

Robert A Byrne

From: James Bonner <BONNER@shoalhaven.nsw.gov.au>
Sent: Thursday, 18 September 2014 4:36 PM
To: Robert A Byrne
Subject: FW: Vincentia District Town Centre Mod 6 reply to Planning and Environment
Importance: High

Council has reviewed the information supplied by TPG for Mod 6 of Part 3A 06_0025 for the Vincentia District Town Centre and provides the following comments:

- There is a difficulty in providing detailed comments as the information is quite brief on the proposed modifications and in some instances there is no written information provided on apparent changes indicated on the plans. Such as the apparent deletion of a path leading from the pond, a circular structure of some sort located in front of the loading area.
- The Stage 2/3 plans do not appear to have been updated to reflect the modifications proposed to Stage 1. Amended plans should reflect the proposed changes in stage 1.
- It is unclear which grass swales are proposed to be replaced with GPT's, as the Stage 1A and 1B plans still identify grass swales. No detail has been provided on how the proposed GPT's will provide an equivalent solution in regards to gross pollutants, this is especially relevant to the trapping of suspended solids/sediments and treatment/capture of nutrients that a grass swale can more readily achieve.
- Council has no particular objection to shops T.31 & T.32 being deferred to Stage 1b provided that suitable design treatment to improve the presentation of the building facing Moona Creek Road is provided until the shops are constructed as part of Stage 1b. This treatment could possibly including a number of measures such as enhanced landscaping, utilisation of different colours and types of material finish of the façade, possible replication of the proposed timber pylon treatment located at the entrance gateway.
- The same sort of treatment or attention is also suggested for the loading dock area.
- Stage 1b plan indicates the street trees planted as part of stage 1a will be located within the 25 angled car parking area on Moona Creek Road that were deferred from stage 1a.
- The modification proposes deleting 56 spaces from the car park and instead including these spaces in a separate DA for Pad Site 2. It is unclear from the plans where Pad Site 2 is to be located in regards to the re-designed car park provided as part of Stage 1a. It is also noted that Pad site 2 was specifically removed from the Concept approval.
- It is unclear if the pedestrian access through the site to the Wool Rd is proposed to be completed as part of Stage 1a however, this pedestrian link is necessary to link back to the signalised crossing on The Wool Rd opposite the school and the Leisure Centre.

Please note that Council will not at this stage be providing a more detailed response.

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