

## Notice of Modification

### Section 75W of the *Environmental Planning and Assessment Act 1979*

As delegate, under delegation executed on 10 November 2014, I approve the section 75W modification of the project approval referred to in Schedule 1, subject to the modified conditions of approval outlined in Schedule 2.



Chris Ritchie  
**Manager**  
**Industry Assessments**

Sydney

15 DECEMBER

2014

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## SCHEDULE 1

1. In Schedule 1 delete the 'Definitions' table and replace it with the following table:

<b>Act</b>	means the <i>Environmental Planning and Assessment Act 1979</i>
<b>Council</b>	means Shoalhaven City Council
<b>Department</b>	means the Department of Planning and Environment, or its successors
<b>Secretary</b>	means the Secretary of the Department, or nominee
<b>Environmental Assessment</b>	means the document titled <i>Environmental Assessment Report–Proposed Vincentia District Town Centre–Stage 1</i> prepared by Don Fox Planning dated 22 April 2008
<b>OEH</b>	means the Office of Environment and Heritage
<b>Major Project No. 06_0025</b>	means the project described in Condition 1.1 of Schedule 2 and accompanying plans and documentation described in Condition 1.2 of Schedule 2
<b>Minister</b>	means the Minister for Planning
<b>Project</b>	means development that is declared under section 75B of the Act to be a project to which Part 3A of the Act applies
<b>Proponent</b>	means the person proposing the carry out of development comprising all or part of the project, and includes persons certified by the Minister to be the Proponent
<b>Regulation</b>	means the Environmental Planning and Assessment Regulation 2000
<b>RMS</b>	means the Roads and Maritime Services of NSW
<b>Statement of Commitments (SOC)</b>	means the Statement of Commitments, as they apply to this project, made by the Proponent
<b>Subject Site</b>	means the land identified in Part A of this Schedule

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## SCHEDULE 2

1. In Schedule 2 delete all references to DECCW, and RTA and replace them with OEH and RMS respectively.
2. In Schedule 2 delete all references to Director-General and replace them with Secretary.
3. Delete Condition 1.1(1) and replace it with new Condition 1.1(1) as follows:

### Development Description

- 1.1 (1) Project approval is granted for the construction of the Vincentia District Town Centre in stages as follows:
- a) Stage 1a having 11,053 m<sup>2</sup> of gross floor area comprised of the following:
    - i) Woolworths supermarket with associated liquor store (4,187 m<sup>2</sup>);
    - ii) Aldi supermarket (1,396 m<sup>2</sup>);
    - iii) specialty retail and commercial (2,606 m<sup>2</sup>);
    - iv) mini/major retail outlets (1,111 m<sup>2</sup>);
    - v) amenities (241 m<sup>2</sup>); and
    - vi) arcade (1,512 m<sup>2</sup>).
  - b) Stage 1b comprising two 250 m<sup>2</sup> specialty stores fronting Moona Creek Road.
  - c) Stage 2 having 12,834 m<sup>2</sup> of gross floor area comprised of the following:
    - i) discount department store (Big W) (7,780 m<sup>2</sup>);
    - ii) specialty retail (1,997 m<sup>2</sup>);
    - iii) arcade (1,797 m<sup>2</sup>); and
    - iv) mini/major retail outlets (1,260 m<sup>2</sup>).

- d) Stage 3 having 6,902 m<sup>2</sup> of gross floor area comprised of 5,502 m<sup>2</sup> of bulky goods/retail floor space and a 1,400 m<sup>2</sup> library;
  - e) Site preparation works (including earthworks and vegetation clearing) associated with all stages;
  - f) Subdivision to create a 12.16 ha lot upon which the District Centre will be constructed;
  - g) The provision of loading docks, trolley storage and car parking spaces as follows:
    - vii) 434 retail spaces in Stage 1a
    - i) 25 Moona Creek Road spaces in Stage 1b
    - ii) 883 retail spaces in Stage 2 and 3.
  - h) Provision of infrastructure for water, sewerage, electricity and telecommunications;
  - i) Water sensitive urban design; and
  - j) Associated road works.
- (2) No approval is given for the area identified as 'Future Development Site' (identified as PAD1) located adjacent to the intersection of Moona Creek Road and Naval College Road as depicted in drawings DA 001 Rev D, dated 20/10/14, DA0104 Rev F, dated 20/10/2014, DA0103 Rev BB dated 20/10/14, DA1202 Rev Z dated 20/10/14, DA1203 Rev B dated 11/07/2014, and DA1900 Rev D dated 20/10/2014, prepared by Scott Carver. Any development on this part of the site is to be the subject of a separate development application.
- The area identified as 'Future Development Site' (known as PAD2) located adjacent to Naval College road at the south-west corner of the Stage 1 car park shall be deleted.
- (3) The retail tenancies facing Moona Creek Road in Stage 1b, as shown on the Phasing Plan, Drawing No DA0103 Revision BB dated 20/10/2014, are modified to allow for commercial or retail tenancies.
- 4 Insert new clause h) after clause g) in Condition 1.2 as follows:
- h) The Environmental Assessment for Major Project Application No. 06\_0025 Vincentia District Centre – Modification 6 dated July 2014, prepared by The Planning Group, as amended by the Response to Submissions and Preferred Project Report dated 21 October 2014, prepared by The Planning Group and the following drawings:

Architectural Drawings Prepared by Scott Carver			
Drawing No	Revision	Name of Plan	Date
DA 0103	ZBB	Phasing Plan	Undated 20/10/2014
DA 0104	DF	Stage 1A Plan	Undated 20/10/2014
DA 1202	XZ	Stage 1A Plan North West	Undated 20/10/2014
DA 1203	B	Stage 1B Plan	11/07/2014
DA 1501	KM	Elevations and Finishes – Stage 1A (Sheet 1)	Undated 20/10/2014
DA 1502	IK	Elevations and Finishes – Stage 1A (Sheet 2)	Undated 20/10/2014
DA 1900	BD	GFA Calculation Sheet	Undated 20/10/2014
SCH 02	B	Schedule of Exterior Finishes	31/10/2012 7/7/2014
Landscape Plans Prepared by Scott Carver			
000	D	Landscape Title Page	20/10/2014
DA001	AD	Vincentia District Centre Stage 1A Landscape Design Summary	Undated 20/10/2014
DA-01 DA002	AD	Vincentia District Centre Landscape Planting Pallet	Undated 20/10/2014
DA003	D	Typical Section – Moona Road - Development	20/10/2014
DA004	D	Typical Section – Pond - Carpark	20/10/2014
DA005	D	Typical Swale Section	20/10/2014
Architectural Drawings Prepared by Scott Carver			

DA006	D	Typical Bridge – Pedestrian/Cycle Section	20/10/2014
<b>Civil Drawings Prepared by Cardno Forbes Rigby</b>			
82014088-01-C1005	B	Carpark Layout and Drainage Layout Sheet 4 of 4	14/7/2014

5. Insert new Condition 2.51 after Condition 2.50 as follows:

**2.51 CONSTRUCTION OF STAGE 2**

- (1) All works associated with the construction of the pedestrian path providing access from the District Centre to The Wool Road must be completed prior to the issue of an Occupation Certificate for the Stage 1a works.
- (2) All works associated with the construction of Stage 1b must be completed prior to the issue of a Construction Certificate for the Stage 2 works.