



Memorandum

To Pilar Aberasturi, Senior Planner, Metropolitan and Regional Projects South
cc. Mark Parker, Local Planning Manager, Southern Region
Brett Whitworth, Regional Director, Southern Region
From George Curtis, Senior Planner, Southern Region
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Date 8 April 2013 **File no** 13/01376 **File** Shoalhaven/2013/General enquiries

Subject: Section 75W request to modify Project Application (MP 06_0025) for Stage1 of the Vincentia District Town Centre.

I refer to your 14 March 2013 letter seeking comments on the above modification. I have reviewed the proposed modification and have discussed it with Shoalhaven City Council's John Britton.

A major concern is that the proposed modification appears to delete the requirement and proponent's commitment to providing access roads to the Bay and Basin Leisure Centre, Vincentia High School and to a proposed emergency services hub.

The road works were negotiated with the original proponent, Stocklands, and with Fabcott as part of the Concept Plan approval to support the role of the Vincentia District Town Centre as an emerging Major Town under the South Coast Regional Strategy. This followed negotiations between the Office of Environment and Heritage, the Commonwealth and the Department of Premier and Cabinet regarding the proposed site of the Vincentia District Centre.

The proponent has not provided any strategic justification for the deletion of the proposed road access to the community facilities, including justifying its inconsistency with the Concept Plan.

The deletion of the proposed access roads also has significant implications for Shoalhaven City Council's current negotiations with the proponent regarding alternative land for road access, following the Commonwealth's approval of the Concept Plan under the EPBC Act which prevented the original proposed route.

Recommendation

It is recommended that the Department retain the existing requirement and proponent's commitment to providing road access to the Bay and Basin Community Centre consistent with the approved Concept Plan and Project Approval and role of the Vincentia District Centre as an emerging Major Town identified under the South Coast Regional Strategy.

George Curtis
Senior Planner
Southern Region