

Modification of Minister's Approval

Section 75W of the *Environmental Planning and Assessment Act 1979*

I, the Executive Director, Strategic Sites and Urban Renewal Division of the Department of Planning, in accordance with the Instrument of Delegation issued by the Minister for Planning, on 7 June 2007, pursuant to section 75W of the *Environmental Planning and Assessment Act 1979* determine to approve of the modification to the approval referred to in Schedule 1 in the manner set out in Schedule 2.



Executive Director, Strategic Sites and Urban Renewal
As delegate for the Minister for Planning

Sydney, 13 February 2009

SCHEDULE 1

Concept & Project Approval: granted by the Minister for Planning on 22 December 2007.

In respect of: Major Project MP06_0060 and MP006_0058 made by Stockland Developments Pty Ltd for land located at the corner of Wool Road and Naval College Road, Vincentia (Shoalhaven LGA)

For the following: A concept plan involving:

- a 604⁷ lot residential subdivision;
- a residential development for adaptable housing;
- commercial development; and
- environmental protection measures on the remaining land.

A project application for a 604⁷ lot residential subdivision.

Modification: Modification of the project approval to require payment of local infrastructure contributions prior to the issue of a subdivision certificate, rather than issue of a construction certificate.

SCHEDULE 2

The Project Approval is modified by:

1. Delete Schedule 4, A4 and replace with

A4 Developer Contributions

- (1) Pursuant to Division 6 of Part 4 of the Act, a monetary contribution shall be paid by the Proponent to Council of \$2,547,019 (current to October 2005).
- (2) The contribution in A4(1) shall be paid prior to the issue of a subdivision certificate for each stage of the development and shall be indexed in accordance with Shoalhaven City Council's Section 94 Plan at the time of actual payment.

Note: The contribution value identified within condition A4 is based on Appendix B of the *Don Fox Planning Report: Review of Developer Contributions and Associated Works Proposed Residential and Commercial Development Vincentia District Centre (2006)* as amended in October 2006. The figure has been adjusted to provide contributions for the three additional lots approved through modification of the original project approval. This figure is subject to CPI indexing.