

WOOLWORTHS LIMITED

A.B.N. 88 000 014 675

20 June 2012

The General Manager
Shoalhaven City Council
PO Box 42
Nowra NSW 2541

Attention: John Britton

Dear John,

RE: Vincentia District Centre – External Roads

We write to you in regard to the current road design for the upgrade of the Jervis Bay Road and The Wool Road adjacent to the proposed Vincentia Shopping Centre (MP 06_0505).

We believe the design of these road works is far in excess of what is required for the proposed shopping centre and elements of the design are inconsistent with the locality (ie, K&G, dual lanes). The shopping centre will not create the growth or traffic impact to warrant such urbanised and elaborate design requirements.

We have recently tendered the works and received pricing ranging from \$16m to \$25m, far in excess of what was budgeted for the completion of these works and indeed what was envisaged during the DOP approval process. To give this some perspective, the cost of the shopping centre is approx. \$40m, thus the road works comprise a further 50% of the shopping centre cost.

Accordingly, we propose the following measures be implemented for consistency with the adjoining road network and ensure the shopping centre project can continue:

- Delete the requirement to provide dual lanes for the entire sections of Wool Rd and Naval College Road – Currently the entire length of JB Road and The Wool Road are only single lane, the proposed growth and traffic generation doesn't warrant the partial widening of this road.
- Delete the upgrading of the Wool Road roundabout. The upgrading of this is not required if dual lanes are not to be provided.
- Delete the K&G requirement – there are no kerbs elsewhere along JB Road or The Wool Road;
- Reduce the pavement depth requirements – based on realistic review of traffic projected volumes and forecasted growth figures;
- Delete the pedestrian underpasses.
- Review the requirement of a road side cycleway – this doesn't exist elsewhere on Jervis Bay Road.
- Delete the requirement for medium strips and fencing on Moona Creek Road;
- Reduce the scope of the BBLC Access, including the removal of the new signalised intersection into the BBLC – or at least defer its construction.

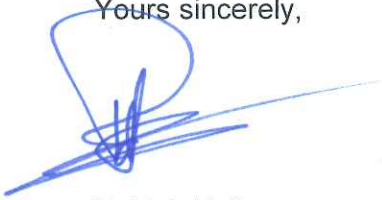


The above measures need to be implemented to ensure the Shopping centre can continue in a timely manner. For clarity, we can have Cardno prepare a concept plan showing the above measures.

While the above changes are required, we are willing to work with Council to redefine the scope to ensure a successful outcome for all parties, especially the community.

Please don't hesitate to contact the undersigned should you wish to discuss any of the above on 0478 302 402.

Yours sincerely,

A handwritten signature in blue ink, consisting of a large loop followed by several horizontal strokes.

Patrick Hall
Project Manager
Woolworths Limited

CC:

Richard Ward, Stockland
Necola Chisholm, NSW Department of Planning
Erwin Way, Gardno Nowra