

# Modification of Minister's Approval

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

I, the Executive Director, Urban Renewal & Major Sites, of the Department of Planning, in accordance with the Instrument of Delegation issued by the Minister for Planning, on 4 March 2009, 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, Urban Renewal & Major Sites  
**As delegate for the Minister for Planning**

Sydney,

2009

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### SCHEDULE 1

**Concept & Project Approval:** granted by the Minister for Planning on 25 January 2007, as amended by modification approvals granted on 8 October 2007, 9 July 2008, 6 February 2009, 13 February 2009, and 20 April 2009.

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

A project application for a 607 lot residential subdivision.

**Modification:** Modification of the concept plan and project approval to amend the design guidelines titled "Design Essentials – a guide to building your home at Bayswood".

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## SCHEDULE 2

### The Concept Plan Approval is modified by:

1. Delete Part B, B3 and replace with:

#### **B3 Dwelling Houses**

- (1) In accordance with section 75P of the Act, future applications for dwelling houses (including alterations and additions) on single lots shall either:
    - (a) obtain a complying development certificate under Part 4 of the *EP&A Act* which complies with the exempt and complying development provisions contained in the document titled "Exempt and Complying Development Vincentia Coastal Village" prepared by Don Fox Planning Pty Ltd dated 8 July 2008; or
    - (b) obtain development consent under Part 4 of the Act by submitting a development application to Shoalhaven City Council.
  - (2) Prior to submitting an application for a dwelling house under condition B3(1) the applicant or owner must obtain written correspondence from Stockland, issued within 5 days of receipt of a request, confirming that the proposed dwelling house meets the design guidelines titled "Bayswood Design Essentials" prepared by Stockland Pty Ltd dated 10 December 2009. Amendments may be made to the "Bayswood Design Essentials" from time to time, but only with the approval of the Director-General.
  - (3) In determining a development application under Part 4 of the Act, the consent authority shall take into consideration:
    - (a) the document titled "Exempt and Complying Development Vincentia Coastal Village" prepared by Don Fox Planning Pty Ltd and dated 8 July 2008;
    - (b) the design guidelines referred to in condition B3(2);
    - (b) *Shoalhaven Development Control Plan No 91 – Single Dwellings and Ancillary Structures – Minimum Building Requirements*; and
    - (c) written correspondence from Stockland required under condition B3(2).
  - (4) In determining a complying development certificate under Part 4 of the Act, the accredited certifier shall ensure that:
    - (a) the development complies with the provisions set out in the document titled "Exempt and Complying Development Vincentia Coastal Village" prepared by Don Fox Planning Pty Ltd dated 8 July 2008; and
    - (b) the applicant or owner has obtained written correspondence from Stockland required under condition B3(2).
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