

Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation, dated 14 September 2011, I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.

Richard Pearson
Deputy Director-General
Development Assessment and Systems Performance

Sydney

2012

SCHEDULE 1

Project Approval:

MP06_0025 granted by the Minister for Planning on 7 January 2009 as amended by modification approval granted on 10 April 2009, as amended by modification approval granted on 15 March 2011, as amended by modification approval granted on 8 August 2011.

For the following:

A Project Application for:

- site preparation works (including earthworks and vegetation clearing) with the Stage 1A, 1B and Stage 2 footprint;
- subdivision to create a 12.16 ha lot upon which the District Centre will be constructed;
- Stage 1A approximately 20,7340m² of gross floor area, comprising 19,606m² of retail gross floor area including Big W DDS, two supermarkets (Woolworths with associated liquor and Aldi), Dick Smiths, specialty retail outlets inclusive of kiosks and mini/major retail outlets and 1,128m² of commercial gross floor area, centre management and amenities, and Stage 2 approximately 10,069m² of gross floor area comprising 7,737m² of gross floor area including a supermarket, specialty retail outlets inclusive of kiosks and mini/major retail outlet, being a total gross floor area of 37,000m²;
- fit out and occupation of the Big W DDS, Woolworths supermarket and associated liquor, Aldi supermarket and Dick Smiths;
- roads and access/public domain works within the Vincentia District centre (including Moona Creek Road, The Wool Road, external road works, footpaths and open space areas);
- a minimum of 949 car parking spaces are to be provided in Stage 1A and 1B and a minimum of 1,307 car parking spaces are to be provided at the completion of Stage 2, along with loading docks and trolley storage;
- provision of a library, infrastructure for water, sewerage, electricity and telecommunications;
- water sensitive urban design; and
- associated works and road works.

Modification (Mod 4):

Modification of the Project Approval:

- Increase Moona Creek Road setback
- Reduce size of specialist tenancies
- Reconfigure loading dock
- Roofline modifications
- Reduce mall widths
- Reduce building footprint
- Raising floor level
- Amendments to materials and finishes
- Amendments to main entry carpark; and
- Car park constructed in Stage 1a

SCHEDULE 2

The development consent is modified by:

1. Replace existing condition 1.1(i) in Schedule 2 with the following:

1.1 Project approval is granted for the carrying out of Stages 1A, 1B, and 2 of the Vincentia District Centre comprising:

- a) site preparation works (including earthworks and vegetation clearing) associated with Stages 1A, 1B and Stage 2;
- b) subdivision to create a 12.16 ha lot upon which the District Centre will be constructed;
- c) Stage 1A having approximately ~~23,622~~ **21,801m²** of gross floor area, comprising ~~49,606~~ **18,959 m²** of retail gross floor area including Big W DDS, two supermarkets (Woolworths with associated liquor, and Aldi), Dick Smiths, speciality retail uses inclusive of kiosks and mini/major retail outlets and ~~2,528~~ **481m²** commercial gross floor area, centre management, amenities, and ~~2,928~~ **2,361m²** of enclosed walkways;
- d) Stage 1B having approximately ~~1,197m²~~ **1,714 m²** of gross floor area comprising only specialty retail outlets, and 517 m² of enclosed walkways;
- e) Stage 2 having approximately 10,212 m² of gross floor area comprising 7,737 m² of retail gross floor area including a supermarket, a mini-major and specialty shops, and 932 m² of commercial gross floor area, amenities, and 1,543 m² of enclosed walkways;
- f) fit out and occupation of the Big W DDS, Woolworths supermarket and associated liquor, Aldi supermarket and Dick Smiths;
- g) roads and access/public domain works within the Vincentia District Centre (including Moona Creek Road, The Wool Road, external road works, footpaths and open space areas);
- h) a minimum of ~~876~~ **926** car parking spaces are to be provided at the completion of Stage 1A, ~~a minimum of 926 car parking spaces are to be provided at the completion of Stage 1B,~~ and a minimum of 1,328 car parking spaces are to be provided at the completion of Stage 2, along with loading docks and trolley storage;
- i) provision of infrastructure for water, sewerage, electricity and telecommunications;
- j) water sensitive urban design; and
- k) associated works and road works.

No approval is given for those areas identified as 'Future Development sites' on the *Final Stage Plan – South East Rev Q* dated 4 July 2014 **DA1203 Rev P dated 23 March 2011**. Any development in this part of the site is to be the subject of a separate application.

2. Condition 1.2 in Schedule 2 is amended with the following:

1.2 Development in accordance with Plans and Documentation

(f) as amended by the Environmental Assessment dated 18 November 2011 prepared by the Planning Group Pty Ltd and the following drawings:

Architectural Drawings				
Drawing No.	Revision	Name of Plan	Drawn By	Date
<u>DA0002</u>	<u>E</u>	<u>Drawing List, Location and Context Plan</u>	<u>Scott Carver</u>	<u>Undated</u>
<u>DA0103</u>	<u>X</u>	<u>Phasing Plan</u>	<u>Scott Carver</u>	<u>Undated</u>
<u>DA0104</u>	<u>A</u>	<u>Stage 1A Plan</u>	<u>Scott Carver</u>	<u>Undated</u>
<u>DA1202</u>	<u>I</u>	<u>Plan – North East</u>	<u>Scott Carver</u>	<u>Undated</u>
<u>DA1203</u>	<u>R</u>	<u>Plan – South West</u>	<u>Scott Carver</u>	<u>Undated</u>
<u>DA1502</u>	<u>F</u>	<u>Elevations + Finishes – Sheet 2</u>	<u>Scott Carver</u>	<u>Undated</u>

DA1601	K	Sections – Sheet 1	Scott Carver	Undated
Landscape Plan				
Drawing No.	Revision	Name of Plan	Drawn By	Date
<u>LA04</u>	<u>E</u>	<u>Landscape Concept Stage 1A</u>	<u>Site Image Landscape Architects</u>	<u>16/11/11</u>
<u>LA06</u>	<u>E</u>	<u>Detailed Plans & Sections</u>	<u>Site Image Landscape Architects</u>	<u>16/11/11</u>
Civil Drawings				
Drawing No.	Revision	Name of Plan	Drawn By	Date
<u>46860</u>	<u>O</u>	<u>General Arrangement Layout Key Plan</u>	<u>Cardno</u>	<u>15/11/11</u>
<u>46861</u>	<u>O</u>	<u>Carpark Road and Drainage Layout Plan Sheet 1</u>	<u>Cardno</u>	<u>15/11/11</u>
<u>46862</u>	<u>O</u>	<u>Carpark Road and Drainage Layout Plan Sheet 2</u>	<u>Cardno</u>	<u>15/11/11</u>
<u>46863</u>	<u>O</u>	<u>Carpark Road and Drainage Layout Plan Sheet 3</u>	<u>Cardno</u>	<u>15/11/11</u>
<u>46864</u>	<u>O</u>	<u>Carpark Road and Drainage Layout Plan Sheet 4</u>	<u>Cardno</u>	<u>15/11/11</u>
<u>46865</u>	<u>O</u>	<u>Carpark Road and Drainage Layout Plan Sheet 5</u>	<u>Cardno</u>	<u>15/11/11</u>
<u>46867</u>	<u>O</u>	<u>Carpark Road and Drainage Layout Plan Sheet 7</u>	<u>Cardno</u>	<u>15/11/11</u>
<u>46868</u>	<u>O</u>	<u>Pond Layout Plan</u>	<u>Cardno</u>	<u>15/11/11</u>

except for:

- any modifications which are 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- as otherwise provided by the conditions of this approval.