to allow separate purchase and development of the district centre by a separate private entity Fabcot Pty Ltd. The District Centre site is zoned B2 – Local Centre and consists of three stages. Stage 1 has been completed and is now operating as the village market place. Stage 2 and Stage 3 are no longer proposed to proceed due to the lack of sufficient demand to support an increase in commercial floor space in this location.

**Proposed Modification**

Cardno, on behalf of Wakefield Ashurst Pty Ltd, proposes a modification to the existing Vincentia Coastal Village and District Centre Concept Plan Approval (M06\_0060) and Project Approval (MP06\_0058). The proposed modification (modification No. 16) to the Concept Plan and Project Approval seeks to:

- > Rezone the surplus B2 Local Centre zoned land (Stage 2 and 3 of the District Centre market place) to R2 Low Density Residential;
- > Facilitate a low density residential subdivision consistent with the adjoining Bayswood development.

The existing and proposed Land Use Zones are provided as attachments to this letter.

### **Justification**

The proposed Stages 2 and 3 of the Vincentia District Centre are no longer proposed to proceed due to a lack of demand for additional commercial floor space in the Bay and Basin area. The existing supply of commercial floor space is considered sufficient to meet the long term needs of the community, and maintaining a commercial zoning is likely to sterilise the site that is otherwise suitable for urban development.

This proposed rezoning from business to residential is consistent with both State and Local Government policy. The Illawarra-Shoalhaven Regional Plan (2015), the Nowra Bomaderry Structure Plan (2008) and the Nowra CBD Master Plan (2011) all reinforce the desire to protect the Nowra CBD as the major regional centre for the south coast of NSW. The continued development and expansion of the remaining Stage 2 and 3 areas would detract from these policies through providing a decentralised retail and commercial centre and is likely to impact the commercial feasibility of the Nowra CBD.

The proposed rezoning would also address a current undersupply of suitably zoned residential land in this coastal location. There is a strong demand for residential housing within the region, with very limited opportunities to increase residential capacity due to local constraints such as the Jervis Bay National Park.

The subject land has been through an extensive environmental assessment as part of the Major Project process, and the land is considered suitable for residential purposes.

### **Preliminary Impact Assessment**

The potential impacts of a result of the proposed zoning changes have been identified. Table 1 describes the key potential impacts identified and how they are proposed to be addressed.

Table 1: Potential Impacts

Potential Impact	Action to Address
Loss of commercial/employment lands	A market assessment is proposed to be undertaken to identify and demonstrate the existing supply of commercial floor space will meet the long term needs of the community
Potential loss of the child care centre and medical centre as proposed in the original Concept Plan.	<p>A medical centre has already been provided for in the adjoining Bayswood residential area.</p> <p>Further, a commercial assessment is proposed to be undertaken to identify the existing and forecasted demand for a childcare centre within the development area.</p>
Traffic and access	A traffic assessment focusing on potential traffic impacts and safe site access will be undertaken. This assessment is likely to identify reductions in traffic impacts on the local road network as a result of the proposed changes to zoning.

**Summary and Conclusion**

Based on the information provided above, we formally request environmental assessment requirements from the Secretary for the proposed modifications to Concept Plan Approval (M06\_0060) and Project Approval (MP06\_0058).

Should you have any questions in relation to this request please do not hesitate to contact me on 4254 8713.

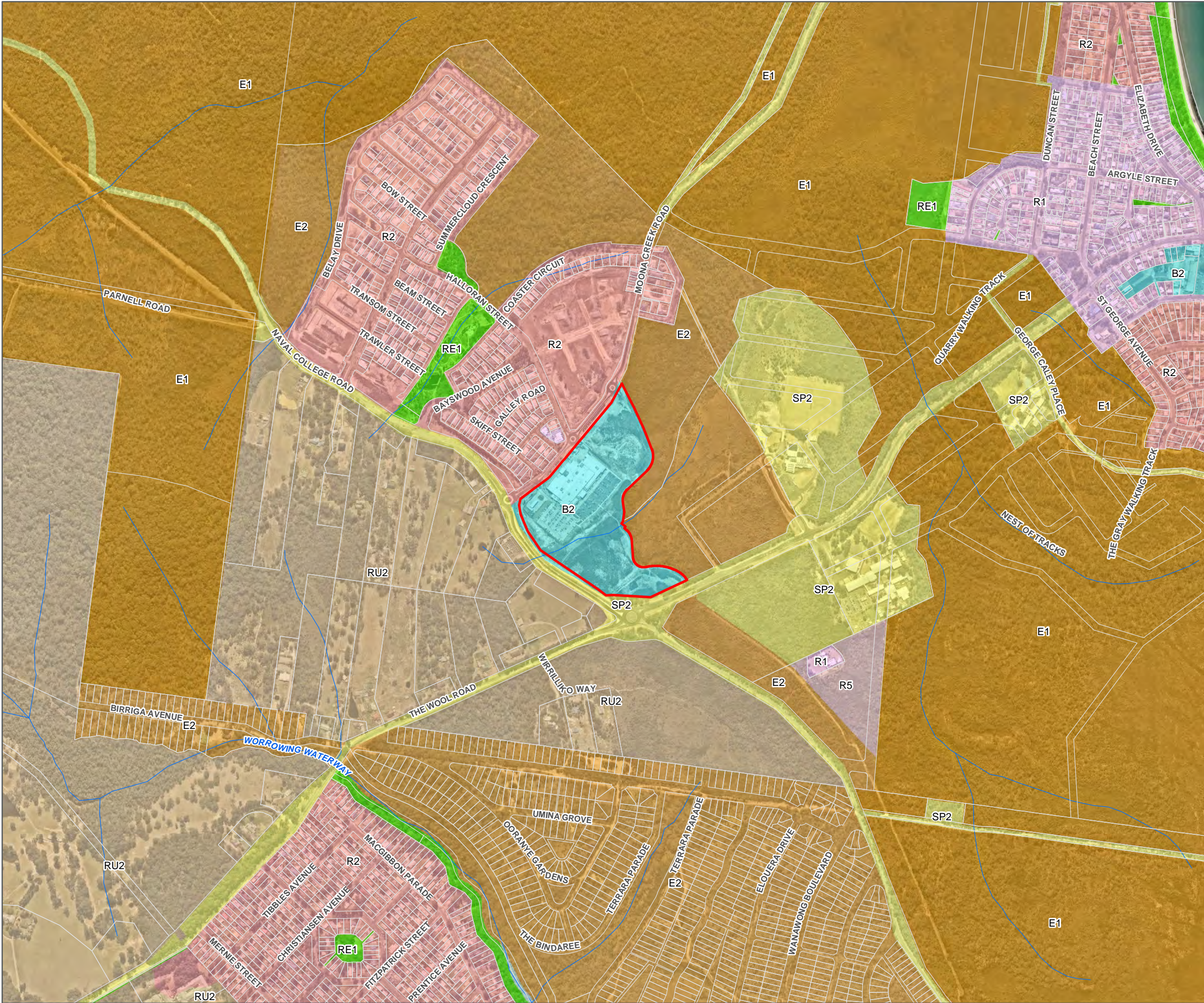
Yours sincerely



**Michael Park**  
**Senior Planner**  
as authorised signatory for **Cardno Pty Ltd**  
ABN 95 001 145 035

**Enclosed:**  
Existing Land Use Zones Map  
Proposed Land Use Zones Map





# Existing Zoning Plan

BAYSWOOD, VINCENTIA  
JERVIS BAY, NSW

## Legend

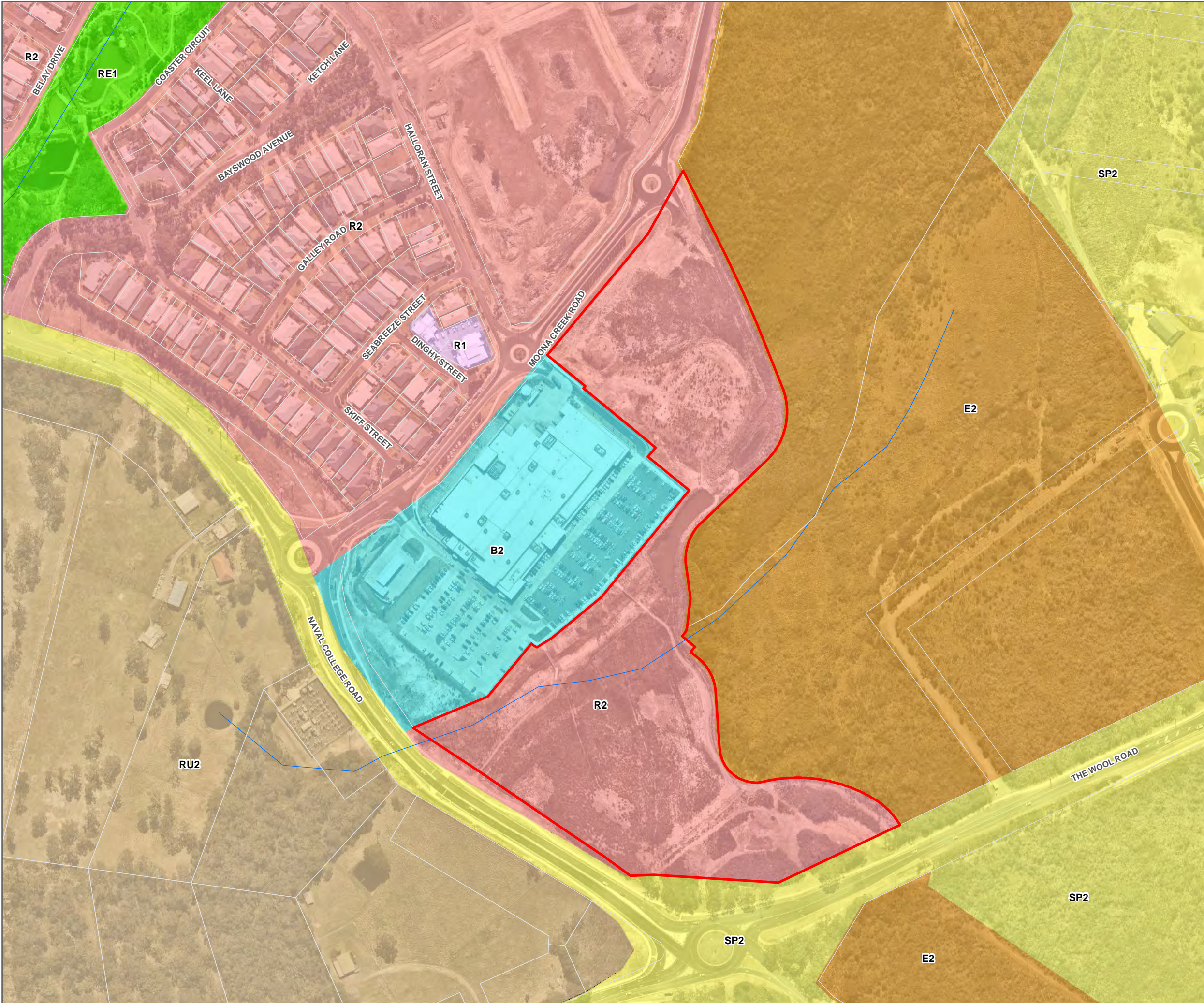
- Site Boundary
- Watercourse (LPI)
- Cadastre (DFSI-SS, 2017)
- Zoning - Shoalhaven LEP 2014 (DPE, October 2017)**
- B2 Local Centre
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- R1 General Residential
- R2 Low Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RU2 Rural Landscape
- SP2 Infrastructure
- W1 Natural Waterways

1:10,000 Scale at A3



Map Produced by Cardno NSW/ACT Pty Ltd (WOL)  
Date: 2017-11-21 | Project: 8201404712-01  
Coordinate System: GDA 1994 MGA Zone 56  
Map: 8201404712-01\_GS-001\_ExistingZoning.mxd 01  
Aerial Imagery supplied by nearmap (September, 2017)





# Proposed Zoning Plan

BAYSWOOD, VINCENTIA  
JERVIS BAY, NSW

## Legend

- Site Boundary
- Watercourse (LPI)
- Cadastre (DFSI-SS, 2017)
- Zoning - Shoalhaven LEP 2014 (DPE, October 2017)**
- B2 Local Centre
- E2 Environmental Conservation
- R1 General Residential
- R2 Low Density Residential
- RE1 Public Recreation
- RU2 Rural Landscape
- SP2 Infrastructure

1:3,000 Scale at A3



Map Produced by Cardno NSW/ACT Pty Ltd (WOL)  
Date: 2017-11-21 | Project: 8201404712-01  
Coordinate System: GDA 1994 MGA Zone 56  
Map: 8201404712-01\_GS-002\_ProposedZoning.mxd 01  
Aerial Imagery supplied by nearmap (September, 2017)