



5 September, 2006

Elizabeth Peterson
Department of Planning
GPO Box 39
SYDNEY NSW 2001
AUSTRALIA

Our Reference: 0050253L02

Attention: Elizabeth Peterson

Dear Ms Peterson,

RE: STAGE 1 DISTRICT TOWN CENTRE, VINCENTIA (MP06_0205)

In response to your email dated 3 August 2006 relating to the preliminary assessment for the proposed district town centre (stage 1) at Vincentia we provide the following information.

Issue Number in email dated 3 August 06	Response
1a. Site Boundaries	The site is located approximately two kilometres south west of the existing Vincentia Township. The proposed development site is bounded by Moona Creek Road to the West, Naval College Road to the South and the Wool Road to the east. Drawing No A007 (Context Plan) shows the location of the proposed District Town Centre in relation to the Vincentia coastal village. Drawing A009 shows the extent of Stage 1 in the Vincentia District Town Centre.
1b. Staging and Consent Authority	The planned staging for the District Town Centre is shown on the attached plan, Drawing Number A009. It shows that Stage 1 is intended to be completed by 2007 and breaks down the following stages in to three to reflect the likely commercial reality of development. Stage 1 will consist of necessary development uses to initiate local activity within the Town



Stockland Trust Management Limited
ABN 86 001 900 741

Level 16
157 Liverpool Street
Sydney NSW 2000
DX 121 Sydney
GPO Box 998
Sydney NSW 1041

Phone 02 9321 1500
Direct Line 02 9321 1552
Fax 02 9321 1599
Direct Fax 02)
www.stockland.com.au

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Department of Planning
GPO Box 39
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Our Reference: 0050253L02

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RE: STAGE 1 DISTRICT TOWN CENTRE, VINCENTIA (MP06_0205)

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1b. Staging and Consent Authority	The planned staging for the District Town Centre is shown on the attached plan, Drawing Number A009. It shows that Stage 1 is intended to be completed by 2007 and breaks down the following stages in to three to reflect the likely commercial reality of development. Stage 1 will consist of necessary development uses to initiate local activity within the Town

Centre. Stage 2 will consist of the expansion of uses as a result of activity generated by Stage 1. The preferred project report submitted as part of a major projects applications 06_0058 and 06_0060 (Vincentia Coastal Village) sets out the staging of the district town centre and includes the following Statement of Commitment:

"Stockland commits to construct stage 1 of the District Town Centre in accordance with the staging plan submitted as part of the preferred project (drawing Number A009 dated 24 May 2006) or as otherwise approved by consent in the project approval for the development".

The preferred project report submitted as part of major projects application 06_0058 and 06_0060 also sets out the proposed subsequent approvals process. It proposes that the Minister for Planning is the consent authority for the subsequent stages.

2. Consistency

We note that the preliminary assessment report clearly stated the floor areas provided in the concept plan were indicative and to be verified during the project approvals phase.

The indicative floor area included in the concept plan was approximately 19, 537 square metres. Further analysis has indicated that Stage 1 can accommodate 20, 867 square metres as proposed in this project approvals application. This is a difference of 1,330 square metres, which is a result of a minor reduction in the floor area for 'Specialty Retail' and bringing forward the floor area included in Stage 2 for 'other' uses. It is not additional floor area to that proposed in the concept plan for the entire district town centre.

3 & 4. Plans and Concept Plan

Enclosed are the appropriate plans as requested.

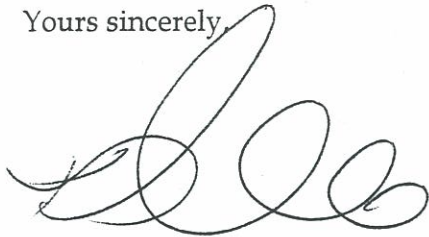
We are aware that the concept plan is yet to be approved, however it is our understanding that the outstanding issues in MP application 06_0058 and 06_0060 relate to the residential subdivision. We trust that during the assessment of the above Major Project the Department of Planning would advise Stockland of any issues that would require significant amendments to this project application.

Further to your correspondence dated 16 August 2006 regarding the project application fee for the Vincentia District Town Centre, we can clarify that the development estimated cost for the Stage 1 development of the District Town Centre is \$55 million. The estimated total cost of development for the District Town Centre is \$85 million.

Enclosed are 20 copies of the final preliminary assessment report and plans as requested. We also include 4 copies of the plans at A1 size. We trust that with the above information the Department of Planning will now distribute the preliminary assessment to the relevant public authorities and issue the Director General's Environmental Assessment Requirements.

We request that should have any questions that you contact Kelly Miller from Stockland on 0413 420 569 or Fiona van der Hoeven from ERM on 8584 8827.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Kelly Miller', with a large, stylized initial 'K' and 'M'.

Kelly Miller
Development Manager
Stockland Shopping Centres



Stockland Development Pty Limited
ABN 71 000 064 835
Level 16
157 Liverpool Street
Sydney NSW 2000
Phone 02 9321 1500
Direct Line 02 9561 2630
Fax 02 9321 1599
Direct Fax 02 9020 8028
www.stockland.com.au

Thursday 7 July 2006

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 Jervis 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 1,399 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		3,500	3,500
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		
Bulky Goods		1,350	1,350
Specialty Retail	7,000	2,250	9,250
Totals	19,537	12,100	
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 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
- ❑ a range of uses including a discount department store, supermarket, medical centre, child care centre, restaurants and specialty retail;
- ❑ a total of 922 car parking spaces and loading bays;
- ❑ water sensitive urban design measures, landscaping and public open space;
- ❑ approximate floor areas as set out below:

Proposed Use	Stage 1 (present to 2008) (Square metres)
Discount Department Store	6,670
Supermarket 1	4,187
Commercial	1650
Food and Beverage	650
Restaurant	
Medical Centre	630
Nursery	400
Specialty Retail	6,680
Totals	20,867

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 Gunninah 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 Jervis Bay Regional Environmental Planning Policy (JBREP) 1996

The JBREP aims to protect the natural and cultural values and species diversity of Jervis 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.93 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 Errowal 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 Development 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 06_0058 and 06_0060	Project Approval Application
Flora, fauna and corridor values	The ecological values of the site, as identified in the <i>Species Impact Statement</i> (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.	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 exhibition period of applications 06_0058 and 06_0060 will be dealt with as part of that application process.
Groundwater management and hydrogeological impact on the Leek Orchid	The development, including the location of the district town centre was designed with consideration of the groundwater needs of the Leek Orchid.	Refer to above.
Protection from Bushfire	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 <i>Bushfire Assessment</i>, 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 Protect Zones (APZs), construction standards, access, water supply and staging (<i>Bushfire and Environmental Services 2004</i>).	Refer to above.
Surface Water Management	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	Further details on the stormwater management strategy will be completed in the project approval application.

Table 1 POTENTIAL ENVIRONMENTAL ISSUES

Issue Topic	Applications 06_0058 and 06_0060 Forbes Rigby 2006.	Project Approval Application
	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.	
Indigenous and European Heritage	Water quality measures incorporate a pond system, and a system of bio-retention swales throughout the carparks. 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.	No further assessment required as the issues was addressed as part of applications 06_0058 and 06_0060.
Economic Impact	An economic impact assessment (EIA) was conducted by Dimasi Strategic Research in 2006 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 Vincentia trade area.	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 exhibition period of applications 06_0058 and 06_0060 will be dealt with as part of that application process. The proposed district town centre does not exceed the indicative floor area assessed in the EIA.

Table 1 POTENTIAL ENVIRONMENTAL ISSUES

Issue Topic	Applications 06_0058 and 06_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 Masson, Wilson and Twiney in 2006.	An assessment of the internal traffic movement, car parking layout and loading and unloading bays for the district town centre will be conducted as part of the project approval application.
Utilities and Services	An assessment of existing utilities and services prepared by Forbes Rigby Pty Ltd, concluded that the site can be serviced by sewer, water, electricity and telecommunications.	No further assessment required as the issues was addressed as part of applications 06_0058 and 06_0060.
Social Implications	A <i>Social Impact Assessment</i> (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 Coulsten 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 Heggies 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.

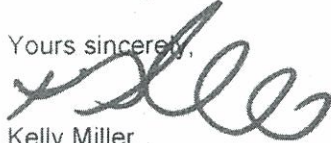
Based on the technical investigations completed during the preparation of applications 06_0058 and 06_0060, set out in section 5 above, we consider that the project approvals application should address the following key issues:

- ☐ built form;
- ☐ internal traffic movement, car parking layout and loading and unloading bays;
- ☐ landscaping and stormwater management;
- ☐ noise implication for adjacent residential development;
- ☐ 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 420 569 or 02 9561 2623.

Yours sincerely,



Kelly Miller
Development Manager
Stockland Shopping Centre Division

Major Projects application



NSW GOVERNMENT
Department of Planning

Date received: ____/____/____

Project Application No. _____

1. Before you lodge

Under Section 75E of the *Environmental Planning and Assessment Act, 1979* (the Act) this form is required to apply for the approval of the Minister to carry out a Project to which Part 3A of the Act applies.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your Project.

Please be aware that before lodging this application you may need to conduct a Planning Focus Meeting that involves the Department, relevant agencies, Council or other groups identified by the Department. If you are required to conduct a Planning Focus Meeting, you will need to provide details on the meeting and any outcomes arising from it.

So that your application to carry out a Project is accepted as being duly made, you will need to

- complete ALL parts of this form, and
- submit all relevant information required by this form.

All applications must be lodged with the Director-General, by courier or mail.

Ground floor, 23-33 Bridge Street, SYDNEY NSW 2000
GPO Box 39 SYDNEY NSW 2001

2. Details of the Proponent

Part 3A identifies that the Proponent as the person proposing to carry out development comprising all or any part of the project.

Company/organisation/agency

Stockland Development Pty Limited

ABN

71 000 064 835

☐ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other ☐ Miss

First name

Kelly

Family name

Miller

STREET ADDRESS

Unit/street no.

Level 9, 157

Street name

157 Liverpool Street

Suburb or town

Sydney

State

NSW

Postcode

2000

POSTAL ADDRESS (or mark 'as above')

Level 16, 157 Liverpool Street

Suburb or town

Sydney

State

NSW

Postcode

2000

Daytime telephone

02 9321 1500

Fax

02 9321 1599

Mobile

0413 420 569

Email

kelly.miller@stockland.com.au

3. Identify the land you propose to develop

STREET ADDRESS

Unit/street no.

167

Street or property name

The Wool Road

Suburb, town or locality

Vincentia

Postcode

2540

Local government area

Shoalhaven

REAL PROPERTY DESCRIPTION

Lot 801/DP 1022286, Lot 802/DP 1022286

OR: A detailed description of the land to which this application applies is attached: ☒

The real property description is found on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the Major Project applies to more than one piece of land, please use a comma to distinguish between each real property description.

If Clause 8F of the *Environmental Planning and Assessment Regulation 2000* applies to this Project, then this section does NOT need to be completed. However, you must ensure that the documents required by Part 4 below identify the land to which this Project applies.

4. Proposed Major Project – Description and other Requirements

Provide a brief title for your Project that includes all significant components. If the application relates to only part of a Project, include a clear title that describes the relevant part.

Project approval is sought for stage 1 of the Vincentia District Town Centre which includes

- a supermarket, Discount Department Store, Food and beverage restaurant; medical centre, nursery and specialty retail;
- a total of 922 car parking spaces;
- loading bays;
- water sensitive urban design measures, landscaping and public open space.

Is the application related only to a part of a Project? ☒ Yes ☐ No

You are also required to provide a Preliminary Assessment and address any matters required by the Director-General in accordance with 75E of the Act. Failing to do so may lead to your application being rejected.

Is a Preliminary Assessment attached:

Hard copy: ☒ Yes ☐ No

Electronic version: ☒ Yes ☐ No

(NB: An electronic copy is required as all applications must be provided on the Department's website. You should contact the Department on the correct electronic format).

Is the Preliminary Assessment consistent with the requirements of any Guideline produced by the Department (including any draft)? ☒ Yes ☐ No

Does the Preliminary Assessment include additional matters required by the Director-General, such as evidence of a Planning Focus Meeting and consultation? ☒ Yes ☐ No

CONCEPT PLAN

Is there an existing approved Concept Plan for the Site? Yes ☐ No ☒

If Yes, the Preliminary Assessment must provide details on the Concept Plan approval.

Does this application involve submitting a Concept Plan for the Project? ☐ Yes ☒ No

If Yes, does the Preliminary Assessment address the Department's *Concept Approval Guidelines*? ☐ Yes ☐ No

FULL TIME EQUIVALENT JOBS

Please indicate the number of jobs created by the proposed Major Project. This should be expressed as a proportion of full time jobs over a full year.

Construction jobs (full-time equivalent)

308

Operational jobs (full-time equivalent)

680

5. Approvals from State agencies

Does the proposed Major Project require any of the following: (tick all appropriate)

- ☐ an aquaculture permit under Section 144 of the *Fisheries Management Act 1994*
- ☐ an approval under Section 15 of the *Mine Subsidence Compensation Act 1961*
- ☐ a mining lease under the *Mining Act 1992*
- ☐ a production lease under the *Petroleum (Onshore) Act 1991*
- ☐ an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- ☐ a consent under Section 138 of the *Roads Act 1993*

6. Capital Investment Value

The Capital Investment Value of the development includes all costs necessary to establish and operate the development, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding land costs).

Estimated Capital Investment Value of Project: \$ 55 million (stage 1)

7. Owner's Consent

As the owner(s) of the above property, I / we consent to the Proponent making this application on our behalf:

Signature

Name

Kelly Miller

Date

02/07/2006

Signature

Name

Date

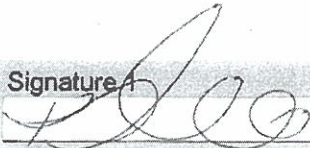
Note: The Department will not accept an application for a Major Project without having the signature of the owner of the land, unless the Major Project is subject to Clause 8F of the *Environmental Planning and Assessment Regulation 2000*.

8. Proponent's Signatures

As the Proponent(s) of the proposed Major Project proposing to carry out development comprising all or any part of the project and, in signing below, I / we hereby:

- have provide an accurate description of the Project and have addressed all matters required by the Director-General pursuant to Section 75E of the Act, and
- request the Director General, subject to satisfying Clause 8D of the *Environmental Planning and Assessment Regulation 2000*, to prepare Environmental Assessment Requirements pursuant to Section 75F of the Act, and
- declare that the information contained within this application is accurate.

Signature 1



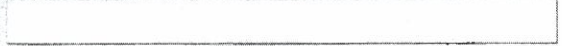
Name

Kelly Miller

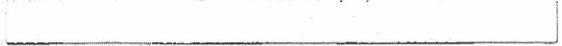
Date

02/07/2006

Signature 2

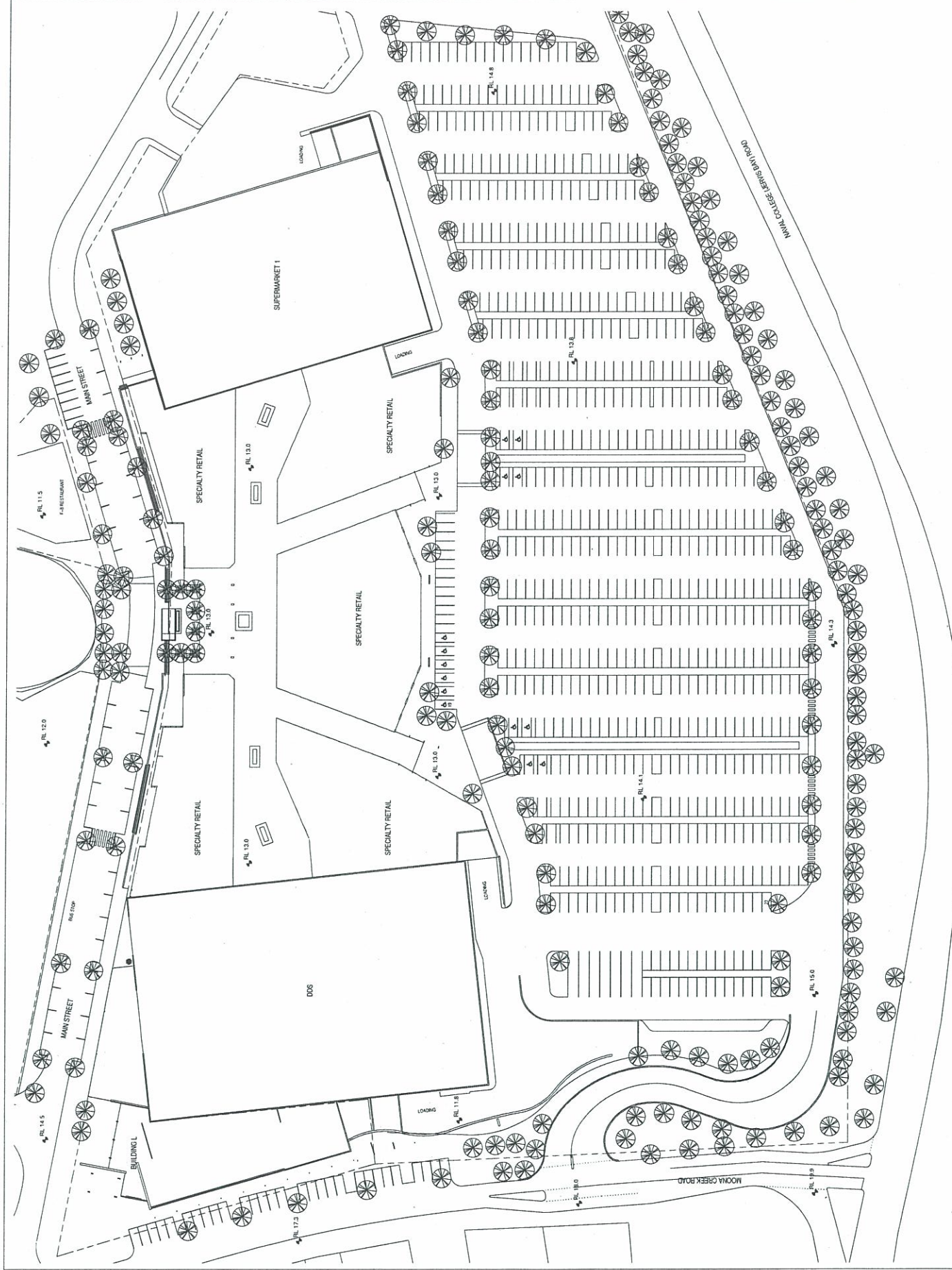


Name



Date





NOTES AND PLANNING AGREEMENTS

Rev.	Date	Description
1	05/05/06	PLANNING AGREEMENT
2	05/05/06	PLANNING AGREEMENT
3	05/05/06	PLANNING AGREEMENT
4	05/05/06	PLANNING AGREEMENT
5	05/05/06	PLANNING AGREEMENT
6	05/05/06	PLANNING AGREEMENT
7	05/05/06	PLANNING AGREEMENT
8	05/05/06	PLANNING AGREEMENT
9	05/05/06	PLANNING AGREEMENT
10	05/05/06	PLANNING AGREEMENT
11	05/05/06	PLANNING AGREEMENT
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13	05/05/06	PLANNING AGREEMENT
14	05/05/06	PLANNING AGREEMENT
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All drawings are to be read in conjunction with the project brief, which is available on the project website. The project brief is a key document and should be read carefully. It contains all the information needed to understand the project and the requirements of the client. The project brief is a key document and should be read carefully. It contains all the information needed to understand the project and the requirements of the client.

Stockland
 100 Victoria Avenue
 Sydney NSW 2000
 Tel: 02 9221 1000
 Fax: 02 9221 1001
 www.stockland.com.au

Project Manager
 [Name]

Architect
BN
 Architects
 Urban Design
 Planning
 Graphics
 Interiors

BN Group Pty Ltd
 100 Victoria Avenue
 Sydney NSW 2000
 Tel: 02 9221 1000
 Fax: 02 9221 1001
 www.bnarchitects.com.au

Client
 [Name]

Consultants
 [Name]

Project
 Vincentia District Centre

Sheet Name
 STAGE 1 GROUND FLOOR WEST

Scale:
 1:500

Date:
 05/07/06

Project No.:
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Checked By:
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Drawing No.:
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Revision:
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Drawing No.	Revision
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Project Manager

BN
Architecture
Urban Design
Master planning
Graphics
Interiors

BN Group Pty Ltd
75 Avonlea Street
Newcastle NSW 2065
081 43 092 460 498
T +61 2 9437 0511
F +61 2 9437 0522
www.bngrupp.com
E sydney@bngrupp.com

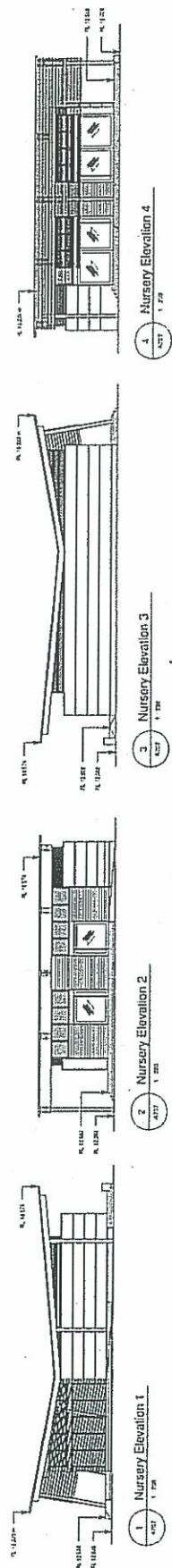
Page 10 of 10

Vincentia District
Centre

STAGE 1 KEY PLAN

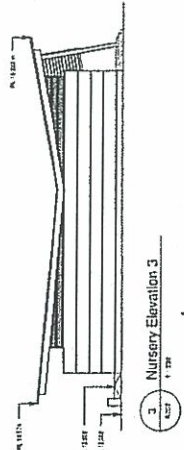
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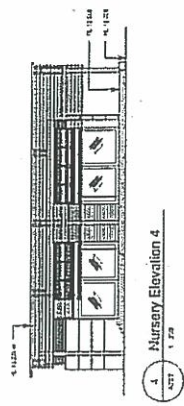


1 Nursery Elevation 1
A202 1/8\"/>

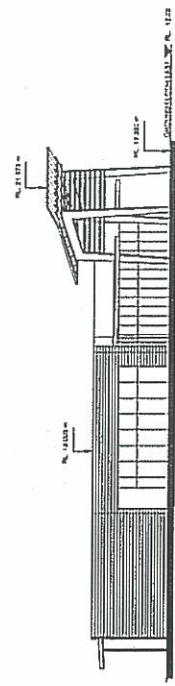
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A202 1/8\"/>



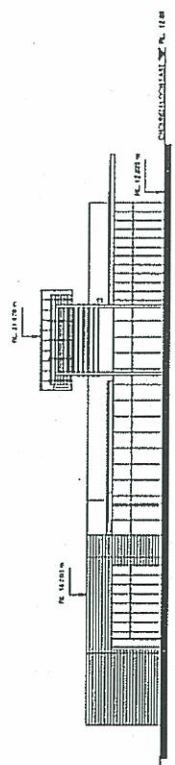
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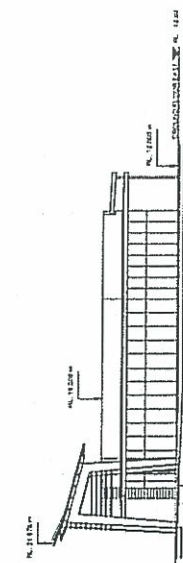
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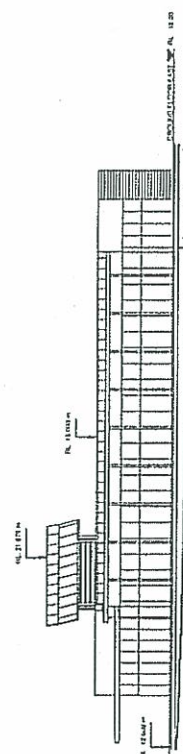
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6
A202 1/8\"/>



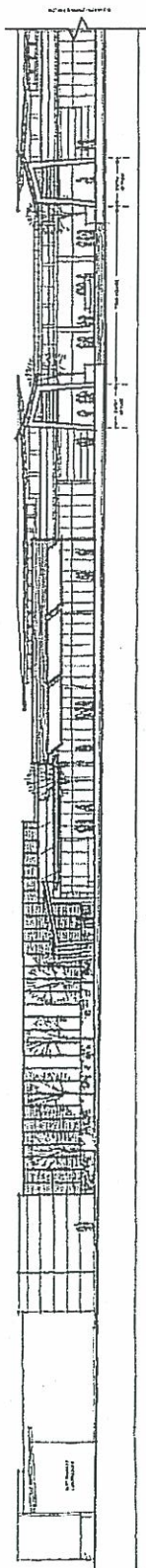
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A202 1/8\"/>



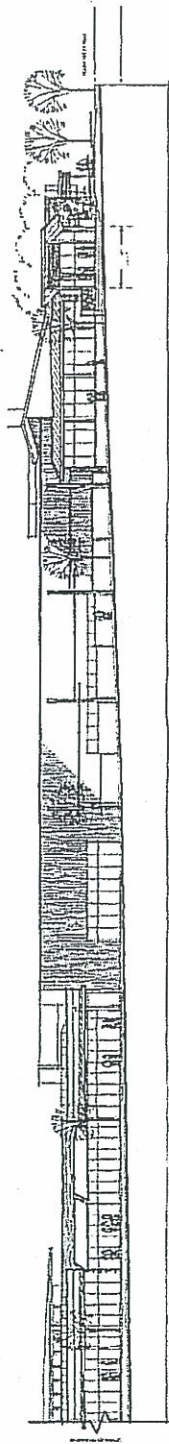
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A202 1/8\"/>

Stockland
Project Manager
1441 1441 1441
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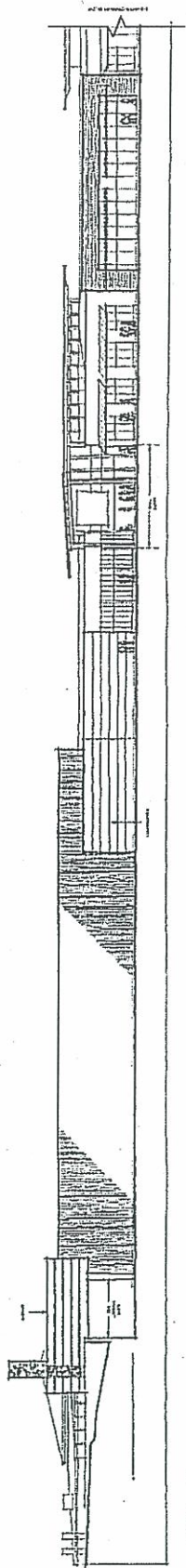
Architect
BN
Vincentia District
Centre
Elevations
Scale: 1:200
A2
Printed At: 22/02/20
Drawn By: AC
Checked By: AC



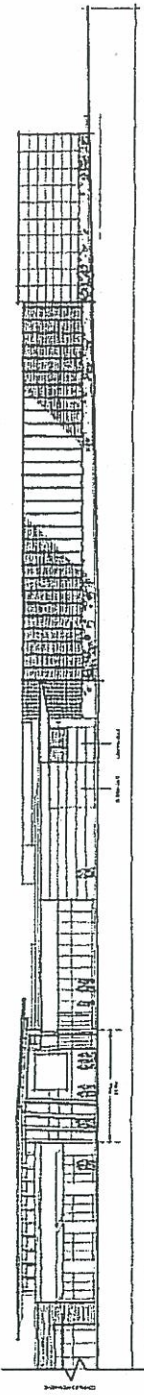
1 Main Street Elevation



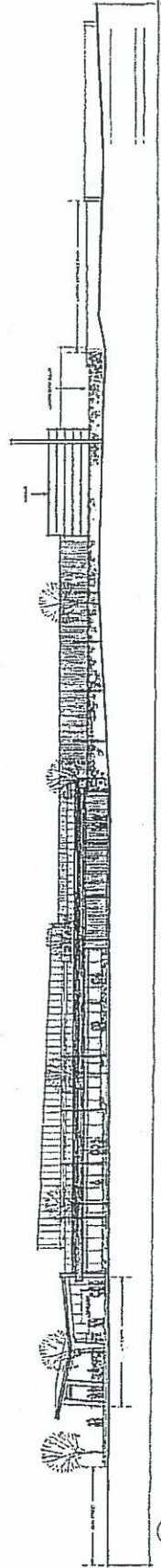
2 Main Street Elevation Continued



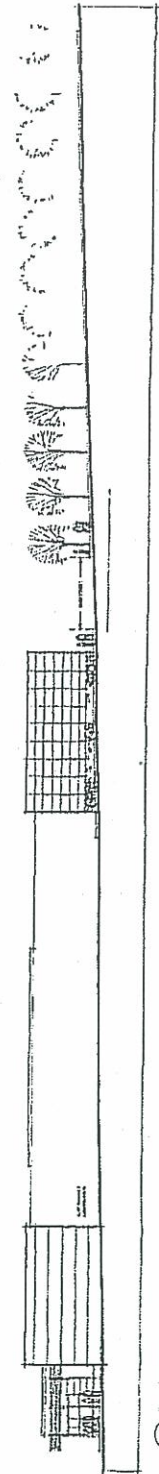
3 Garfield Elevation



4 Garfield Elevation Continued



5 Marina Creek Road Elevation



6 East Elevation

Stockland
Architectural
Services
1000 10th Street
Suite 100
Portland, OR 97204
503.228.1234
stockland.com



Stockland
Architectural
Services
1000 10th Street
Suite 100
Portland, OR 97204
503.228.1234
stockland.com

BN
Architectural
Services
1000 10th Street
Suite 100
Portland, OR 97204
503.228.1234
bn.com

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Elevations

Architect
1000 10th Street
Suite 100
Portland, OR 97204
503.228.1234
architect.com

Drawing No. A201
Revision A

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