

Modification of Minister's Approval

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

I, the Executive Director, Strategic Sites and Urban Renewal Division of the Department of Planning, in accordance with the Instrument of Delegation issued by the Minister for Planning, on 7 June 2007, pursuant to section 75W of the *Environmental Planning and Assessment Act 1979* determine to approve of the modification to the approval referred to in Schedule 1 in the manner set out in Schedule 2.



Executive Director, Strategic Sites and Urban Renewal
As delegate for the Minister for Planning

Sydney,

6/2/

2009

SCHEDULE 1

Concept & Project Approval: granted by the Minister for Planning on 22 December 2007.

In respect of: Major Project MP06_0060 and MP006_0058 made by Stockland Developments Pty Ltd for land located at the corner of Wool Road and Naval College Road, Vincentia (Shoalhaven LGA)

For the following: A concept plan involving:

- a 604 lot residential subdivision;
- a residential development for adaptable housing;
- commercial development; and
- environmental protection measures on the remaining land.

A project application for a 604 lot residential subdivision.

Modification: Modification of the concept and project approvals to adjust the boundaries of eight approved lots and create three additional lots (totalling 607 residential lots)

SCHEDULE 2

The Concept Approval is modified by:

1. Delete Part A, A1 and replace with:

A1 Table

Proponent:	Stockland Developments Pty Ltd (Level 4, 157 Liverpool Street, Sydney)
Application made to:	Minister for Planning
Major Project Number:	06_0060
On land comprising:	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 607 lot residential subdivision,• a residential development for an adaptable housing area, and• 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 2.
Date of commencement of approval:	This approval commences on the date of the Minister's approval.
Date approval will lapse:	10 years from the date of determination

2. Delete Part A, A2(1)(a) and replace with:

a) up to 607 residential lots.

3. Delete Part A, A3(2)(a) and replace with:

- 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.

The Project Approval is modified by:

1. Delete Part A, A1 and replace with:

Proponent:	Stockland Developments Pty Ltd (Level 4, 157 Liverpool Street, Sydney)
Application made to:	Minister for Planning
Major Project Number:	06_0058
On land comprising:	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 607 lot residential 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. Delete Part A, A2(a) and replace with:
a) A 607 lot residential subdivision.

4. Delete Part A, A3(2)(a) and replace with:

- 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, and as amended by Cardno Forbes Rigby letter dated 22 December 2008.

5. Delete Schedule 4, A1(a) and replace with
a) A 607 lot subdivision.

6. Insert the following in Schedule 4

A4 Developer Contributions

- (1) Pursuant to Division 6 of Part 4 of the Act, a monetary contribution shall be paid by the Proponent to Council of \$2,547,019 (current to October 2005).

- (2) The contribution in A4(1) shall be paid prior to the issue of a construction certificate for each stage of the development and shall be indexed in accordance with Shoalhaven City Council's Section 94 Plan at the time of actual payment.

Note: The contribution value identified within condition A4 is based on Appendix B of the *Don Fox Planning Report: Review of Developer Contributions and Associated Works Proposed Residential and Commercial Development Vincentia District Centre (2006)* as amended in October 2006. The figure has been adjusted to provide contributions for the three additional lots approved through modification of the original project approval. This figure is subject to CPI indexing.