

Addendum  
Statement of  
Environmental Effects

YORK STREET THIRLMERE WAY  
TAHMOOR

LOTS 74 TO 89 INCL DP 8982 AND ROAD  
CLOSURES AND LOT 304 DP 1057579



WOLLONDILLY SHIRE COUNCIL

TRIM No.

PROP. No. *DAC9/79081*

14 FEB 2011

AUTH. No.

ASSIGNED TO: *M. Ruddiman*

*Allen Mark Ruddiman*

WOLLONDILLY SHIRE COUNCIL

11 FEB 2011

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BY: *[Signature]*



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## 1.0 Addendum

**Property:** Lots 73,74,75,76,77,78,79,80,81,82,83,84,85,86,87 and 88 DP8982 and part of York Street and part of Thirlmere Way. (Road closures subject to Council approval) (Lots 73 to 88 incl) and Lot 304 DP 1057579 (existing Tahmoor Town Centre land)

**Location:** Thirlmere Way, York Street, George Street and Larkin Street at Tahmoor

**Proposal:** Demolition of existing structures and construction of an extension to the existing Tahmoor Town Centre, undercover car parking and associated infrastructure including the advertising signage shown on the architectural plans together with facade changes for consistency with the old and new buildings.(categorised as a "general store)

**Owner:** Baldek Pty. Ltd. Pty Ltd (ABN 48841667612) and Vivah Pty. Ltd.(ABN

**Zone:** The land is contained within the Residential 2(a) zone pursuant to Wollondilly LEP 1991 and is proposed to be zoned B2 Business Zone under the draft Wollondilly LEP 2010

This is an addendum to the statement of environmental effects forwarded to Council on the 4/2/2011.

1. The development on the proposed closed section of York Street and the sixteen allotments is for the purposes of a general store;
2. All areas shown as general store will be used for either the purposes of a general store or for the storage of goods available in the general store;
3. The range of goods will be general merchandise as indicated in the definition in the Model Provisions. These are generally as listed below:

### **Baby & kids**

- [Babywear](#)
- [Bathing](#)
- [Carseats](#)
- [Feeding](#)
- [Manchester](#)
- [Nappies & Toilet Training](#)
- [Nursery](#)
- [Nursery Bags](#)
- [Toys & Gifts](#)
- [Safety](#)



- [Strollers](#)
- [Travel](#)
- [Underwear & Socks](#)

### **Beauty & Health**

- [Cosmetic Bags & Accessories](#)
- [Electric Toothbrushes](#)
- [Fragrances](#)
- [Hair Care](#)
- [Beauty & Health](#)
- [Shavers](#)
- [Skincare](#)

### **Christmas**

- [Decorations](#)
- [Lights](#)
- [Toys](#)
- [Trees](#)

### **Clearance**

- [Baby](#)
- [Music and books](#)
- [DVDs & Blu-ray](#)
- [Electronics](#)
- [Featured](#)
- [Gaming](#)
- [Health and Beauty](#)
- [House & Home](#)
- [Outdoor](#)
- [Photo](#)
- [Toys](#)
- [TVs](#)

### **Electronics**

- [Audio](#)
- [Cameras & Camcorders](#)
- [Computers & Office](#)
- [DVD & Blu-ray Players](#)
- [GPS & Navigation](#)
- [Home Security](#)
- [Household Electrical](#)
- [iPod Accessories](#)
- [iPods](#)
- [Landline Phones](#)
- [Mobile Phones & Internet](#)
- [Small Appliances](#)

- [Televisions](#)

## **Entertainment**

- [Blu-ray Players](#)
- [Books](#)
- [DVD Players & Recorders](#)
- [DVDs & Blu-ray](#)
- [Gift Cards](#)
- [Memorabilia](#)
- [Music](#)
- [Televisions](#)
- [TV & Video Accessories](#)
- [Video Games & Consoles](#)

## **Fashion**

- [Footwear & Accessories](#)
- [Kid's](#)
- [Men's](#)
- [Women's](#)

## **Home & garden**

- [Bath](#)
- [BBQs & Accessories](#)
- [Bed](#)
- [Décor & Furnishings](#)
- [Dining](#)
- [Garden & Outdoor](#)
- [Home Brewing](#)
- [Home Security](#)
- [Kitchen](#)
- [Pet Accessories](#)
- [Small Appliances](#)
- [Storage & Laundry](#)
- [Whitegoods](#)

## **Optical**

## **Patio equipment**

- [BBQs](#)
- [Decor](#)
- [Garden Lighting](#)
- [Outdoor Furniture](#)
- [Pots](#)
- [Tools](#)
- [Water Features](#)
- [Watering](#)

## Photo

- [Camera & Camcorder Acc.](#)
- [Digital Camcorders](#)
- [Digital Cameras](#)
- [Photo Albums](#)
- [Photo Frames](#)

## Pre-orders

- [Nintendo 3DS](#)
- [Pokemon](#)

## Sports & leisure

- [Ball Games](#)
- [Bikes & Accessories](#)
- [Camping](#)
- [Fishing & Boating](#)
- [Fitness Monitors](#)
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- [Motoring](#)
- [Outdoor Play & Activity](#)
- [Pools and Accessories](#)
- [Scooters & Skates](#)
- [Table Games](#)

## Toys

- [Arts & Crafts](#)
- [Baby & Pre-school](#)
- [Bikes, Skates & Scooters](#)
- [Board Games & Puzzles](#)
- [Construction](#)
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4. The use of all of the areas within the building is for the purposes of a general store. The mall open area provides undercover public access to the general store. The loading dock provides loading and unloading facilities for the general merchandise.

5. The areas not shown as general store are for the purposes of allowing the general store to operate by providing storage areas and ancillary uses, such as lay-by areas etc

6. The expansion of the existing Woolworths supermarket over York Street alternatively can rely on the provisions of clause 37 of LEP 1991 which states:-

**37 Development near boundary of adjacent zones**

*(1) Subject to subclause (2), development which is permitted within a zone may, with the consent of the council, be carried out on land in an adjacent zone other than Zone No 6 (a), 6 (b), 7 (a), 7 (b), 8 (a) or 9 (d) within 20 metres of the boundary between the zones.*

**Comment:** The subject zones are Commercial 3(a) for the existing Woolworths and 2(a) for the closed section of York Street. Therefore clause 37 is applicable to this application;

*(2) The council may grant consent under the Act to the carrying out of development pursuant to subclause (1) only where the carrying out of the development is necessary, in the opinion of the council, due to planning, design, servicing or similar requirements relating to the optimum development of land to which this plan applies.*

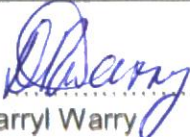
**Comment:-** In order to provide a larger and better range of products to the local customers want to expand the floor space of their existing supermarket. There are a significant number of constraints to horizontal expansion to the existing supermarket. These are location of cool and freezer rooms, the loading docks, accessways and other tenancies.

The internal configuration of a modern supermarket is carried out to a well defined formula based on the width and length of grocery aisles. If an aisle is too long customers will not walk down there, if they cannot see the end easily they will not use the aisle, if the aisle are too wide then there is a waste of floor space etc. It is quite critical for a pleasant shopping experience to conform to this formula. The expansion can therefore only be achieved expansion out over York Street so that the development has no changes in floor level for shopper convenience within the one store.

Therefore, due to the social planning, efficient design and servicing this development proposal provides the optimum development of this land.

Yours faithfully,

**REIN WARRY AND CO**

  
Darryl Warry



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