

1 February 2013

Our ref: 212.112L4

Director-General
Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000



TOWN PLANNING
AND URBAN DESIGN

**RE: REQUEST UNDER SCHEDULE 6A "TRANSITIONAL ARRANGEMENTS
– REPEAL OF PART 3A' OF THE ENVIRONMENT PLANNING AND
ASSESSMENT ACT, 1979 (AS AMENDED) FOR THE MODIFICATION
OF MAJOR PROJECT APPLICATION NO. 06_0205 (MOD 4) -
VINCENTIA DISTRICT TOWN CENTRE – "MODIFICATION 5" VIA
SECTION 75W**

Dear Sir,

Further to the meeting with staff of the Department of Planning and Infrastructure with the proponent on 31 January 2013, please find enclosed:

1. 1 x hard copy of Design Statement prepared by Scott Carver dated 31 January 2013, which includes information on and addresses:
 - a. Staging
 - b. Public domain strategy
 - c. Built form strategy
 - d. Sustainability strategy
 - e. WSUD strategy
 - f. Materials strategy
 - g. Coastal Design Guidelines for NSW
 - h. Copy of presentation dated 31 January 2013
 - i. Exterior Finishes Schedule
2. 1 x hard copy of additional traffic report prepared by Colston Budd Hunt and Kafes (CBHK) which is the same as that forwarded via email dated 21 December 2012; and
3. CD of the same.

The information prepared by Scott Carver enclosed is intended to replace Appendix B of the Environmental Assessment Report and the information prepared by CBHK enclosed is intended to supplement Appendix D of the Environmental Assessment Report dated November 2012 submitted to the Department of Planning and Infrastructure on 23 November 2012. Copy of confirmation receipt attached.

It is noted that the Department issued a letter dated 23 November 2012 (received on 27 November 2012 by TPG copy attached). This letter indicates that the existing Director General's Environmental Assessment Requirements (DGEARs) encompass the impacts expected to occur as a result of the described modification.

This letter further requested a Design Excellence Competition based on Condition A4 of the Concept Plan. By way of background the Minister for Planning issued an Instrument of Approval via MP 06_0066 and its subsequent modification for the Concept Plan associated with the Vincentia Coastal Village to Stockland as the proponent.

SYDNEY OFFICE

Suite 102, 8 West Street
North Sydney NSW 2060

PO Box 1612
North Sydney NSW 2059

Telephone +61 2 9925 0444
Facsimile +61 2 9925 0055
www.tpgnsw.com.au

The Planning Group NSW Pty Ltd
ABN 90 100 209 265

The application as currently submitted seeks the modification of Project Application No. MP06_0205 (Mod 4), via Section 75W of the transitional arrangements. The Department has processed a number of Modifications to Project Application No. MP06_0205 lodged by the proponent Woolworths of varying degrees of change without the need for a further design competition over the last 4 years, none of which necessitated the need for a Design Excellence Competition.

The proponent is of the view that the application in its current form and the inclusion of the attached information prepared by Scott Carver has addressed all of the DGEARs including, 2.1 the proposed modification has via the Design Statement demonstrated full compliance with all aspects of the approved concept plan and 4.4 the modification is consistent with the design principles.

In addition, the Scott Carver Design Statement has addressed the Coastal Design Guidelines for NSW 2003 and provides details of the rationale for the location and design of the loading facilities, while the CBHK reports at Appendix D provides an assessment of the all traffic and parking considerations associated with the revised staging of the project application.

Woolworths will forward a cheque and will supply the required copies upon the Department advising in writing these requirements.

Should you have any queries or require clarification on any matters please do not hesitate to contact the undersigned on 02 9925 0444 or 0488 221082.

Yours sincerely

THE PLANNING GROUP NSW PTY LTD



Marian Higgins
(Director)

Enclosed:

CD

Scott Carver Design Statement

CBHK Report





**Planning &
Infrastructure**

Contact: Jarrad Clark
Information Officer
Phone: (02) 9228 6333
Fax: (02) 9228 6555
Email: information@planning.nsw.gov.au

Marian Higgins
Director
The Planning Group NSW Pty Ltd
Suite 102, 8 West Street
North Sydney NSW 2060

Our ref: Information Centre

23 November 2012

Dear Ms Higgins,

Re: Modification of Major Project
Vincentia District Town Centre
MP 06_0205 MOD 5

I write acknowledging receipt of the above application on 23 November 2012.

Yours sincerely,

Jarrad Clark
Information Centre
Department of Planning



Planning &
Infrastructure

DATE RECEIVED
27/11/12
TO BE ACTIONED BY:
MH

SCANNED: 212.112

Contact: Roy Wong
Phone: 02 9228 2056
Fax: 02 9228 6399
Email: roy.wong@planning.nsw.gov.au

Marian Higgins
Director
The Planning Group NSW Pty Ltd
PO Box 1612
NORTH SYDNEY NSW 2059

Our ref: MP06_0025 MOD 5
Your ref: 212.112L3

Dear Ms Higgins

Subject: Proposed modification of the Vincentia District Town Centre development (MP06_0025)

I refer to your letter dated 30 October 2012 regarding your interest in modifying the Vincentia District Town Centre Development (MP06_0025).

The department advises that the appropriate method to enable assessment of the modifications detailed in your request is through the lodgement of a Section 75W Modification Application.

Director-General's Requirements (DGR's) will not be necessary for the lodgement of the application as described in your abovementioned correspondence. The existing DGR's encompass the impacts expected to occur as a result of the described modification.

In addition, a Design Excellence Competition in accordance with Condition A4 of the Concept Plan approval must be carried out for the proposal prior to the application being lodged.

A number of issues are also drawn to your attention and should be addressed in any submission for the proposed modification. They include:

- incorporating the requirements of the Coastal Design Guidelines for NSW 2003;
- a loading facility servicing supermarket buildings 2 and 3 appears to dominate the streetscape along Moona Creek Road resulting in an undesirable interface with opposing residential uses; and
- a reassessment of demand generated by the modified development must be provided to determine the extent of road improvement works and an appropriately designed internal road layout.

Your contact officer for this proposal, Roy Wong, can be contacted on 02 9228 2056 or via email at roy.wong@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

Karen Jones 23/11/2012
Director
Metropolitan & Regional Projects South