



Timing for construction of retirement living

The timing for construction of the retirement living site is uncertain at this point in time and Stockland are unable to provide a clear indication of when construction might commence.

How was 400th lot threshold derived?

The 400th lot threshold was derived from the capacity of central village (if fully occupied) and the occupation of the Stage 5 of the western village (as set out in the table above). It was also set as the worst case scenario for possible traffic generation and therefore used as the 'test' for the traffic modelling.

The Section 75W modification has been amended to remove the reference to the 400th lot and provide greater certainty when Access A will be constructed in terms of the staging program.

Has acoustic report taken into account realignment of Naval College Road?

The plans submitted with the s.75W application already illustrate the future alignment of Naval College Road leading into the roundabout at Access A. The acoustic report has been based on this layout, therefore the acoustic report recommendations have factored in the realignment of Naval College Road.

The acoustic report does not factor in any further road realignment beyond that approved as part of the Project Approval. The road reserve has been nominated on the plans, however it is not known if the road will be further realigned or widened, the width of any future widening or when such widening might occur. In the absence of this information the acoustic report was unable to factor in these unknown variables. If the road is widened at some point in the future then this eventuality is no different to road widening occurring adjacent to an existing subdivision.

Details of metal acoustic fencing

A brochure from Lysaght is provided at **Attachment 5** illustrating the appearance of the proposed fencing.

Potential realignment of Naval College Road

The Department of Planning has referenced two paragraphs in DFP's letter and the Acoustic Treatment Landscape Plan which appears to be causing confusion regarding the future realignment of Naval College Road.

The Project approval includes the construction of Access A, B and C along Naval College Road, including the realignment of Naval College Road between these access points.

Attachment 7 illustrates the current alignment of Naval College Road and the future alignment of Naval College Road. This plan illustrates how the lane alignment changes to accommodate the roundabout at Access A into the western village.

Certain land within the Project application boundary has been nominated to construct the roundabouts and realign Naval College Road. A Deed has been entered into between Stockland and Shoalhaven City Council which identifies the land to be transferred to Council to accommodate the road works and future intersections. A copy of this Deed was entered into by the parties on 30th April 2008 and is found at **Attachment 8**. This illustrates the land that will ultimately be in Council's ownership. The land to be transferred to Council adjacent to the western village extends up to the rear boundary of the proposed 21 lots.

Attachment 9 is a detailed design of the set out of Access A roundabout which illustrates the road works associated with Access A. The plan shows the old road reserve boundary which has been incorrectly notated at "*proposed future re-alignment*" on the landscape plan prepared



by Taylor Brammer attached as Attachment 6 to the original submission. The southern boundary of the proposed 21 lots will form the new road reserve boundary.

The land between the new road reserve (southern boundary of the proposed 21 lots) and the old road reserve will become road reserve and will be dedicated to Council in accordance with the Deed.

If Council proposes to undertake any further road realignment (in addition to that approved as part of the Project Application) then it will occur within this future road reserve, but does not form part of the Project Application or this Section 75W modification.

Maintenance of fence/road reservation

The Council will eventually take ownership of the road reserve south of the proposed 21 lots. This outcome is no different to the central village which also contains an acoustic barrier in the form of mounding and fencing, although a lower height.

5.0 Vincentia Ratepayers and Residents Association (VRRRA) Inc letter dated 7 October 2010

Increasing allowable lots

The proposed 21 lots fronting Naval College Road are not additional lots but are proposed lots that remain within the previously approved yield.

Reduction of buffer zone to Naval College Road

The residual R2 zoned land along Naval College Road was not designed as a buffer and is zoned to permit residential development. Acoustic measures to adjoining roads are not an uncommon outcome for new residential development and the proposed acoustic measures have been developed (acoustic wall and/or architectural treatments) to consider DECCW's Environmental Criteria for Road Traffic Noise.

The acoustic report recommends acoustic treatments in the event that a two storey dwelling is proposed on any of the affected lots. There is no restriction on two storey development within the Bayswood subdivision and the building height map indicates a maximum building height of 9m for the residential zoned land. Whilst two storey development is permissible, based on current trends it is more likely that dwellings on these proposed lots would be single storey.

Road realignment

Naval College Road works approved as part of the residential subdivision and district centre approvals have been accommodated and the relocation of the electricity poles has also been taken into account in the designs for Naval College Road and each of the access points.

Roundabout at Access A

As discussed above, Stockland is proposing to amend the application in relation to the timing of Access A (including a new commitment) which will address the issues raised in the VRRRA submission.

6.0 Resident letter 11 October 2010

No public notification

This is a matter of process for the Department of Planning and not a matter to which Stockland should respond.



Increased vehicle traffic and safety concerns regarding delay of Access A

As discussed above, Stockland is proposing to amend the application in relation to the timing of Access A (including a new commitment) which will address the issues raised in the VRRRA submission.

Number of lots created

The 21 lots fronting Naval College Road are not additional lots but are proposed lots that remain within the previously approved lot yield. The potential for multi-dwelling housing or other forms of housing (e.g. attached dwellings, dual occupancies, semi-detached dwellings) are all permissible uses within the R2 zone. The range of permissible housing types (or their potential impact) is not a matter for consideration in this application.

The need for noise attenuation measures does not necessarily make the subject land unsuitable for residential development. The land is zoned for residential development and the need for acoustic treatments to the residential zoned land closest to Naval College Road was considered when the land was zoned under the Major Development SEPP.

Visual impact

A revised landscape plan has been prepared by Taylor Brammer (**Attachment 1**) which includes a schedule identifying the pot size and quantity of plants to be planted on the mound.

As noted in the original submission (page 8) the landscape treatment is similar to that used in central village thereby providing a consistent landscaping treatment along Naval College Road. Concern has been raised by residents that the landscaping works adjacent to the Central Village have not been completed. We are advised that the landscaping works will be completed after the redundant timber electricity poles are removed. This work is however subject to Integral Energy's timing as it requires power to be turned off to carry out the works. Stockland expects works to be completed on 18 December 2010. Once the works are completed, Stockland can then finalise the landscaping works.

Non-completion of current works

The writer has raised a concern that Stockland has not completed all works specified in the existing approval, particularly in relation to the final seal on the roads in the central village. The concern appears to relate to the increase in traffic from the proposed delay in timing for the construction of Access A. Stockland advises that the final seal will be applied as part Stage 5 in the western village and is unrelated to the timing of Access A.

7.0 Conclusion

Consider that Stockland has addressed the issues raised in the submissions and where necessary made amendments to the proposed layout and Statement of Commitments. These amendments are minor and the proposed modification remains generally consistent with the Concept and Project approvals, as previously modified.

Based on the amendments to the s75W modification application we consider that the application is worthy of support.



Should you have any questions regarding this matter please do not hesitate to contact David Kettle of Don Fox Planning on 9980-6933.

Yours faithfully

DON FOX PLANNING PTY LIMITED

A handwritten signature in black ink, appearing to read 'D. Kettle', written over a faint horizontal line.

**DAVID KETTLE
SENIOR TOWN PLANNER**

- Attachment 1 Updated Landscape Plan – Acoustic Treatment and Landscape Cross Section Plan, prepared by Taylor Brammer Landscape Architects
- Attachment 2 Copy of DP 1123782
- Attachment 3 Email from Transelect to Integral Energy dated 24 November 2009 and accompanying draft plan
- Attachment 4 Email from Integral Energy to Transelect dated 15 December 2009
- Attachment 5 Proposed miniscreen fencing
- Attachment 6 Updated Bushfire Protection Assessment report prepared by Ecological dated 30 November 2010
- Attachment 7 Naval College Road Upgrade and Subdivision Plan (Drawing No. 4223, Rev P1), prepared by Cardno Forbes Rigby
- Attachment 8 Deed entered into between Stockland and Shoalhaven City Council dated 30th April 2008
- Attachment 9 Design Contour and Setout Plan (Drawing No. 3003, Rev O), prepared by Cardno Forbes Rigby