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Director General
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Sir,

**RE: REQUEST FOR DIRECTOR GENERALS REQUIREMENTS FOR THE
PROPOSED DEVELOPMENT OF A SHOPPING CENTRE (STAGE 1),
VINCENTIA.**

1. INTRODUCTION

1.1 PURPOSE

Stockland proposes to prepare an *Environmental Assessment Report (EAR)* under Part 3A of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* for project approval for stage one of a shopping centre on land located on the north west corner of the intersection of Jarvis Bay Road (Naval College Road) and The Wool Road, Vincentia (the site). We seek the Director General requirements for an EAR.

From submissions received during the exhibition of applications 06_0058 and 06_0060 Stockland understands that there is a level of community support for the district town centre and some desire for certainty as to when the development would occur. The proposed lodgement of a project approval application for the development provides certainty.

1.2 BACKGROUND

Stockland lodged a Part 3A application centre for project approval for a 604 lot residential subdivision and concept approval for a district town centre and adaptable housing area. Lodged concurrently was a request for Stockland for the site to be nominated Stage Significant. The application numbers are 06_0058 and 06_0060.

The environmental assessment report and accompanying technical reports submitted as part of applications 06_0058 and 06_0060 described the site and locality, the proposal and the environmental implications associated with the key issues of the proposed development of the site.

The Concept plan for the district town centre included:

- building footprints;
- an indicative total floor area of 32,000 square metres with approximately 20,000 square metres proposed in Stage 1 and 12,000 square metres proposed in Stage 2;
- a range of uses including a discount department store, supermarket, medical centre, child care centre, restaurants, bulky goods, potential housing and specialty retail;
- a site (Stage 3) for future bulky goods development;
- a road network that includes a main street, access to The Wool Road and access to a proposed road in the subdivision;
- an indicative total of 1,369 car parking spaces to be provided in two car parking areas and at the upper level of future buildings;
- water sensitive urban design measures and public open space areas.

Indicative floor areas for the proposed uses within the district town centre are listed below. The floor areas are indicative and would be verified during a subsequent project approvals process.

Proposed use	Stage 1 (present to 2007) (Square metres)	Stage 2 (Square metres)	Total (Square metres)
Discount Department Store	6,670		6,670
Supermarket 1	4,187		4,187
Supermarket 2		3,900	3,900
other		1,650	1,650
Commercial		2,750	2,750
Food and Beverage Restaurant	650		650
Medical Centre	630		630
Child Care		600	600
Nursery	400		400
Bulky Goods		1,300	1,300
Specialty Retail	7,000	2,200	9,200
Totals	19,537	12,100	31,637
Progression Totals	19,537	31,237	31,237

The EAR stated that details relating to design and built form, parking, loading and unloading bays, traffic movement, landscaping, noise implications for adjacent residential development, hours of operation and the like would be the subject of subsequent project approvals.

2. PROJECT DESCRIPTION

Stockland is seeking project approval for stage 1 of the district town centre, which includes:

- a a built form and layout as set out in attached plans
 - A108 issue F - Stage 1 Keyplan
 - A120 issue H - Stage 1 West
 - A121 issue F - Stage 1 East
 - A201 revision A - Elevations
 - A202 revision A - Elevations
- b a range of uses including a discount department store, supermarket, medical centre, child care centre, restaurants and specialty retail;
- c a total of 922 car parking spaces and loading bays;
- d water sensitive urban design measures, landscaping and public open space;
- e approximate floor areas as set out below:

Proposed Use	Stage 1 (present to 2008) (Square metres)
Discount Department Store	6,670
Supermarket 1	4,167
Commercial	1660
Food and Beverage Restaurant	660
Medical Centre	630
Nursery	400
Specialty Retail	8,660
Totals	36,667

3. RELEVANT PLANNING PROVISIONS

The planning provisions applying to the site are set out below.

3.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (EP&A)

The application will be submitted under Part 3A *Major Infrastructure and Other Projects* of the *Environmental Planning and Assessment Act 1979* (EP&A) and Regulations.

Under Part 3A of the EP&A an Environmental Assessment report that addresses the requirements of the Director General will be prepared.

3.2 STATE ENVIRONMENTAL PLANNING POLICY (SEPP) 11 – TRAFFIC GENERATION DEVELOPMENT

The policy establishes the Roads and Traffic Authority as the sole traffic management authority to be consulted for uses listed in the Schedules to the SEPP. It ensures that the Roads and Traffic Authority is given the opportunity to make a representation on a development application before a decision by the consent authority decides whether to approve a proposal. The proposed project is a Schedule 1 development as it is for the "the erection of a building for the purposes of shops and commercial premises where the gross floor area of the building is or exceeds 4000 square metres ...".

3.3 STATE ENVIRONMENTAL PLANNING POLICY 44 – KOALA HABITAT (SEPP 44)

This policy applies to land in Shoalhaven local government area. The policy aims "...to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline:

(a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and
(b) by encouraging the identification of areas of core koala habitat, and
(c) by encouraging the inclusion of areas of core koala habitat in environment protection zones".

From previous investigations documented in the *Draft Land North of the Wool Road Vincentia, Hypothetical Residential Subdivision, Flora and Fauna Assessment*, prepared by Gunnedah Environmental Consultants in 2002 it was concluded that the site did not provide habitat for Koalas and that no koalas had been recorded there.

3.4 STATE ENVIRONMENTAL PLANNING POLICY 71 –COASTAL PROTECTION (SEPP 71)

SEPP 71 applied to land within the 'coastal zone' of New South Wales. The north part of the land in 06_0058 and 06_0060 is in the coastal zone. The site of the district town centre is not in SEPP 71.

3.5 OTHER PROVISIONS

Other plans that apply to the site but do not limit development to a Part 3A application pursuant to Section 75R of EP&A are set out below.

3.5.1 *Jarvis Bay Regional Environmental Planning Policy (JBREP) 1996*

The JBREP aims to protect the natural and cultural values and species diversity of Jarvis Bay while allowing development to proceed. The plan includes provisions to protect water quality, landscape attributes, cultural heritage, natural habitats, and identifies and provides for the acquisition of a future National Park. It also identifies opportunities for urban development and encourages appropriate tourism developments.

3.5.2 *Shoalhaven Local Environment Plan 1985 (SLEP)*

The site of the district town centre is currently zoned:

- 2(c) Residential "C" (Living Area) Zone;
- 3(a) Business "A" (Retail) Zone;
- 7(d2) Environmental Protection "D2" (Special Scenic) Zone.

Part of the commercial development in the existing 7(d2) Zone is not permissible. Applications 06_0058 and 06_0060 include an amendment to Schedule 3 of the SEPP (Major Projects) which will allow the district town centre to be wholly permissible.

3.5.3 Coastal Design Guidelines for NSW

The coastal design guidelines supplement SEPP 71, regional strategies and local plans and settlement strategies. The guidelines include five principles for coastal settlement structure, namely:

- defining the footprint and boundary of the settlement;
- connecting open space;
- protecting natural edges;
- reinforcing the street pattern;
- appropriate buildings in a coastal context.

These matters have largely been addressed as part of applications 06_0058 and 06_0060. The relevant principles relating to the project will be addressed.

3.5.4 Development Control Plans

Shoalhaven has a number of Development Control Plans (DCP) and policies which apply to the site and are relevant to the proposal. They are:

- DCP No.83 Control for Site Waste Minimisation and Management;
- DCP No 18 Car parking.

4. CONSULTATION

4.1 PUBLIC CONSULTATION

During the preparation and formal exhibition period of applications 06_0058 and 06_0060 a community consultation program was completed. Key community groups consulted include the aboriginal organisations, Jervis Bay Alliance, Bay and Basin Community Resources Inc, Huskisson Chamber of Commerce, St Georges Basin Progress Association, Old Erowal Bay and District Progress Association, Vincentia Ratepayers and Progress Association and young people from the area. Other community or local agencies consulted include Shoalhaven Area Police Command, Vincentia High School and Primary School and Nowra Community Hospital.

From an on-site open day and submissions received during the exhibition of applications 06_0058 and 06_0060 Stockland understands that there is a level of community support for district town centre.

4.2 CONSULTATION WITH GOVERNMENT AGENCIES

Extensive consultation with government departments and service agencies was undertaken in the preparation of the technical reports that supported applications 06_0058 and 06_0060. Government Departments and other agencies consulted include: the Department of Environment and Conservation, Shoalhaven City Council, Shoalhaven Water, Telstra, Agility and Integral Energy, the Road Transport Authority, Department of Natural Resources and the Department of Planning.

Other departments / agencies also consulted as part of applications 06_0058 and 06_0060 include the New South Wales Rural Fire Service, the National Park and Wildlife Service (Jervis Bay National Park), Department of Education and Training, NSW fisheries, Jervis Bay Marine Park Authority, Coast Council, Shoalhaven Area Police Command and the then named Department of Land and Water Conservation.

The above indicates that the preparation of the overall Vincentia development, has involved extensive consultation with government departments and agencies to consider complex issues. Accordingly, we consider that a Planning Focus Meeting is not required to define the requirements for the environmental assessment for project approval of stage 1 of the district town centre.

5. POTENTIAL ENVIRONMENTAL ISSUES

The information submitted as part of applications 06_0058 and 06_0060 addressed a number of key environmental issues. Table 1 sets out the issues addressed in applications 06_0058 and 06_0060 and potential issues to be addressed as part of the project approval for Stage 1 of the district town centre.

Table 1: POTENTIAL ENVIRONMENTAL ISSUES

Issue Topic	Applications 05_0050 and 06_0060	Project Approval Application
Flora, fauna and corridor values	<p>The ecological values of the site, as identified in the Species Impact Statement (SIS) prepared by ERM in 2006, were integral to defining the footprint of the proposal including the district town centre. The design of the proposed development has evolved in response to the outcomes of ecological studies and consultation with relevant stakeholders.</p>	<p>No further assessment required as the issues were addressed as part of applications 05_0050 and 06_0060. Further information required in response to the submissions received during the exhibition period of applications 05_0050 and 06_0060 will be dealt with as part of that application process.</p>
Groundwater management and hydrogeological impact on the Leek Gravel	<p>The development, including the location of the district town centre, was designed with consideration of the groundwater needs of the Leek Gravel.</p>	<p>Refer to above.</p>
Protection from Bushfire	<p>The development was designed with consideration given to an analysis of bushfire behaviour potential and an assessment of appropriate bushfire protection measures. A bushfire assessment for the site was completed by Bushfire and Environmental Services and documented in Bushfire Assessment, December 2006. The residential subdivision, the district town centre and the adaptable housing area adopt five critical design considerations to manage bushfire risk, namely Asset Protected Zones (APZs), construction standards, access, water supply and egress (Bushfire and Environmental Services 2009).</p>	<p>Refer to above.</p>
Surface Water Management	<p>An assessment of hydrology, flooding and water sensitive urban design was completed in the preparation of the application and documented in a water sensitive urban design study prepared by</p>	<p>Further details on the stormwater management strategy will be completed in the project approval application.</p>

Table 1 POTENTIAL ENVIRONMENTAL ISSUES

Issue Title	Applications 06_0058 and 06_0060	Project Approval Application
	<p data-bbox="403 1249 427 1413">Fotbalu Rugby 2008</p>	
<p data-bbox="470 1601 598 1718">Indigenous and European heritage</p>	<p data-bbox="470 840 598 1413">The stormwater management approach for the district town centre was designed following consultation with Department of Natural Resources (DNR) and DEC and involves filling the natural creek and the construction of a 100-year capacity culvert in its place, with overflow path for events in excess of the design capacity.</p> <p data-bbox="641 840 689 1413">Water quality measures incorporate a pond system, and a system of bio-retention swales throughout the carpark.</p> <p data-bbox="700 840 880 1413">A comprehensive survey of the site was conducted in August 2003 by Mary Dallas, for items of Aboriginal and European heritage. No European archaeological items were identified on the site. Excavation of identified potential archaeological deposit sites revealed that although the landscape was relatively intact and had not been the subject of significant alteration it was almost entirely devoid of Aboriginal artefacts, features or deposits.</p>	<p data-bbox="700 555 748 815">No further assessment required as the issues was addressed as part of applications 06_0058 and 06_0060.</p>
<p data-bbox="890 1601 914 1718">Economic Impact</p>	<p data-bbox="890 840 1121 1413">An economic impact assessment (EIA) was conducted by Demaris Strategic Research in 2002 to ascertain the demand and market scope for the proposed scale of a discount department store in the district town centre and the likely impact that will result from the scale of the district town centre. It examined the trade area of the proposed district town centre, provided an overview of the retail structure within the surrounding region and concluded that there is currently a limited provision of retail facilities throughout the Vicarville trade area.</p>	<p data-bbox="890 555 1023 815">No further assessment required as the issues was addressed as part of applications 06_0058 and 06_0060. Further information required in response to the submissions received during the scrutiny period of applications 06_0058 and 06_0060 will be dealt with as part of that application process.</p> <p data-bbox="1066 555 1114 815">The proposed district town centre does not encroach the indicative floor area assessed in the EIA.</p>

Table 1 POTENTIAL ENVIRONMENTAL ISSUES

Issue Topic	Applications 08_0058 and 08_0060	Project Approval Application
Traffic Impact	An investigation of existing traffic conditions and implications of the proposed development on the existing road network was completed by Mission, Villain and Twomey in 2006.	An assessment of the internal traffic movement, car parking layout and loading and unloading bays for the district town centre will be concluded as part of the project approval application.
Utilities and Services	An assessment of existing utilities and services prepared by Forster Roper Pty Ltd, concluded that the site can be serviced by sewer, water, electricity and telecommunications.	No further assessment required as the issues were addressed as part of applications 08_0058 and 08_0060.
Social Implications	A Social Impact Assessment (SIA) Report, prepared by Elton Consulting in 2006 identified and addressed three issues relating to the development of Vincentia, namely the integration of the future population into the existing community, impact on local facilities and services, and impact on the surrounding community.	Refer to above.
Built form	The built form was not assessed as part of the concept plan for the district town centre.	The project approval application will address built form.
Landscaping	A landscape masterplan prepared by Coulstan Associates in 2006, set out a concept for landscaping and water features within the district town centre.	The project approval application will detail further landscaping proposed for the district town centre.
Noise Implication for adjacent residential development	An acoustic impact assessment was completed by Higgins Australia to evaluate the potential impact of traffic noise from The Wool Road and Naval College Road on the proposed development.	An acoustic impact assessment will be completed to evaluate the potential impact of the district town centre traffic within the car parking / load and unloading bays on the proposed adjacent dwellings.
Operation	This was not addressed as part of the concept plan.	The project approval application will address the hours of operation for the district town centre.

6. CONCLUSION

Stockland seeks the Director General's requirements for a project approval application for Stage 1 of the district town centre to be submitted under Part 3A of the EP&A Act.

Based on the technical investigations completed during the preparation of applications CG 0058 and CG 0060, set out in section 5 above, we consider that the project approval application should address the following key issues:

- a. built form,
- b. internal traffic movement, car parking layout and loading and unloading trays,
- c. landscaping and stormwater management,
- d. noise implication for adjacent residential development,
- e. operation.

We consider that as the relevant government departments and agencies have had the opportunity to consider the scope of the issues during the preparation of the concept plan, the environmental assessment requirements can be prepared without the need for a planning focus meeting.

We request that should you have any queries or require further clarification that you contact Kelly Miller on 0413 420 589 or 02 9561 2623.

Yours sincerely,



Kelly Miller
Development Manager
Stockland Shopping Centre Division