

Our Ref: 104016-38/Letter 002

Contact: Connie Lau



22 December 2008

Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Ms Caitlin Bennett

**SECTION 75W MODIFICATION TO PROJECT APPLICATION
RESIDENTIAL SUBDIVISION, VINCENTIA COASTAL VILLAGE
MP 06_0058**

Further to our telephone conversation with Michael File of Department of Planning dated 16 December 2008, we are pleased to submit this application to modify the subject project application under Section 75W of the Environmental Planning and Assessment Act (EP&A Act). The proposed modification comprises the addition of three lots to the approved 604 lots residential subdivision in the Vincentia Coastal Village.

Background

Stockland Development Pty Ltd (Stockland) submitted concurrent Concept Plan and Project Applications under Part 3A of the Environmental Planning and Assessment Act (EP&A Act) for land at the corner of The Wool Road and Naval College Road, Vincentia. In general, the Concept Plan approval included the masterplanning of the Village (MP 06_0060), and the Project Application (MP 06_0058) comprised the subdivision of the residential component shown in the Concept Plan to create 604 residential lots, along with associated service and infrastructure and activities.

The application (combined Concept and Project) was approved by the Minister for Planning in January 2007.

Stockland is rationalising the residential subdivision of the site and proposes to include an additional three lots to the approved residential subdivision along Skiff Street.

Stockland has commissioned Cardno Forbes Rigby to prepare the required modification documents and revised plans.

Proposed Modification

The proposed modification seeks to adjust the boundaries of the existing eight lots along Skiff Street, comprising Lots 157 to 164 and 178 DP 1123782.

Cardno Forbes Rigby Pty Ltd
ABN 41 003 936 981

278 Keira Street, Wollongong
NSW 2500 Australia
Telephone: 02 4228 4133
Facsimile: 02 4228 6811
International: +61 2 4228 4133
Email: cfr@cardno.com.au
www.cardno.com.au

Cardno Offices

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Appendix 1 shows the location of these lots within the approved Concept/Lot Mix Plan. **Appendix 2** provides the registered plans of these lots.

This proposed modification seeks to reduce the width of these eight lots to allow for an additional 3 lots within the approved development area. It will also reduce the average size of these lots from approximately 598m² to 460m².

Appendix 3 shows the proposed modifications to the residential subdivision.

Consistency with Approved Concept Plan

The modification is consistent with the approved Concept Plan because:

- There is no change in the road layout under the approved plans
- The proposed changes are contained within the approved and zoned residential area. They will not affect land that is identified for open space or conservation area
- As identified below, the modification will not impose significant impacts on the approved infrastructure and utilities

Statutory Planning Review

The principal planning controls applying to the subject lots are contained in Part 29 Schedule 3 of the SEPP (Major Projects) 2005. This amendment was gazetted on 14 November 2008.

Clause 14 of Part 29 Schedule 3 requires development consent for subdivision.

The subject lots are not located within the coastal zone. An assessment against Clause 24 of Part 29 Schedule 3 is not required.

There are no other planning controls applying to the proposed modification on the site.

Environmental Planning Assessment

Table 1 assesses the potential impacts of the proposed modification.

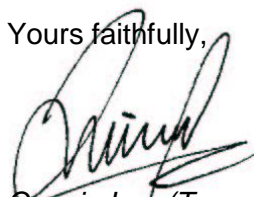
Table 1 – Assessment of Potential Environmental Impacts

Potential Impacts	Discussions/Justifications
Open Space and Conservation Area	The proposed modification is wholly contained within the approved residential area. It will not affect land dedicated to open space or conservation areas.
Housing Mix	<p>The proposed change will slightly modify the existing housing mix in the Village. It will increase 3 small lots (300-400m²), increase 8 Village Lots (400-500m²), and remove the existing 8 Bushland & Traditional Lots (475-700m²).</p> <p>The existing housing mix is mainly predominated by bushland and traditional lots. It is considered that the proposed changes are not significant, and it will increase the supply of smaller, more affordable lots, improving the housing mix of the village.</p>
Streetscape	<p>The proposed modification will reduce the street frontage of the affected lots from the approved 12-15m to 10-12m. (existing lots with 10m frontage)</p> <p>The use of these lots (ie. residential dwelling houses) will maintain as residential. The</p>

	impact on streetscape as a result of the additional 3 lots is not significantly different from the approved streetscape.
Traffic	The proposed modification will not result in significant increase in traffic.
Bushfire	The changes in the lot boundary will not result in any changes in the existing bushfire management measures. There is no change in the road width, which has been designed to accommodate emergency vehicles in case of bushfire.
Utilities, Infrastructure and electricity	The approved utilities and infrastructure have the capacity to service the subject 3 lots addition. There will be some slight changes in the service connections for sewer, though these changes are not considered significant.
Easements	The proposed modifications will not affect the existing easement for sewer.
Section 94 Contribution	<p>The 3 new lots once occupied will be subject to the S94 levy to fund future infrastructure and environmental management programs.</p> <p>The S94 rate should be in accordance with the S94 scheme applied on the concept/ project approval as this is only a modification of original application.</p>

We trust the above information is sufficient for you assessment. If you require any information on the proposal, please contact me on 4228 4133.

Yours faithfully,



Connie Lau (Town Planner)
for **Cardno Forbes Rigby**

cc. Alex Maffi , Stockland

A P P E N D I X

APPROVED CONCEPT PLAN

1



State Environmental Planning Policy (Major Projects) 2005

Vincentia Coastal Village Site
Land Zoning Map
LZN 001

Legend

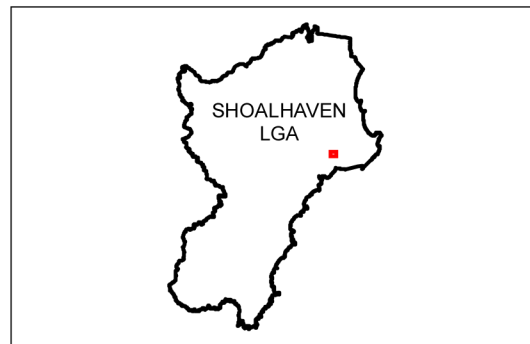
SEPP Land Application

Zone

- B2 Local Centre
- E2 Environmental Conservation
- R2 Low Density Residential
- RE1 Public Recreation

Cadastre

Cadastre August 07 © Dept of Lands



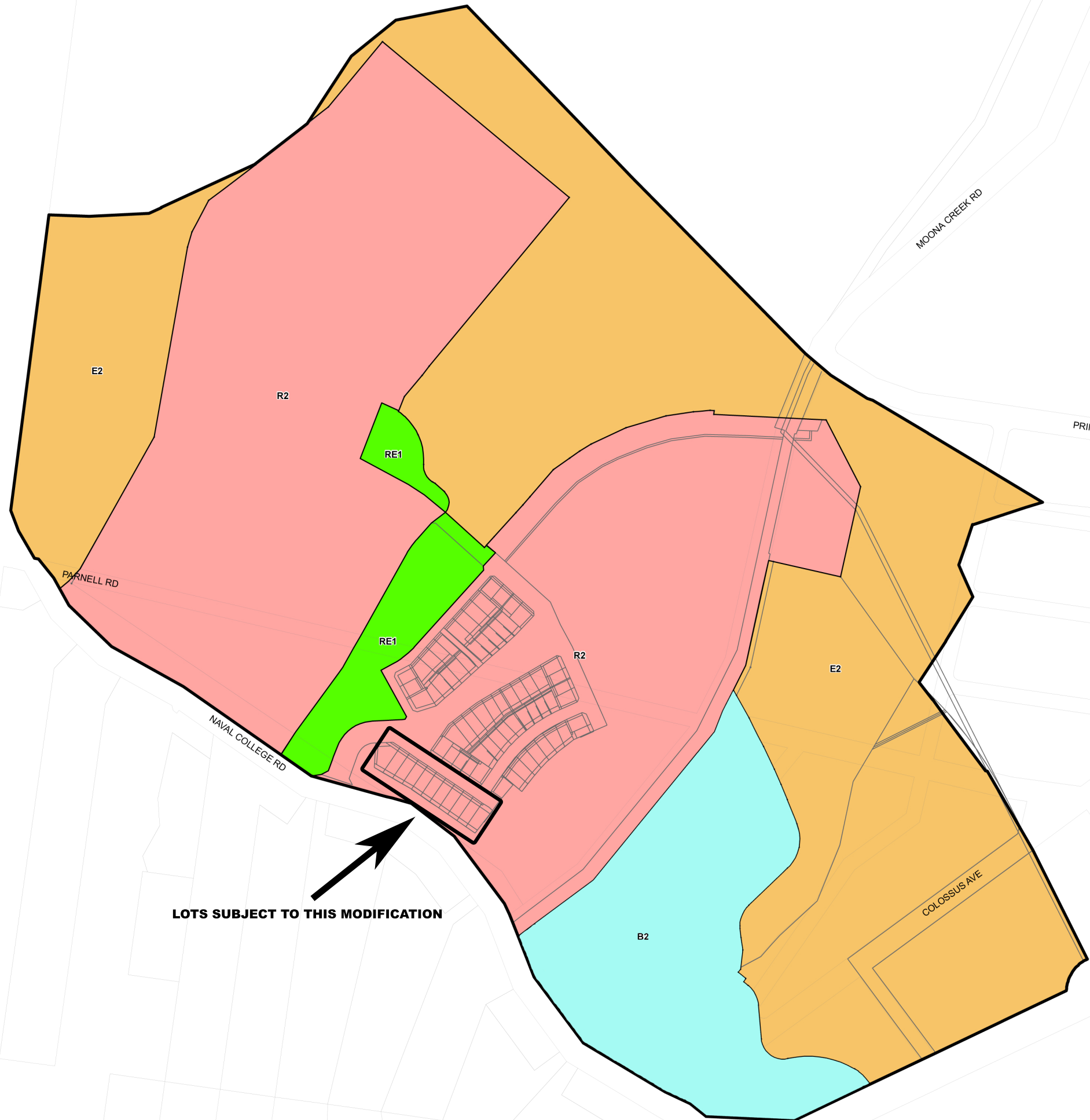
Projection: GDA 1994
Zone 56

0 50 100 150 200 Metres

Scale: 1:6,000 @ A3

Map Identification Number

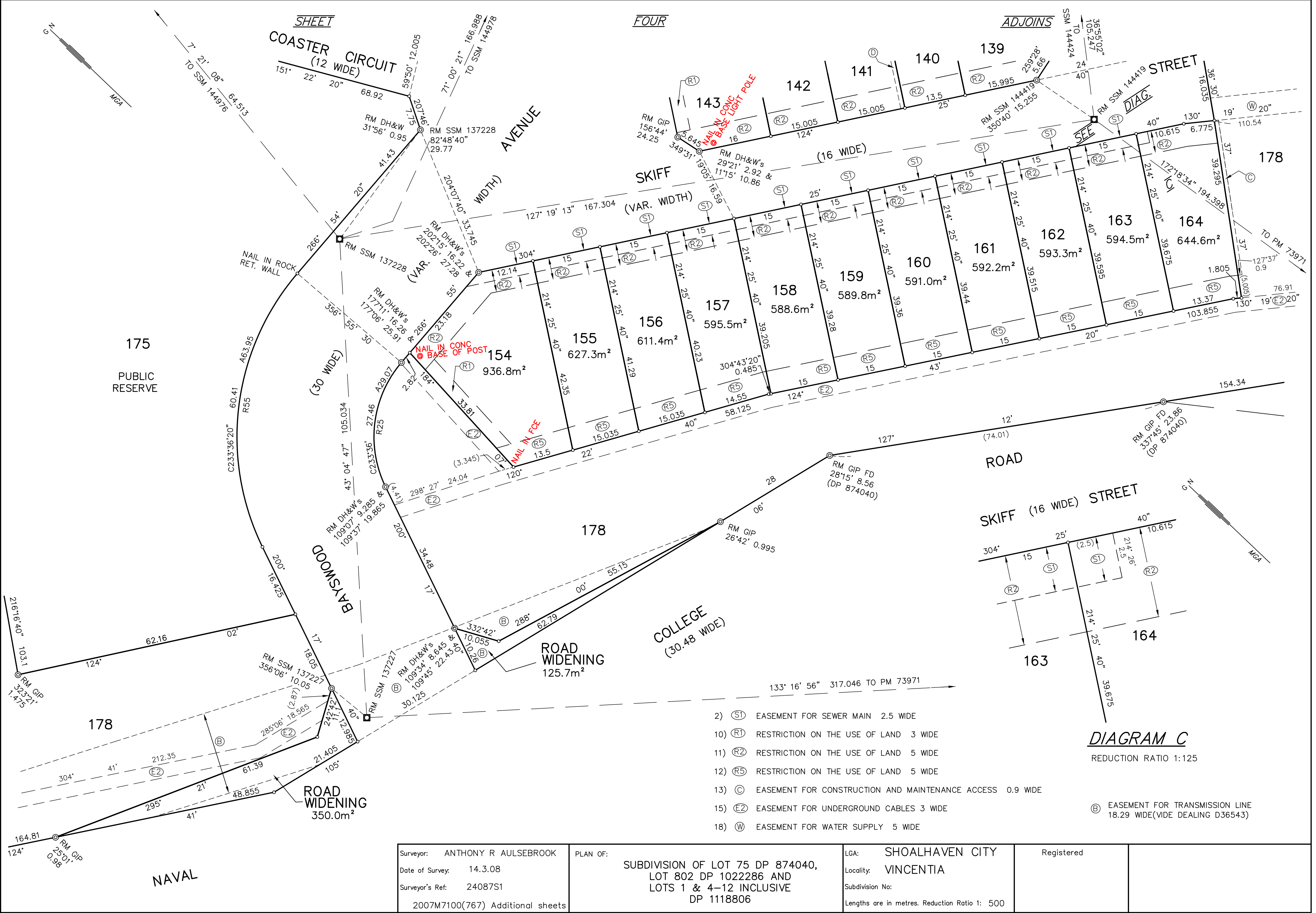
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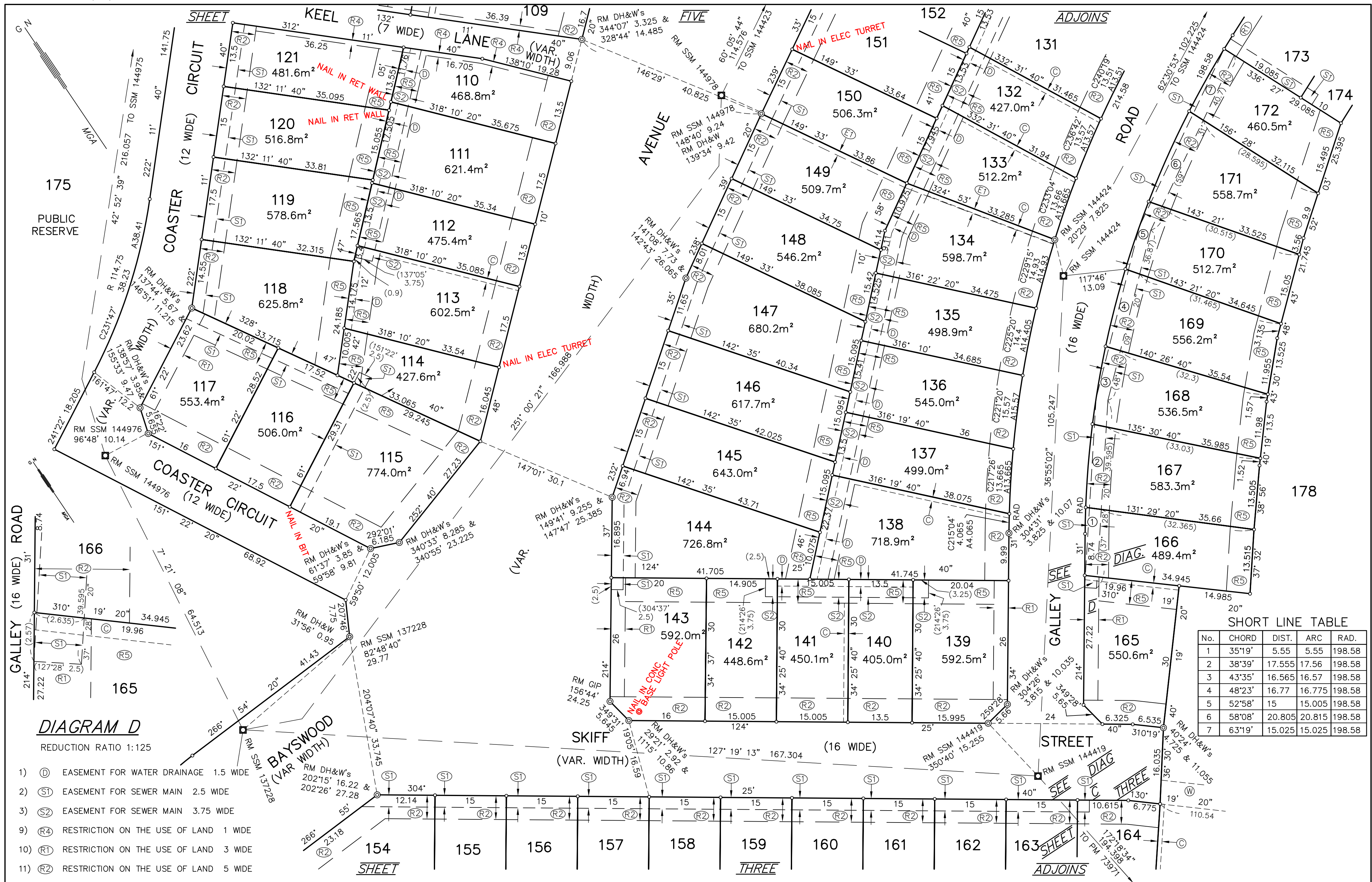


A P P E N D I X

2

DEPOSITED PLANS





No.	CHORD	DIST.	ARC	RAD.
1	35°19'	5.55	5.55	198.58
2	38°39'	17.555	17.56	198.58
3	43°35'	16.565	16.57	198.58
4	48°23'	16.77	16.775	198.58
5	52°58'	15	15.005	198.58
6	58°08'	20.805	20.815	198.58
7	63°19'	15.025	15.025	198.58

1) (D) EASEMENT FOR WATER DRAINAGE 1.5 WIDE

2) (S1) EASEMENT FOR SEWER MAIN 2.5 WIDE

3) (S2) EASEMENT FOR SEWER MAIN 3.75 WIDE

9) (R4) RESTRICTION ON THE USE OF LAND 1 WIDE

10) (R1) RESTRICTION ON THE USE OF LAND 3 WIDE

11) (R2) RESTRICTION ON THE USE OF LAND 5 WIDE

12) (R5) RESTRICTION ON THE USE OF LAND 5 WIDE

13) (C) EASEMENT FOR CONSTRUCTION AND MAINTENANCE ACCESS 0.9 WIDE

14) (E1) EASEMENT FOR UNDERGROUND CABLES 1 WIDE

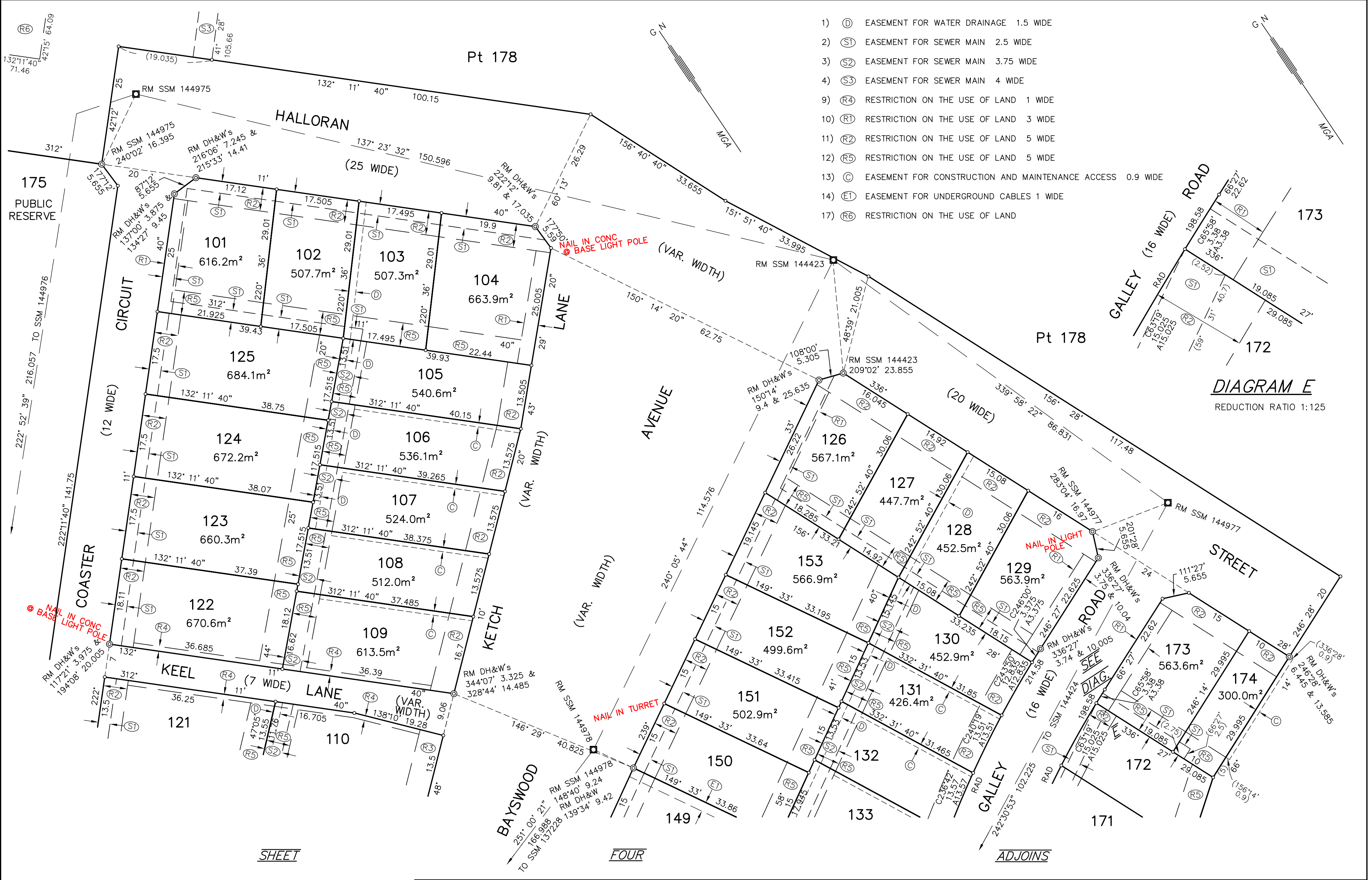
18) (W) EASEMENT FOR WATER SUPPLY 5 WIDE

Surveyor: ANTHONY R AULSEBROOK
Date of Survey: 14.3.08
Surveyor's Ref: 24087S1
2007M7100(767) Additional sheets

PLAN OF:
SUBDIVISION OF LOT 75 DP 874040,
LOT 802 DP 1022286 AND
LOTS 1 & 4-12 INCLUSIVE
DP 1118806

LGA: SHOALHAVEN CITY
Locality: VINCENTIA
Subdivision No:
Lengths are in metres. Reduction Ratio 1: 500

Registered

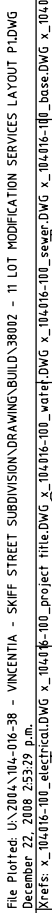


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A P P E N D I X

PROPOSED SUBDIVISION PLAN

3



File Path
Decem
Xrefs