



17 September 2010
Our Ref: 6376B.24DK

The Director-General
Department of Planning
GPO Box 39
SYDNEY 2000

Attention: John Phillipott

Dear John

Section 75W Modification of Concept Plan Approval (MP06_0060) and Project Approval (MP06_0058) – Modification No. 9

Vincentia Coastal Village & District Centre, Corner of Wool Road and Naval College Road, Vincentia – Western and Central Villages

We refer to previous correspondence between Don Fox Planning (DFP) and the Department of Planning (the Department) regarding proposed modifications to the approved residential subdivision layout at Vincentia.

This letter has been prepared in accordance with the provisions of s.75W(2) of the *Environmental Planning & Assessment Act* (the Act) to request that the Minister for Planning (the Minister) modify the Concept Plan Approval (MP 06_0060), the Project Approval (MP06_0058) and the Statement of Commitments that relate to the Vincentia Coastal Village & District Centre development.

An application under Section 75W was submitted to the Department on 16 June 2010. The Department carried out a preliminary assessment of the application and requested additional information by way of an email from Emma Barnett, Environmental Planning Officer, Regional Projects dated 1 July 2010.

Since preparing and submitting the original application on 16 June 2010, the scope of the S.75W application has been amended and a need has arisen to split the various components of the application as originally submitted into 2 applications. We understand that the Department does not have an issue with this approach. The two applications which will be lodged contemporaneously will broadly deal with the following:

Modification 9 (subject application)

- Provision of 21 lots in the Western Precinct on R2 zoned land adjacent to Naval College Road including associated amendments to Statements of Commitments; and
- Amendment to Commitment No. 53 relating to the timeframe for the provision of a roundabout at Access A on Naval College Road.

Modification 10

- Amendment to the lot layout in Stage 3 of the Central Village;
- Amendment of the Project application to seek approval of a display village in the Western Precinct; and



- associated amendments to Statements of Commitment.

The letter describes the proposed modification, provides an environmental assessment of the subject application and addressed the additional matters that the Department has requested in its email 1 July 2010 as are of relevance to this application.

1.0 Background

A combined Concept Plan and Project application was approved by the Minister for Planning on 25 January 2007, and has been modified under Section 75W on a number of occasions. The Concept Plan and Project approvals were last modified on 2nd September 2010 (Modification No 8). The yield approved under this most recent modification resulted in a minor reduction from the previously approved 603 lots to 582 lots as a result of re-organising the subdivision layout in the western precinct.

The proposal the subject of the s.75W modification application (Modification No 9) detailed herein seeks the Minister's consent to modify the Concept Plan Approval (MP 06_0060), Project Approval (MP06_0058) and the Statement of Commitments that relate to the Vincentia Coastal Village & District Centre development.

The application form is attached to this letter at **Attachment 1**.

2.0 Subject Site

The land to which the Concept Plan and Project approval relates included the following parcels:

- Lot 801 DP 1022286
- Lot 802 DP1022286
- Lot 72 DP 874040
- Lot 73 DP 874040
- Lot 74 DP 874040
- Lot 75 DP 874040

The abovementioned parcels have been further subdivided as development of the early residential stages has progressed. The land to which the s.75W relates is now known as Lot 321 DP1141762.

Land owner's consent to the lodgement of the s.75W application is provided on the application form at **Attachment 1**.

3.0 Summary of Proposed Modification

The proposed changes to the approved residential subdivision layout are detailed as follows:

Western Village

Provision of 21 lots in the Low Density Residential R2 zoned land adjacent to Naval College Road that did not form part of the approved subdivision layout. The lots are located on the southern edge of the Western Village and are numbered 601-610 inclusive and 673-683 inclusive. These lots are an extension to the layout approved under Modification No. 8 and the proposed 21 lots.

A copy of the residential subdivision layout for the Western Village (as approved under Modification No 8) including the 21 lots along Naval College Road is provided at **Attachment 2**.



Modification to Statement of Commitments

Stockland is also proposing to amend the timeframe for the provision of the roundabout intersection at Access A on Naval College Road. Arising from the proposed modifications to the subdivision layout and amended timing for the provision of Access of A the following modifications to the approved Statement of Commitments are proposed:

- Modify Commitment No. 16(a) in relation to provision of APZs for the 21 lots along Naval College Road;
- Amend Commitment No. 53 as it relates to the timeframe for the provision of the roundabout intersection at Access A on Naval College Road; and
- Add new commitments after Commitment No. 78 in relation to acoustic measures for the 21 lots along Naval College Road.

4.0 Proposed Modification to Concept Plan and Project Approvals

A copy of the amended residential subdivision layouts for the Western Village is provided at **Attachment 2**. The subdivision layout for the remainder of the Western Village is illustrated in faded lines for contextual purposes. The Table below shows the change in lot number as part of this application and Modification No. 10 (for contextual purposes).

The proposed modifications will result in:

- the provision of 21 lots on R2 Low Density zoned land along Naval College Road.
- an increase in the number of residential lots from 582 to 593 as set out below.

○ Approved via Modification No 8	582
○ 21 lots along Naval College Road	+21
Sub Total	603 (subject application)
○ <i>Proposed in Modification No. 9 - Reduction from 24 to 14 lots in Stage 3 - Central Village</i>	- 10
<i>Total</i>	<i>593 (if Mod 9 and 10 approved)</i>

The modifications sought to the Concept Plan and Project approvals are detailed below.

4.1 Concept Approval (MP06_0060) and Project Approval (MP06_0058)

- Amend the approvals to reference 603 residential lots (or 593 if Modification 10 is approved before Modification 9).
- Amend the approvals to reference the revised residential subdivision layout plans.
- Amend the approvals to reference the amended Statement of Commitments.

4.2 Statement of Commitments

4.2.1 Statement of Commitment No. 16a

Statement of Commitment No 16a is proposed to be amended to reflect the specific bush fire planning requirements for the amended components of the subdivision. The commitments in relation to the bush fire planning measures for the remainder of the approved subdivision are retained. Amendments to the commitment are shown in underlined text.



Item No.	Item	Commitment	Timing
16a	Fire Management	<p>Stockland will establish Asset Protect Zones (APZs) in accordance with:</p> <ul style="list-style-type: none"> 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; ii. <u>the APZ and AS3959 Construction Standard plans prepared by Ecological Australia attached to their letter dated 3 September 2010 in relation to the lots adjacent to Naval College Road in the Western Precinct; and lots 326-334 in Stage 3 of the Central Precinct.</u> <p>APZs 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>	Prior to the release of the subdivision certificate by Shoalhaven City Council or Accredited Certifier for each stage

4.2.2 Statement of Commitment No. 53

Commitment No. 53 relates to the provision of a roundabout intersection at Access A on Naval College Road. The current approved Statement of Commitment No. 53 requires that Access A be constructed:

“Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for Stage 9.”

Under the original staging plan, Stages 1-8 of the development were to comprise Central Village and Stage 9 was to be the first stage of development in the Western Village. However the staging plan has since been revised and altered to take into account the retirement living site.

To date, stages 1, 2 and 3a (Central Village) have been completed or are nearing completion providing 133 lots. Stage 3 and the retirement living site comprise the remainder of the Central Village. The timing of the retirement living site is independent of the residential subdivision staging, and therefore Stockland intends to proceed with the subdivision of the Western Village.

The Concept Plan and Project approvals granted consent to three access points to the residential subdivision from Naval College Road, being Access A, Access B and Access C. The design intention was that Central Village would be primarily serviced by Access B and Access C and Western Village would be primarily serviced by Access A.

In order to balance infrastructure expenditure with the roll out of residential lots, and given Stockland intends to proceed with the early stages of the Western Village, it is proposed by Stockland to defer construction of Access A until the later stages of Western Village proceed. In the interim it is proposed that access to the early stages of Western Village (the northern part) will be obtained via Access B and the internal road network between the Central and Western Villages.

Accordingly, the timing component of Statement of Commitment No. 53 is proposed to be amended to read that Access A shall be constructed:



Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for the 400th residential allotment (or equivalent if the approved Bayswood retirement village proceeds) in the Vincentia Coastal Village (comprised of the Central and Western Villages and the possible future Bayswood retirement village).

4.2.3 Statement of Commitment 78a and 78b

A new Statement of Commitment is proposed to address the acoustic treatment measures necessary for the proposed lots at the southern edge of the Western Village along Naval College Road, as follows:

Item No.	Item	Commitment	Timing
78a	Noise	Stockland will construct a 3.4m high acoustic barrier comprising a 1600m landscaped mound and 1800mm high timber paling fencing along the southern boundary of the lots and for 15m along the northern return of each end lot, in accordance with the recommendations of the Vincentia Residential Development Western Precinct Noise Assessment Naval College Road (Report No. 10-3015-R4 – Revision 1) prepared by Heggies dated 13 July 2010 and the Acoustic Treatment Plan prepared by Taylor Brammer Landscape Architects dated 17 September 2010.	Details of the acoustic fence to be provided with the construction certificate for the relevant stage incorporating the affected lots.
78b	Noise	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.	Prior to the registration of each allotment within each stage of the development.

An updated copy of the Statement of Commitments can be provided in due course if required by the Department.

5.0 Consistency with the Concept Plan and Project Approvals

The proposed modification is considered to be generally consistent with the Concept Plan and Project approvals issued in relation to the Vincentia Coastal Village & District Centre for the following reasons:

1. Despite the reconfigurations made to the subdivision pattern, the residential subdivision layout for the Western Village will remain conceptually similar to the approved layout.
2. The provision of 21 lots along Naval College Road at the southern edge of the Western Village will not significantly alter the character of the Western Village as viewed from Naval College Road or require amendments to the approved road layout.
3. The proposed 21 lots along Naval College Road are contained within the Low Density R2 zoned land which was nominated in a Concept Plan application as being subject to further approval and therefore presumably zoned accordingly to plan for a future application or subdivision.
4. Landscaping will be provided within the road reserve along Naval College Road in front of the 21 lots to screen the acoustic fence and create a landscape treatment consistent with the remainder of the subdivision fronting Naval College Road. The landscape treatment is illustrated in **Attachment 6**.



5. The road layout, structure and hierarchy is consistent with the Concept Plan and Project approvals with the principle of the central spines and perpendicular roads leading off these central spines being retained.

The modifications proposed are therefore considered to be consistent with the Concept Plan and Project approvals.

6.0 Environmental Assessment

This s.75W application is supported by a traffic impact assessment, bushfire protection assessment and an acoustic impact assessment. In addition an acoustic treatment plan and APZ plans have been prepared.

6.1 Traffic Impact Assessment (revised timeframe for provision of Access A)

As noted above, the proposed amendment to Statement of Commitment No. 53 will defer the construction of Access A until the later stages of Western Village. In the interim it is proposed that access to the early stages of Western Village (the northern part) will be obtained via Access B and the internal road network between the Central and Western Villages.

The traffic assessment report prepared by Halcrow contains an analysis of the operating capacity of Access B on a likely highest (worst) case scenario, being:

- Background traffic flows increasing to forecast 2016 year flows with the shopping centre fully operational; and
- 400 developed lots from the Western and Central Villages being served exclusively by Access B.

The analysis confirms that Access B has considerable spare capacity and could reasonably be used to provide the only point of access to the Central and Western Villages under the modelled scenario. Halcrow conclude that, as designed, Access B could reasonably serve up to 400 residential lots. Accordingly, the timing component of Statement of Commitment No. 53 is proposed to be amended to read that Access A shall be constructed:

Prior to the release of the Subdivision Certificate by the Shoalhaven City Council or accredited certifier for the 400th residential allotment (or equivalent if the approved Bayswood retirement village proceeds) in the Vincentia Coastal Village (comprised of the Central and Western Villages and the possible future Bayswood retirement village).

A copy of the Traffic Impact Assessment report prepared by Halcrow can be found at **Attachment 3**. The report provides commentary on the appropriate timeframe within which Access A on Naval College Road should be constructed based on highest (worst) case scenario modelling.

6.2 Bushfire Protection Assessment

An updated Bushfire Protection Assessment to address the matters raised in the Department's email of 1 July 2010 has been prepared by EcoLogical can be found at **Attachment 4**. Please note that this report addresses the lots in Stage 3 in the Central Village as well as the lots fronting Naval College Road in the Western Village the subject of this application. The components of Bushfire Protection Assessment report that relate to the Western Village are relevant to the subject application. The following summarises the results of the assessment.

Lots along Naval College Road

The report details the necessary APZs and the applicable bushfire construction levels (Bushfire Attack Level (BAL)) that should be applied to the 21 proposed allotments along Naval College Road. The report recommends that the bushfire construction levels required for future dwellings constructed on the proposed lots vary from BAL-40 to BAL-19) for the three westernmost lots to BAL 12.5 for the remainder (majority) of the lots.

The report concludes that the recommended bushfire protection requirements have the ability to provide an adequate standard of bushfire protection to the proposed lots along Naval College Road consistent with Planning for Bushfire Protection and sufficient to enable the issue of a Bush Fire Safety Authority.

Maintenance of bushfire trail and APZs

The Department's email of 1 July 2010 requires the maintenance of the bushfire trail and the APZs to be addressed. **Figure 1** is an extract from the EAR, prepared by ERM dated February 2006 and illustrates the location of the approved APZs for the approved subdivision.



Figure 1: Location of approved APZs

The following discussion relates only to the APZ and new bushfire trail around Stage 3 of the Central Village and the APZ to the 21 lots along Naval College Road in the Western Village. All other APZs have previously been approved as part of the Project approval.

In relation to the land fronting Naval College Road, **Figure 1** illustrates that an APZ was approved in a similar location under the approved subdivision layout. The APZ comprised partly road carriageway and partly unbuilt upon land which would have been maintained by Council. Under the proposed modified layout the APZ has simply changed location taking into the account the new lots. The APZ is slightly wider, but regardless of the width, the APZ would have been maintained by Council. The location of the APZ between the lots and Naval College Road is no different to the APZ required in front of Central Village, which will be maintained by Council.



The location of the APZs has changed slightly but the principle of maintenance of the APZs by Council has not changed from that originally intended and approved as part of the Concept Plan and Project approvals.

6.3 Acoustic Impact Assessment

An updated Noise Assessment to address the matters raised in the Department's email of 1 July 2010 has been prepared by Heggies and can be found at **Attachment 5**. The contents and findings of the Assessment are unchanged from the report previously submitted to the Department. The Assessment now contains the noise contour maps for future daytime and nighttime both with and without the proposed acoustic fence. This allows a comparison of the benefit of the acoustic fence. The following summarises the results of the assessment.

Lots along Naval College Road

The acoustic impact assessment report was prepared by Heggies to assess whether there would be any traffic noise impacts on the 21 proposed residential lots at the southern edge of the Western Village by virtue of the operation of Naval College Road.

To assess the potential impact of traffic noise from Naval College Road on the 21 proposed residential lots, computer modelling of the site and surrounding areas was conducted by Heggies using the "SoundPLAN" software. In order to assess road traffic noise, the "Calculation of Road Traffic Noise" (CORTN) procedure algorithms were adopted as recommended by the RTA. Two scenarios, being daytime and night-time were modelled. The results of the modelling highlighted that in accordance with the guiding principles of the RTA's Environmental Noise Management Manual, further consideration should be given to acoustic mitigation measures.

The following acoustic mitigation measures are recommended:

Single Storey Dwellings - a 3.2m high acoustic fence along the southern boundary of all the proposed lots aside from lots numbered 604, 605 and 606, which require a 3.4m high acoustic fence.

Two Storey Dwellings – mechanical ventilation and/or architectural treatment techniques such as appropriate dwelling layout and design. For example, designing dwellings such that habitable rooms do not directly face Naval College Road and/or the provision of external solid boundary fences or walls.

Acoustic Treatment Plan

An acoustic treatment plan has been prepared by Taylor Brammer Landscape Architects and can be found at **Attachment 6**. The plan details the proposed design of the acoustic fence (1800mm high) and acoustic landscaped mound (1600mm high) to comply with the recommendations outlined in the acoustic impact assessment report and summarised above. The proposed acoustic fencing comprises hardwood timber with the exception of the western most lot which requires a metal fence as recommended in the bushfire assessment report.

The fencing and landscaped mounding treatment is similar to that applied and constructed along the lots in the Central Village providing a consistent fencing and mounding treatment along Naval College Road.

The area for the potential realignment of Naval College Road (on the northern side of the road) extends up to the boundary of the 21 proposed lots. Accordingly, all land south of this boundary (which will include the acoustic landscaped mound for a width of 6 metres and the electricity easement) will be dedicated to Council.



RTA Noise Wall Guidelines

The RTA Noise Wall Guidelines appear to relate primarily to high speed major arterial roads such as freeways and motorways, focussing on significant wall structures that are inappropriate and unnecessary in the urban context of Vincentia. Nevertheless, the Guidelines have been referenced in relation to the design and materials selection as required by the Department.

Section 5 of the Guidelines provides a useful summary of the design guidelines. Some of the guidelines are relevant to significant acoustic wall structures on freeways and the like and are not appropriate to apply in the context of the fencing proposed. Of those that are relevant we comment as follows:

- The proposed fencing will occur for relatively short lengths broken by the access roads into the Bayswood subdivision.
- The proposed acoustic fencing is consistent with the existing acoustic fencing constructed in Central Village, i.e. a combination of an earth mound, timber fencing with corner allotments provided with metal fencing.
- The fencing height is disguised with the use of a landscaped mound.
- The fencing is located on the southern side of each proposed lot, thereby not causing overshadowing impacts to the lots, consistent with the Guidelines.
- The fencing is required on one side of Naval College Road and setback from the road carriageway retaining an open character along the road and permitting views beyond, consistent with the Guidelines.
- The Guidelines note that *“timber is useful on a domestic scale, away from the road along property boundaries. It is unobtrusive but needs consideration with regard to maintenance and fire damage.”* Aside from the western most lot, the acoustic fence is to be constructed of timber being a traditional domestic fencing treatment consistent with the Guidelines. The use of hardwood timber and metal fencing for the western most lot is to comply with the recommendations of the Bushfire Assessment Report.
- The use of timber is preferable to other forms of materials such as masonry, precast concrete panels or transparent panels, which are more costly and have a higher visual impact. The use of timber is more readily replaced if required.
- The timber fencing will be unpainted retaining a natural character consistent with a residential subdivision and is not intended to be a visual feature along the road.

The proposed acoustic fencing is consistent with the design and materials of the acoustic fencing already constructed along Naval College road in Central Village. This design and materials are not inconsistent with the Guidelines (to the extent to which they are relevant).

7.0 Consultation with Shoalhaven Council

Stockland has consulted with Shoalhaven Council earlier this year in March (email) and April (meeting) to discuss the 21 lots adjacent to Naval College Road. Council formalised its comments to Stockland by way of letter dated 13 April 2010, which was also attached to Council's comments in relation to Modification No.8.

Council notes that the area of land relating to the 21 lots is inconsistent with the zoning proposed in draft Shoalhaven LEP 2010, but accepts that the land is zoned appropriately under the Major Development SEPP. Council has made the following comments in relation to the 21 lots.



Lot and road layout

“The road and subdivision designs are required to meet Council’s Development Control Plan No 100 – Subdivision Code. In this regard it is noted the distance between the Naval College Road roundabout and the next internal cross intersection is less than required in the DCP 100 and this is of major concern as it poses a traffic safety issue. The proposed additional lots will increase traffic movements at the intersection thereby increasing traffic safety issues. “

The subdivision layout approved under Modification No. 8 has shifted the internal cross intersection further away from the roundabout of Access A than originally approved. There are no ‘additional lots’. The re-organisation of the subdivision layout approved in Modification No. 8 has reduced the total lot yield. The 21 lots results in the total number of lots in the Western Village back the yield originally approved. Therefore there is no increase lot yield that would contribute to increase traffic movements.

Future residential stages off the internal road network

“The original approval has required concept staging plans being submitted to Council for Naval College Road and The Wool Road (commitments 48a and 48b). This has been the subject of earlier submissions. The DCP 100 also requires roundabout intersections rather than cross intersections as shown throughout the stages areas off this subdivision entry point. This may be a matter that requires further meetings with Council’s Development and Subdivision Manager as detailed stage designs are prepared.”

Council’s comments reference Statement of Commitments No 48a and 48b, which are reproduced below.

48a	Stockland will complete an initial concept design for all works (Naval College Road and The Wool Road) including all paths / cycleway works.	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.	Prior to occupation of Stage 1 of the District Centre

Stockland has submitted plans to Council as part of earlier stages of the subdivision (as per 48a). Commitment 48b requires the works to be completed prior to occupation of Stage 1 of the District Centre (unrelated to the subdivision). These commitments relate only to The Wool Road and Naval College Road and do not extend to the internal road network and are therefore not relevant to the matters the subject of this S.75W Modification.

Whilst DCP 100 requires roundabouts rather than cross intersections, the internal road layout has been approved, including the most recent modification (Modification No. 8) dated 2 September 2010. The 21 lots along Naval College Road does not increase the lot yield or change the location of the intersection from that already approved. There is no need for Stockland to further modify the approval and incorporate roundabouts. Stockland should not be required to enter into further discussions with Council regarding this issue.

Landscaping within the road reserve

“Council does not support landscaping for the purposes of providing a buffer for amenity purposes being located in the road reserve. Council is not prepared to assume responsibility for



future maintenance of the vegetation providing an amenity buffer. This feature should be incorporated in private open space. The likelihood of future impacts for road realignment mentioned above may remove the vegetation buffer. Council will provide detailed further comments about the proposed type of landscaping once the Modification process is undertaken by the Department.”

It is assumed that this comment relates to the landscaping along Naval College Road to assist in screening the acoustic fence to the lots. In order to address bushfire management issues, the extent of landscaping has reduced from the plan previously presented to Council which indicated a 6m wide landscape area on the slope of the mound. The landscape treatment now comprises a gravel mulch closet to the boundary fence, a narrower landscaped area 3.2m wide on the lower part of the slope with low level plantings, then turf for the remainder. The landscape treatment is for streetscape reasons, which is a common and accepted practice, and it would be unusual for fencing to be screened within private property. The landscaping is not an acoustic buffer, is a similar to the approach employed for the acoustic fence to the Central Village lots.

In our opinion, the landscaping of a road reserve is a common. There is no road realignment required as part of the Project approval along the section Naval College Road west of Access A (i.e. in front of Village West). If Council proposes to undertake road realignment at some time in the future, then the treatment of residual land would need to be considered by Council at that point in time.

Acoustic barrier

“Council will require the whole of any acoustic barrier (fencing) to be located and to be capable of maintenance wholly within private land. Council is not prepared to assume responsibility for future maintenance of this structure. The effectiveness of the proposed acoustic barrier should be supported by an acoustic report.”

The acoustic barrier is a timber fence (or metal fence for corner lots). The fence is located on the lot boundary and could be accessed from inside the respective lots for maintenance should this be required. This is an outcome no different to fences adjoining Council land (e.g. side fencing to corner lots or fences backing on to Council open space). An acoustic report has been prepared as discussed earlier in this submission.

We note that Council will have the opportunity to comment further once this application is forwarded to Council as part of the formal notification and exhibition of the s.75W modification.

8.0 Summary and Conclusion

The proposed modification to the Concept Plan and Project approval is submitted in accordance with the provisions of s.75W of the Act to request that the Minister modify the Concept Plan Approval (MP 06_0060), the Project Approval (MP06_0058) and the Statement of Commitments that relate to the Vincentia Coastal Village & District Centre development.

The environmental issues of bushfire management and acoustic treatments have been reviewed and the impact mitigation responses proposed are similar to those mitigation measures employed elsewhere in the approved subdivision. The Statement of Commitments has been amended accordingly to reflect the additional requirements for the affected lots.

The proposed modifications to the approval are considered to be consistent with the approval and are not expected to give rise to any adverse environmental impacts.



Should you have any questions in relation to this application please do not hesitate to contact David Kettle on 9980 6933.

Yours faithfully
DON FOX PLANNING PTY LIMITED

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

DAVID KETTLE
SENIOR TOWN PLANNER

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Encl.

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| Attachment 1 | Application form |
| Attachment 2 | Amended residential subdivision layouts for the Western Village |
| Attachment 3 | Traffic Access report prepared by Halcrow dated 4 May 2010 |
| Attachment 4 | Bushfire Protection Assessment report prepared by Ecological dated 3 September 2010 |
| Attachment 5 | Acoustic Assessment report prepared by Heggies dated 13 July 2010 |
| Attachment 6 | Acoustic treatment plan prepared by Taylor Brammer Landscape Architect dated 17 September 2010 |