

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 25 January 2010, I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.


Alan Bright
A/Director Regional Projects
Sydney

2/9/2010 2010.

SCHEDULE 1

Concept & Project Approval:

06_0060 and 06_0058 granted by the Minister for Planning on 25 January 2007 as amended by modification approvals granted on 8 October 2007, 9 July 2008, 6 February 2009, 13 February 2009, and 11 December 2009

For the following:

A Concept Plan involving:

- a 603 residential lot subdivision;
- a residential development for adaptable housing;
- commercial development; and
- environmental protection measures on the remaining land.

A Project Application for:

- a 603 lot residential subdivision;
- an open space area of at least 60 hectares comprising, water sensitive urban design/asset protection zones and urban parks, and at least 48 hectares of environmental conservation areas;
- an internal road network,
- three access points to Naval College Road;
- construction works related to providing physical infrastructure (both on and off site) and services including some vegetation clearing, water sensitive urban design measures and landscaping of public places in streets and parks, and
- closure of unformed roads at Lots 801 and 802 DP 102286 and Lots 72-75 DP 874040, Vincentia.

Modification:

Modification of the concept and project approvals for:

- the consolidation of several lots to create four large residential lots (total lots reduced to 582);
- the deletion of four lower order roads;
- the creation of a large landscaped area at the western end of Halloran Street;
- the slight realignment of the central ridge road;
- altering the configuration of lots and roads along the western boundary to create the buffer area around the sewer pumping station; and
- the alteration of three approved footpaths.

SCHEDULE 2

The Concept Approval is modified by:

1. Delete Part A, A1 and replace it with:

Table A1

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 a 603 lot residential subdivision, a residential 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 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(1)(a) and replace with:
(a) up to 582 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 letter dated August 2007, as amended by Don Fox Planning Pty Ltd letter dated April 2008, as amended by Cardno Forbes Rigby letter dated 22 December 2008, as amended by Cardno Forbes Rigby letter dated 12

March 2009, and as amended by Don Fox Planning letters dated 9 July 2010 and 16 August 2010.

The Project Approval is modified by:

1. Delete Part A, A1 and replace it with:

Table A1

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 582 lot residential subdivision and modifications to the lot and road layout
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 and replace with:
 - (a) A 582 lot residential subdivision.
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 letter dated August 2007, as amended by Don Fox Planning Pty Ltd letter dated April 2008, as amended by Cardno Forbes Rigby letter dated 22 December 2008, as amended by Cardno Forbes Rigby letter dated 12 March 2009, and as amended by Don Fox Planning letters dated 9 July 2010 and 16 August 2010

4. Delete Schedule 4, A1(a) and replace with:
(a) A 582 lot residential subdivision.

5. Delete Schedule 4, A4(1) and replace with:

- (1) Pursuant to Division 6 of Part 4 of the Act, a monetary contribution shall be paid by the Proponent to Council of \$2,442,188 (current to October 2005).