



town planners

**CONCEPT PLAN FOR VINCENTIA COASTAL VILLAGE  
AND  
PROJECT APPLICATION FOR 604 LOT SUBDIVISION**

**MAJOR PROJECTS MP 06\_0060 & MP 06\_0058**



**AMENDED  
PREFERRED PROJECT REPORT AND  
REVISED STATEMENT OF COMMITMENTS**

Prepared by: Stockland Developments Pty Ltd  
Date: December 2006

Amendments by: Don Fox Planning Pty Ltd  
On behalf of: Stockland Developments Pty Ltd  
Date: August 2007

Amendments by: Don Fox Planning Pty Ltd  
On behalf of: Stockland Developments Pty Ltd  
Date: November 2007

Amendments by: Don Fox Planning (Mod 9)  
On behalf of: Stockland Developments Pty Ltd  
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# **PREFERRED PROJECT REPORT**

## **1. INTRODUCTION**

Stockland has considered the submissions received during the exhibition of the Vincentia Coastal Village project and concept plans and the following changes have been made to the statement of commitments to further reduce the environmental impacts. Stockland has also made changes to the Statement of Commitments to reflect the negotiations with Council. The Vincentia Coastal Village project and concept plans as exhibited, with the following changes comprise the Preferred Project.

Separate responses have been made to the matters raised in the written submissions received by the Department of Planning, which are set out in Parts 1 to 3 of this response documentation.

## **2. PROJECT MODIFICATION**

An approval may be sought in the future within the residential subdivision for adaptable housing, as shown on the concept plan. Adaptable housing includes seniors housing as defined in Schedule 1 of the *Standard Instrument (Local Environmental Plans) Order 2006*. Any application will be a subsequent Project Approval to this approval to be lodged at some stage in the future. The subsequent approvals process is set out in section 5 of this preferred project report.

Project approval is sought for the Built Form Controls set out in attachment 2 that forms part of this preferred project report.

Project approval is sought for the construction and operation of a Display Village for Stage 1 of the residential development in accordance with the revised statement of commitments (as amended).

The plan has been modified by altering the perimeter road pattern so that the area required for the APZ is predominantly incorporated in the road reservation and residential lot. The modification does not extend beyond the development area proposed as part of the original application.

### 3. REVISED STATEMENT OF COMMITMENTS

Table 1 sets out the revised statement of commitments, in response to the matters that were raised during the consultation period.

**Table 1 Statement of Commitments**

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
1	Scope of Development	Stockland will carry out the development in accordance with the Environmental Assessment report prepared by ERM January 2006, plans in the Appendix of the EAR and supporting reports, except where amended by other items of this Statement of Commitments.	Stockland	For the duration of subdivision	
2	Statutory Requirements	<p>Stockland will obtain and maintain the following licences, permits and approvals for the residential subdivision:</p> <ul style="list-style-type: none"> <li>• Construction Certificates for engineering works (including earthworks, soil and water management, clearing, roadworks, drainage, landscape, water supply, and sewerage) for each stage of the subdivision;</li> <li>• Construction Certificates for the Display Village within Stage 1;</li> <li>• Subdivision Certificates for each residential stage;</li> <li>• Roads and Traffic Authority Road Occupancy Licence;</li> <li>• Road Opening Permit;</li> <li>• Section 138 Consent for roadworks (Roads Act 1993);</li> <li>• Integral Energy Design Certification;</li> <li>• Integral Energy notification of Arrangement;</li> <li>• Telstra Compliance Certificate;</li> <li>• Shoalhaven Water Compliance Certificate;</li> <li>• Department of land and Property Information registration of the subdivision</li> </ul>	Stockland	Prior to the construction and registration of each stage within the development, and as required from time to time.	Amended 8 October 2007
3	Conveyancing	Stockland will prepare a final plan of subdivision and Section 88B instrument for each stage of the development. The Section 88B instrument will provide easements for utility services that encroach onto private land or public reserves, and APZs on private land. The Section	Stockland	Prior to the registration of allotment within each stage of the development.	Proposed s.75W Modification 9

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
		88B instrument will require bushfire fuel management of the APZ on private allotments.			
		Stockland will also register Section 88B instruments for easements over the following lots			
		<ul style="list-style-type: none"> <li>Lots 601 to 610 and 1001 to 1011 adjoining Naval College Road to require future owners to protect the integrity of the acoustic fence structure and earth batter, or a retaining wall if constructed by future owners.</li> <li>Lots 601 to 610 and 1001 to 1011 adjoining Naval College Road to prevent vehicular access to these lots being obtained from the southern boundary</li> <li>Lots 610 and 1001 to prevent vehicular access being obtained over the western and eastern boundary, respectively.</li> </ul>			
4	Public Open space	Areas to be dedicated as public reserves will be embellished by Stockland in accordance with the principles of the landscape masterplan and documented in the detailed landscape design plans to be approved by Shoalhaven Council as part of the Construction Certificate.	Stockland and Shoalhaven City Council	Prior to release of Construction Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
5		Stockland will provide additional <i>Allocasuarina Littoralis</i> trees as part of the detailed landscape design plans to provide feeding habitat for the glossy black cockatoo.	Stockland	Prior to release of Construction Certificate by the Shoalhaven City Council or accredited certifier for the relevant stage.	
6		Stockland will recycle timber as mulch throughout the landscape strategy.	Stockland		
7		A landscaping plan will be prepared and implemented generally in accordance with the landscape masterplan prepared by Clouston Associates and include the use of local provenance trees and, <i>Allocasuarina Littoralis</i> as detailed in the landscape masterplan.	Stockland	Prior to the construction of each stage of the subdivision.	
8 (a)	Public Open Space Management and Maintenance	Stockland will remain responsible for the maintenance of public open space containing water sensitive urban design structure (WSUD) and bushfire asset protection zones (APZs) where they occupy the same area, for 3 years for each stage containing the WSUD structures. The WSUD infrastructure will be located within the public road reserve and thus will be dedicated as public land at nil cost to Council upon registration of the linen plan.	Stockland	To be maintained by Stockland for 3 years for each stage containing the WSUD.	
8(b)		The APZ with in the roads widening zone along Naval College Road will	Stockland and	Prior to the release of the	

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
8(c)		be dedicated to Shoalhaven City Council.	Shoalhaven City Council	Construction Certificate by the Shoalhaven City Council or accredited certifier for Stage 1.	
		Stockland will test the WSUD devices prior to handover of maintenance responsibility to Shoalhaven City Council to confirm that they are operating in accordance with the design. If the tests indicate that maintenance is required, Stockland will undertake the necessary remedial action to ensure at its cost that the WSUD devices are operating in accordance with the design.		Prior to handover of maintenance responsibility to the Shoalhaven City Council	
9	Tree Management	Stockland will identify on engineering plans submitted with the Construction Certificate Application all trees to be retained within the proposed public roads and reserves with the development. Stockland will provide an arborist report for the trees to be retained near public and private assets which identifies the species and condition of the tree and any remedial works required to render the tree appropriate for retention in the urban environment. All trees that are unsuitable for retention or are unable to be retained due to the provision of services and infrastructure will be removed and mulched on site.	Stockland	Prior to the release of the Construction Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
10	Construction	Stockland will prepare a Construction Management Plan that will include: <ul style="list-style-type: none"> <li>• an education strategy for construction contractors;</li> <li>• description of the work program outlining relevant timeframes for activities.</li> <li>• details of statutory and other obligations that must be met during construction and operation, including all approvals and agreements required from authorities and other stakeholders.</li> <li>• description of the roles and responsibilities for all relevant employees involved in the construction phase.</li> <li>• details of the environmental management procedures, monitoring and reporting requirements during the construction or operation phase.</li> <li>• details as to what incident management procedures will be undertaken during construction or operation</li> <li>• the minimisation of rubbish and debris at the site from development activities during the construction phase.</li> </ul>	Stockland	Prior to the commencement of construction of stage 1, and updated prior to the commencement of construction for each stage of the subdivision.	

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
11		Stockland will repair any defective workmanship in each stage of the residential subdivision for a defects liability period of 12 months from the date of registration of the final plan of subdivision for that stage.	Stockland	For a period of 12 months from the date of registration of the final plan of subdivision for each stage.	
12		Stockland will prepare work as executed plans for construction work in each stage and provide such plans to Shoalhaven City Council.	Stockland	Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	
13		Stockland will prepare works as executed plans in a format compatible with the geographic information system (GIS) of the Shoalhaven City Council to assist with the Council asset management database.	Stockland	Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	
14	Design	Design Guidelines will be prepared by Stockland and implemented for the residential lots through the use of a restrictive covenant on the titles to the lots. The Design Guidelines will be generally in accordance the attached Design Guidelines and specify: <ul style="list-style-type: none"> <li>• building setbacks;</li> <li>• APZ setbacks where necessary;</li> <li>• architectural form;</li> <li>• architectural detail;</li> <li>• landscape design.</li> </ul>	Stockland	Prior to the release of the Construction Certificate by Shoalhaven City Council or accredited certifier for each stage.	Amendment proposed November 2007
15		Stockland will create a restrictive covenant on the title of each residential lot which will require owners to submit plans for dwelling houses to the Stockland Design House to demonstrate compliance with the Design Guidelines before lodging a Development Application with Shoalhaven City Council or obtaining a Complying Development Certificate.	Stockland	Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	Amendment proposed November 2007
15(a)		Stockland will create a restrictive covenant on the title of certain residential lots to identify: <ul style="list-style-type: none"> <li>• lots that have zero lot lines</li> <li>• lots that have a primary building line, secondary building line, or rear setback that differs from the respective controls stipulated in the Complying Development Controls</li> </ul> The instrument will identify both Stockland and Shoalhaven City Council as a benefiting party.		Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	Amendment proposed November 2007
15(b)		Stockland will create a restrictive covenant on the title of all residential lots to require dwellings to be generally consistent with the Design Guidelines prepared by Stockland with both Stockland and Shoalhaven City Council identified in the instrument as a benefiting party.		Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	Amendment proposed November 2007
16(a)	Fire Management	Stockland will establish Asset Protect Zones (APZs) in accordance with:	Stockland	Prior to the release of the	Proposed s.75W

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
		<p>i. the Bushfire Assessment, January 2006, prepared by Bushfire and Environmental Services Pty Ltd and as per the modified Cardno Forbes Rigby plan (Drawing SK08 Rev P1 and SK18 Rev P3) as part of the nominated residential allotments for maintenance by lot owner;</p> <p>ii. <a href="#">the APZ and AS3959 Construction Standard plans prepared by Eco Logical Australia attached to their letter dated 30 November 2010 in relation to the lots adjacent to Naval College Road in the Western Precinct.</a></p>		Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	<b>Modification 9</b>
16(b)		<p>APZ within the public open space containing WSUD will be dedicated to Shoalhaven City Council, as part of the WSUD infrastructure.</p> <p>Only fire retardant, low maintenance species which have limited growth height at maturity will be planted in the APZs.</p> <p>The APZ for the adaptable housing area is to be determined as part of any future project approval application.</p>	Stockland	As part of the project approval application for the adaptable housing area	
17		<p>Stockland will install fire hydrants in accordance with Australian Standard S2419.1-1994. Hydrants will be made accessible and located so that a tanker can park within a distance serviceable by a 20 metres hose and that all houses are within 70 metres of a hydrant</p> <p>Fuel management within the Asset Protection Zones and Asset Protection Zones maintenance plans will be in accordance with Bushfire Assessment, January 2006, prepared by Bushfire and Environmental Services Pty Ltd and as per the modified Cardno Forbes Rigby plan (Drawing SK08 Rev P1 and SK18 Rev P3) as part of the nominated residential allotments.</p>	Stockland	Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	
18		<p>Fuel management within the Asset Protection Zones and Asset Protection Zones maintenance plans will be in accordance with Bushfire Assessment, January 2006, prepared by Bushfire and Environmental Services Pty Ltd and as per the modified Cardno Forbes Rigby plan (Drawing SK08 Rev P1 and SK18 Rev P3) as part of the nominated residential allotments.</p>	Stockland and Shoalhaven City Council	Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	
19	Ecological Management	<p>Stockland will introduce a covenant on the titles to the lots that stipulates the banning of all cats from the development</p>	Stockland and future land owners	Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	
20	<b>ENVIRONMENTAL CORE LAND</b>	<p><b>Weed Management</b></p> <p>Stockland will prepare a weed management plan for the core environment area that addresses:</p> <ul style="list-style-type: none"> <li>a resident education strategy;</li> <li>identification of invasive weeds;</li> </ul>	Stockland in consultation with DEC.	Within six months of the release of the subdivision certificate for stage 1.	



Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
21		<p>• monitoring of exotic plant distribution and effectiveness of management controls, particularly adjacent to the Jervis Bay National Park.</p> <p><b>Vegetation Management</b></p> <p>Stockland will prepare a vegetation management plan for land in the core environment area that addresses monitoring of:</p> <ul style="list-style-type: none"> <li>• rare and threatened communities and species;</li> <li>• threatening processes associated with changed in habitat conditions.</li> </ul> <p>The vegetation management plan will include a movement management plan which addresses the design, type, location, management and restriction of access through the land in the core environment area.</p>	<p>Responsibility for implementing the weed management plan will be vested with the landowner.</p> <p>Stockland in consultation with DEC</p> <p>Responsibility for implementing the vegetation management plan will be vested with the landowner and annual monitoring shall be reported to DEC.</p>	<p>Within six months of the release of the subdivision certificate for stage 1.</p> <p>Annual monitoring shall occur for a period of 5 years from the completion of the vegetation management plan.</p>	
21(b)		<p>Stockland will prepare a fire management plan for the environmental core land.</p>	<p>Stockland in consultation with DEC and the RFS</p> <p>Responsibility for implementing the fire management plan will be vested with the landowner.</p>	<p>Within 6 months of release of subdivision certificate for stage 1.</p>	
22		<p>Stockland will prepare an Asset Management Plan for public open space (including public reserves, WSUD and APZs) that will be dedicated to the Shoalhaven City Council.</p>	<p>Stockland in consultation with the Shoalhaven City Council</p>	<p>Prior to dedication of open space to the Shoalhaven City Council.</p>	
23		<p>Stockland will fence the interface boundary between the environmental lands and the outer edge of the APZ with a fence of post and wire construction to the height of an Australian Standard pool rated fence. The fence will be constructed stage by stage.</p>	<p>Stockland</p>	<p>The fencing to be completed within six months of the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.</p>	

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
24		Stockland will provide temporary fencing around each stage of development until the adjacent stage has been developed.	Stockland	During construction of the stage of development, and will remain in place until the adjacent stage has been developed.	
25		Stockland will retain ownership and maintenance responsibility for the environmental core land under its current zoning in accordance with the appropriate management plans until such time that the land can be transferred to an agreed entity to manage the environmental lands.	Stockland	Upon commencement of work on the site, with the appropriate entity being identified prior to the completion of the project.	
26		Stockland will prepare and implement restoration for the scald area within the Jervis Bay Orchid habitat north of the District Town Centre, in consultation with DEC and relocate the existing Bay and Basin Leisure Centre access as part of the future approval of the village east area.  A 25 metres buffer will be provided from the identified Jervis Bay Leek Orchids as shown on Drawing No 104016-71-SK 01_P0 prepared by Forbes Rigby Pty Ltd.	Stockland in consultation with DEC	Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier that creates the core environment land.	
27		Stockland will provide flora and fauna interpretive signage along the boundary of the residential subdivision and the environmental core land.	Stockland	Prior to the release of the Subdivision Certificate by Shoalhaven City Council for the final stage.	
28	Flooding	Stockland will create flood free building envelopes for all residential allotments in the subdivision.	Stockland	Prior to the release of the Subdivision Certificate by Shoalhaven City Council for each stage	
29		Stockland will provide safe vehicular ingress and egress for all residential allotments in the 1% AEP flood event.	Stockland	Prior to the release of the Subdivision Certificate by Shoalhaven City Council for each stage	
30	Water Supply and Quality Management	Stockland will design and install water quality control measures in accordance with the principles of the Water Sensitive Urban Design Study report prepared by Forbes Rigby, January, 2006 and modified in accordance with the attached Cardno Forbes Rigby plan (Drawing SK08 Rev P1 and SK18 Rev P3) and Construction Certificate Plans and include: Bio retention swales, detention ponds and artificial wetlands to be located in the APZ and Gross Pollutant traps.	Stockland	Prior to the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for each stage.	
31		Stockland will collaborate with the Shoalhaven City Council to establish the agreed detailed design of the WSUD and maintenance thereof.	Stockland in consultation with the Shoalhaven City Council	During the detailed design of the WSUD, and to be agreed prior to the transfer of the infrastructure in accordance with item number 8	

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
32		Stockland will prepare a soil and water management plan to control runoff during construction in accordance with the principles of the Water Sensitive Urban Design Study report prepared by Forbes Rigby, January, 2006 and modified in accordance with the attached Cardno Forbes Rigby plan (Drawing SK08 Rev P1 and SK18 Rev P3) the Landcom publication Managing Urban Stormwater (MUS): Soils and Construction Volume 1, 4 <sup>th</sup> Edition, approved Construction Certificate Plans and DCP100.	Stockland in consultation with the Shoalhaven City Council	above. Prior to the release of the Construction Certificate by Shoalhaven City Council or accredited certifier for each stage.	
33(a)		Stockland will remain responsible for the maintenance of public open space containing water sensitive urban design structure (WSUD) measures for 3 years for each stage containing the structures. At that time testing will be conducted to confirm the infrastructure is operating in accordance with the design. When confirmed the maintenance of stormwater quality control measures will be transferred to the Shoalhaven City Council.	Stockland	To be maintained by Stockland for 3 years for each stage.	
33(b)		Stockland will test the WSUD devices prior to handover of maintenance responsibility to Shoalhaven City Council to confirm that they are operating in accordance with the design. If the tests indicate that maintenance is required, Stockland will undertake the necessary remedial action to ensure at its cost that the WSUD devices are operating in accordance with the design.		Prior to handover of maintenance responsibility to the Shoalhaven City Council	
34		Stockland will contribute \$150,000 to the Shoalhaven City Council for the future maintenance of the WSUD devices.	Stockland	To be made at the release of the Subdivision Certificate by Shoalhaven City Council or accredited certifier for the first residential stage	
35	Social	Stockland will prepare a community development program which will include: <ul style="list-style-type: none"> <li>welcome initiatives for residents of the subdivision and provide local information;</li> <li>consultation with the new community in regards to planning and development of future stages;</li> <li>opportunities for resident involvement in environmental restoration and maintenance initiatives;</li> <li>a Feral and Domestic Animal Management Plan that includes a resident education strategy to recognise the importance of dogs being kept on a lead and out of conservation areas</li> </ul>	Stockland	Prior to the sale of residential lots in stage 1.	

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36	Cultural Heritage	<ul style="list-style-type: none"> <li>community education in regards to recycling initiatives</li> </ul> Stockland will ensure all artefacts retrieved during the excavations of Site #58-2-0392 and Site #58-2-0393 will be retained in consultation with the Jerrinja community.	Stockland in consultation with the Jerrinja	During construction of any stage of the development.	
37		Stockland will inform the Jerrinja Local Aboriginal Land Council of progress of the development.	Stockland	Ongoing through the construction of the subdivision.	
38		Stockland will engage the local community and facilitate employment opportunities where possible between contractors and Jerrinja Aboriginal community.	Stockland	Ongoing through the construction of the subdivision.	
<b>Infrastructure</b>					
39		<b>Reticulated Services</b> Stockland will provide reticulated water supply, sewerage and underground electricity to each residential lot.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
40		Stockland will provide a reticulated water connection to each public reserve.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
41		Stockland will relocate existing high voltage electricity cables parallel to Naval College Road where they conflict with the development footprint.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for the affected stage.	
42		Stockland will relocate existing high voltage electricity cables along Moona Creek Road where they conflict with the proposed road realignment.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for the affected stage.	
43		Stockland will provide for infrastructure services generally in accordance with Drawing Number 4105 rev 2 Electricity, Telecommunications and Interlotment Drainage Concept Plan, Drawing Number 4103 rev 2 Sewer Reticulation Concept Plan and Drawing number 4104 rev 2 Water Reticulation Concept Plan prepared by Forbes Rigby Pty Ltd.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for the affected stage.	
44		Stockland will relocate the existing sewerage rising main and treated effluent transfer main where they conflict with the development footprint.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for the affected stage.	

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45	Stockland will provide a minor system street drainage network designed to accommodate the 20% AEP storm event in accordance with design plans approved in the Construction Certificate.	Stockland in consultation with the Shoalhaven City Council	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.		
46	Stockland will provide a major system street drainage network designed to accommodate the 1% AEP storm event in accordance with design plans in the Construction Certificate.	Stockland in consultation with the Shoalhaven City Council	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.		
47	Stockland will bear the cost of the relocation of utility services required as a result of construction of the development.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.		
<b>Roads</b>					
48a	Stockland will complete an initial concept design for all works (Naval College Road and The Wool Road) including all paths / cycleway works.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for stage 1.		
48b	The full suite of road design for all works (Naval College Road and The Wool Road) including all path / cycleway works must be completed and approved by Shoalhaven City Council prior to the occupation of Stage 1 of the District Centre.	Stockland	Prior to occupation of Stage 1 of the District Centre		
48c	Stockland will design and construct signalised intersection of The Wool Road, the access road to the Bay and Basin Leisure Centre and the access to the Vincenia High School.	Stockland	Prior to the occupation of the first stage of the District Town Centre or prior to the construction certificate of village east, which ever is first.		
49	Stockland will design and upgrade The Wool Road to four lanes from the intersection with the access road to the Bay and Basin Leisure Centre and the access to the Vincenia High School to Naval College Road.	Stockland	Prior to the occupation of the first stage of the District Town Centre.		
50	Stockland will remove the existing pavement from the current access to the Bay and Basin leisure centre and rehabilitate.	Stockland	At the completion of the construction of item 49C		
51	Stockland will design and upgrade the roundabout at the Naval College Road and the Wool Road intersection to two lanes.	Stockland	Prior to the occupation of the first stage of the District Town Centre.		
52	Stockland will provide a proportional contribution towards the upgrade of the Wool Road southwest of Naval College Road where it can be demonstrated by traffic counts together with projected traffic from the following stage that the district centre has or is likely to affect traffic volumes to the point where a level of service D cannot be achieved. Traffic volumes to be measured at	Stockland	To be assessed at each stage of the District Town Centre.		

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53		a point approx 500m west of the Naval College Road/Wool Rd roundabout and between the proposed school and the roundabout on the Wool Rd. Stockland will design and construct a roundabout with a non mountable central island intersection at Access A along Naval College Road to AUSTROADS standards, including approach and departure lanes.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for stage 9 (shown as Stage 6 in the Western Village on the Proposed Staging Plan, Drawing 4107, Rev 15 prepared by Cardno).  Refer also to commitment 80.	Proposed s.75W Modification 9
54		Stockland will design and construct the 80km/hr full channelised stop-sign controlled intersection at Access B along Naval College Road to AUSTROADS standards, including approach and departure lanes ensuring that adequate sight distance is provided, which may require realignment of Naval College Road. Appropriate signage is to be installed north of intersection A to forewarn of the changed traffic conditions and intersection at B. Once intersection A is constructed the above signage can be removed.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for stage 1.	
55		Stockland will design and construct a roundabout with non mountable central island intersection at Access C along Naval College Road to AUSTROADS standards, including approach and departure lanes.	Stockland	Prior to the occupation of the first stage of the District Town Centre or residential stage 6 whichever is sooner.	
56		Stockland will design and construct the signalised intersection at Access D along The Wool Road, including the approach and departure lanes.	Stockland	Prior to the occupation of the first stage of the District Town Centre.	
57		Stockland will design and upgrade Naval College Road between The Wool Road intersection and Access C to four lanes, including road widening for setbacks.	Stockland	Prior to the occupation of the first stage of the District Town Centre.	
58a		Stockland will design, realign and upgrade Naval College Road between Access C and Access B to two lanes and 80km/hr AUSTROAD standards.	Stockland	In conjunction with provision of access C (item 56).	
58b		Stockland will design, realign and upgrade Naval College Road between Access B and Access A to two lanes and 80km/hr AUSTROAD standards.	Stockland	In conjunction with provision of access A (item 54).	
59		Stockland will design and construct the Naval College Road pedestrian /	Stockland	Prior to the occupation of the first	

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
		cycleway underpass with a 50% contribution from Council as Section 94 offset in accordance with Appendix B of the Don Fox Planning Report: Review of Developer Contributions and Associated Works Proposed Residential and Commercial Development Vincentia District Centre, February 2006 and as modified in October 2006 as part of the Preferred Project Report.		stage of the District Town Centre.	
60		Stockland will design and upgrade the existing track between the northern end of the newly formed Moona Creek Road within the site and the western end of the existing formation of Berry Street as a shared footpath / cycleway. The upgrade will include regrading the existing vehicular track, formalising table drains and minor relief drainage, trimming of vegetation as necessary and construction of a 2 metre wide bitumen pavement.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for stage 4.	
61		Stockland will relocate existing unformed public roads to suit the subdivision layout at nil cost and nil compensation to state or local government. Stockland fund all of the cost related to the road closures.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for the affected stage.	
62		Stockland will design and construct flexible road pavements in accordance with the Australian Road Research Board design criteria and Shoalhaven City Council DCP 100.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
63		Stockland will design and construct rigid road pavements in accordance with the Cement and Concrete Association design guidelines.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
64		Stockland will ensure that the AUSTRoads Design Service Vehicle (8.8 metre rigid) can negotiate all public roads and intersections and that the AUSTRoads Long Rigid Bus (14.5metre) can negotiate all bus routes.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
65		Stockland will design and construct foot and cycle paths as documented in the EAR including: <ul style="list-style-type: none"> <li>continuing the shared foot and cycle path network to connect with the proposed underpass at Naval College Road and the existing pedestrian network including a safe crossing facility across The Wool Road;</li> <li>Shared foot and cycle paths to all be at a width of 2.0m;</li> <li>Main east – west footpath to the District Centre from residential</li> </ul>	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
		stages 6 & 8 to be a shared foot and cycle path at a width of 2.0m.			
66		Stockland will provide parking bays within the road reserve of the ridge and connector roads at a rate of one per two dwellings.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
67		Stockland will provide street signs for each new public road in accordance with the requirements of the Shoalhaven City Council.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
68	Geotechnical	Stockland will provide a lot classification geotechnical report to Shoalhaven City Council for each stage of development prior to the release of the final plan of subdivision for that stage.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	Condition A6 of the Project Approval prevails. Refer Modification 5 approved 20 April 2009
69	Staging	Stockland will construct the subdivision in accordance with the Proposed Staging Plan prepared by Forbes Rigby, 2006 or as otherwise approved in Construction Certificate plans approved by Shoalhaven City Council or accredited certifier.	Stockland	For all stages of the development.	
70		Stockland commits to construct stage 1 of the District Town Centre in accordance with the staging plan submitted as part of the preferred project (drawing Number A009 dated 24 May 2006) or as otherwise approved by consent in the project approval for the development.	Stockland	Submission of Project Approval Application	
71		Stockland commits to submitting a project approval application for adaptable housing within 12 months of obtaining Concept approval for adaptable housing, should it be determined appropriate.	Stockland	Submission of Project Approval Application	
72	Monitoring	Stockland will undertake a water quality monitoring program in accordance with the Water Quality Monitoring Plan to measure performance of WSUD measures against ANZECC Guidelines throughout the development and for a period of three years following the registration of the final subdivision plan for the final stage that drains into the monitoring location.	Stockland	For a period of three years following the registration of the final plan of subdivision for each stage.	
73		Stockland will undertake a weed monitoring program in accordance with the Weed Management Plan during the maintenance period.	Stockland	For a period of two years following the registration of the final plan of subdivision for each stage.	



Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
74	Developer Contributions	Stockland will pay Section 94 developer contributions in accordance with Appendix B of the Don Fox Planning Report: Review of Developer Contributions and Associated Works Proposed Residential and Commercial Development Vincentia District Centre, February 2006, and as modified in October 2006 as part of the Preferred Project Report which forms part of the EAR on a "per ET" basis for each stage of the residential subdivision at the rate applicable at the time of payment, except for project 03 CFAC 0003 (Amendment 67 – Bay & Basin Recreation & Cultural Hall) which is a fixed amount of \$3,656 that would then fully recoup the developer share for that whole project.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage of the residential subdivision and the Construction Certificate for each stage of the District Town Centre.	
75		Stockland will pay Section 64 water and sewer developer contributions in accordance with the development servicing plan applicable at the time of payment.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
76	Display village	<p>Stockland will design, construct and operate a housing display village in Stage 1 of the residential subdivision.</p> <ul style="list-style-type: none"> <li>• The design and siting of the display village will conform with the following: <ul style="list-style-type: none"> <li>○ The display village will be confined to proposed Lots 110 to 121.</li> <li>○ Be generally consistent with the display village Concept Plan prepared by Anand Alcock Urban Design included as Part 4 Annexure B of the Preferred Project Report.</li> <li>○ Each of the display homes are capable of complying with all requirements of the Concept Plan and Project Approval prior to registration of the allotments and occupation for residential purposes.</li> <li>○ All display homes will comply with the built form controls and design guidelines contained in Part 4 Annexure B of the Preferred Project Report, except the requirement for a rainwater tank.</li> <li>○ The total display office area will be contained within a maximum of one storey in height, will not exceed 100m<sup>2</sup> in gross floor area, and will be generally consistent with the Sales Centre Plans prepared by Stockland Property Trust dated 1 February 2004, Drawing No. 0803.00 05-07 and Martins Design Pty Ltd dated 1-3-04.</li> <li>○ The provision of a minimum of 26 car parking spaces</li> </ul> </li> </ul>	Stockland	As soon as practicable, coordinated so that operation commences after suitable vehicular access is established. The operation of the display village will continue until such time as market conditions do not warrant such a village, or a maximum of 24 months after the registration of the final stage of the residential subdivision development.	Amended 8 October 2007

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
		<p>inclusive of one space for persons with a disability, suitably sealed and marked, and compliant with AS2890(2002).</p> <ul style="list-style-type: none"> <li>o The provision of utility services adequate for the operation of the display village inclusive of amenities for sales staff and customers, with provision to ensure full services can be connected to all lots prior to registration.</li> <li>o Final plans, demonstrating compliance with the above requirements, together with a signage plan and landscape plan, shall be prepared and certified to be in accordance with the requirements of the Concept Plan and Project Approvals by a person authorized to issue a complying development certificate for housing in the Shoalhaven Local Government Area, prior to the issue of a Construction Certificate.</li> </ul> <ul style="list-style-type: none"> <li>• Vehicular access to the display village will be established within the proposed public roads connecting to Naval College Road prior to commencement of operations.</li> <li>• The hours of operation of the display village will be limited to 9am to 5pm, Monday to Sunday.</li> <li>• No display home will be occupied for residential purposes until after the cessation of the operation of the display village and registration of the lots and issue of Occupation Certificates.</li> <li>• All display homes shall be subject to works to ensure compliance as required for use as a dwelling-house prior to occupation.</li> <li>• The display office, car parking and any associated works not relevant to the long term residential occupation of the site will be decommissioned and works undertaken as required to render the proposed lots suitable for proposed residential occupation.</li> </ul>			
77	Signage	Stockland will provide estate marketing signs within The Wool Road and Naval College Road reserves in accordance with plans approved by Shoalhaven City Council as part of the Construction Certificate	Stockland		
78	Noise	Stockland will provide a 1.8 metre high timber noise attenuation barrier on a 0.7metres high landscaped earth mound along the boundary of Lots 154 to 163 and 725 to 733 in accordance with the Noise Impact Assessment by Heggies Australia, 2006, subject to such plans first being approved by Shoalhaven City Council.	Stockland	Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for each stage.	
78a	Noise	Stockland will construct a 3.4m high acoustic barrier comprising a 1600mm landscaped mound and 1800mm high colourbond mini screen fencing along the southern boundary of the lots and for 15m along the	Stockland	Details of the acoustic fence to be provided with the construction certificate for the relevant stage	Proposed s.75W Modification 9

Item Number	Item	Commitment	Responsibility	Timing	Amendment Date
78b	Noise	<p>northern return of each end lot, in accordance with the Landscape Plan: Acoustic Treatment LCo1 Revision C prepared by Taylor Bramer dated 26 November 2010.</p> <p>Stockland will register a Section 88B instrument under the Conveyancing Act 1919 upon Lots 601 to 610 and 673 to 683 adjoining Naval College Road in the Western Village to require two storey dwellings to incorporate mechanical ventilation and/or architectural treatment techniques such as appropriate dwelling layout and design to manage noise impacts to the first floor of the habitable rooms of future dwellings.</p>		<p>incorporating the affected lots.</p> <p>Prior to the registration of each allotment within each stage of the development.</p>	Proposed s.75W Modification 9
79	Road Widening	Land for Road Widening to be ceded to and at nil cost to the Council. Stockland to bear all costs to facilitate transfer of land.	Stockland	As soon as practicable after practical completion of the road widening construction works.	
80	Subdivision Certificates for the western village (stages 6 and above)	Stockland commits to ensuring that subdivision certificates for Stage 6 of the western village (as indicated on the Proposed Staging Plan, Drawing 4107, Rev 15, prepared by Cardno) and all subsequent stages in the western village will not be issued until Access A and the ridge road (Seagrass Avenue) is constructed to a standard for public use.	Stockland	On-going until Access A and the ridge road are constructed.	Proposed s.75W Modification 9

## **4. DEVELOPMENT CONTROLS**

### **4.1 Introduction**

Pursuant to clauses 7 and 8 of State Environmental Planning Policy (Major Projects) the following provisions are to be inserted into Schedule 3 of State Environmental Planning Policy (Major Projects) and be the provisions that relate to the carrying out of the development on the site. For matters not included below the *Shoalhaven City Council Local Environmental Plan 1985* provisions will affect the land in the concept and project plans.

### **4.2 Zone and Land Use Table**

The following sets out the land use tables and zones to apply to the site, which are in the format consistent with Schedule 1 in the *Standard Instrument (Local Environmental Plans) Order 2006*. The land use zoning is indicated on Plan the plan attached in Annexure 3.

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#### **Zone R1            General Residential**

##### **1 Objectives of zone**

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

##### **2 Permitted without consent**

Exempt Development, Roads

##### **3 Permitted with consent**

Bed and Breakfast accommodation; Boarding houses; Boat shed; Child care centres; Community facilities; Drainage; Dwelling houses; Environmental facility; Group homes; Home-based child care; Family day care home; Home occupation; Hostels; Market; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation facility (indoor); Recreation facility (outdoor); Residential care facilities; Residential flat buildings; Seniors housing; Shop top housing, temporary sales centre.

##### **4 Prohibited**

Any other development not otherwise specified in item 2 or 3.

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#### **Zone B2            Local Centre**

##### **1 Objectives of zone**

- To provide a range of retail, business, entertainment and community uses which serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.

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## **2 Permitted without consent**

Roads.

## **3 Permitted with consent**

Business premises; Child care centres; Community facilities; Drainage; Educational establishments; Entertainment facilities; Environmental facilities; Food and drinks premises; Function centres; Information and education facilities; Market; Medical centre; Neighbourhood shop; Office premises; Passenger transport facilities; Place of public worship; Pub; Recreation facilities (indoor); Registered clubs; Retail premises; Service stations; Shop top housing; Take away food or drinks premise; Tourist and visitor accommodation; veterinary hospital.

## **4 Prohibited**

Any other development not otherwise specified in item 2 or 3.

### **Zone B5 Business Development**

#### **1 Objectives of zone**

- To enable a mix of office, retail and warehouse uses in locations which are close to, and which support the viability of, centres.

#### **2 Permitted without consent**

Roads

#### **3 Permitted with consent**

Bulky goods premises; Business premises; Child care centres; Community facilities; Environmental Facilities; Food and drinks premises; Function centre; Hospital; Information and education facilities; Market; Medical centre; Neighbourhood shop; Office premises; Passenger transport facilities; Place of public worship; Pub; Recreation facility (indoor); Residential care facility; Retail premises; Service station; Take away food or drink premises; veterinary hospital; Warehouse or distribution centres.

#### **4 Prohibited**

Any other development not otherwise specified in item 2 or 3.

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It is the intent of Stockland to retain the existing zoning over the core environment area until such time that it is transferred to the Department of Environmental and Conservation (DEC) or appropriate long term owner. It is the view of Stockland that the proposed final zoning of the land would be determined with the long term owner. It is anticipated that if the land is transferred to the DEC the appropriate zone is *Zone E1 National Parks and Nature Reserves*, which enables the management and appropriate use of land that is reserved under the *National Parks and Wildlife Act 1974*.

## **4.2 Subdivision**

The consent requirements in clause in Schedule 1, in the *Standard Instrument (Local Environmental Plans) Order 2006* will apply to the land covered by the project and concept plans. Clause 19 *Minimum subdivision lot size* applies to a subdivision of any land that is carried out on land covered by the project and concept plans. The size of any lot resulting from any such subdivision of land is not to be less than 400 square metres.

Subdivision of any land into a lot less than 400 square metres is permissible only if the land is 3000 square metres or more and the subdivision is integrated with dwelling development.

## **4.3 Exempt and Complying Development**

The exempt and complying controls set out in Exempt and Complying Development Controls – Vincentia Coastal Village Development (annexure 4) apply to the land covered by the project and concept plans with the following additions.

Display Village (which consists of a temporary business premises (sales office) and nine dwellings) is a complying development if:

- the display houses comply with the schedule included in annexure 4 of this preferred project report;
- the sales office is temporary and includes 30 cars parking spaces, including two disabled spaces.

Stockland propose to construct the Display houses prior to registration of the land. Approval is sought to allow construction of display houses within the Display Village, provided they meet the Exempt and Complying development requirements prior to registration of the land. An occupation certificate will not be issued on the homes until the subdivision has been registered.

## **4.4 Built Form Controls**

Residential development within the residential subdivision shall be in accordance with Design Guidelines included in annexure 3 of this preferred project report. Stockland may update the Design Guidelines.

## **4.5 Definitions**

The dictionary in Schedule 1, in the *Standard Instrument (Local Environmental Plans) Order 2006* defines words and expressions for the purpose of controls affecting the land covered by the project and concept plans.

## **5. SUBSEQUENT APPLICATIONS**

Subsequent approvals required for the subdivision are set out below.

It is the intention of Stockland that Part 4A certificate: Subdivision certificates are issued by Shoalhaven City Council or an accredited certifier. It is also the intention of Stockland that the Minister for Planning is the consent authority to consider any modifications to the concept and project approvals.

The proposed approvals process for future development is set out below.

<b>Future Development</b>	<b>Process</b>	<b>Consent Authority</b>
Residential development and other permissible developments in the residential subdivision.	<ul style="list-style-type: none"> <li>• Part 3A if the development meets state significant development criteria.</li> <li>• Exempt development if it meets the Exempt Development Criteria contained in Exempt and Complying Development Controls - Vincentia Coastal Village</li> <li>• Part 4 Complying development – if it meets the Complying Development Controls contained in Exempt and Complying Development Controls - Vincentia Coastal Village. .</li> <li>• Part 4 Development consent – if the development does not meet the standards included in the Complying Development Controls or Design Guidelines and is not state significant development.</li> </ul>	Minister for Planning   Shoalhaven City Council or Accredited Certifier  Shoalhaven City Council.
District Town Centre	<ul style="list-style-type: none"> <li>• Part 3A – project approval</li> </ul>	Minister for Planning
Adaptable housing	<ul style="list-style-type: none"> <li>• Part 3A – project approval</li> </ul>	Minister for Planning