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Planning and Development Consultants Pty Ltd

Our Ref: IA/201310/310315ltr

ABN 66 121 212 404

2 April 2015

General Manager
Lake Macquarie City Council
Box 1906
Hunter Region Mail Centre NSW 2310

Attention: Brian Gibson

Dear Brian,

RE: DA 764/2014 Stockland Glendale – submission of amended plans

Further to Council's correspondence of 9 October, 2014 seeking additional information on a number of matters and our recent meeting of 3rd March, 2015 I now confirm that Stockland have amended the plans for the proposed development. In accordance with Clause 55 of the Environmental Planning and Assessment Regulation 2000, please find attached a full set of amended plans for the development application to replace those originally lodged. A Supplementary Statement of Environmental Effects has been prepared to accompany the amended plans.

Also attached are revised reports on traffic, accessibility (Disability Discrimination Act review), crime and safety and waste management addressing the amended development plans. We have not provided revised economic impact assessment nor revised assessment of BCA compliance as the conclusions and recommendations of the original reports on these matters are substantially unaffected by the amended plans.

In relation to the matters raised by Council in its correspondence of 9 October, 2014 we note as follows:

- The Glendale Regional Centre Masterplan and future Lake Macquarie Transport Interchange matters are addressed in the supplementary SEE.
- Stockland accepts that any development consent granted for this application will require the Stage 1 roadworks of the LMTI project extending from Stockland Drive to Main Road to be operational prior to issue of an occupation certificate for the development.
- Negotiations are proceeding independently of the development application for a Deed of Agreement between Stockland and Council in relation to the LMTI roadworks and relevant matters including funding, land acquisition and project timing and there will be no Voluntary Planning Agreement associated with this development application.
- The various traffic design matters have been reviewed and appropriate changes have been made in the amended plans to address the matters raised.

- Council's agreement to allow building works over the drainage easement in accordance with the terms of the Restriction As To User on title is noted and the amended plans still include some building elements over the easement.
- The EIA as originally submitted considered an increase in retail floorspace of 5,221m² GLA and an increase of 757m² in the Coles supermarket offset by a decrease of 842m² in the Target DDS. The increase in the Coles supermarket is now offset by the removal of First Choice Liquor and the increase in specialty retail is slightly higher at 5900m² GLA in addition to the new casual dining precinct floorspace. The marginal increase in specialty retail floorspace in a shopping centre of this size will have minimal impact in terms of potential impacts on other centres.
- The amended landscape plans reflects the outcome of discussions with Council's landscape architect in relation to potential arboriculture impacts.
- The amended plans include a number of changes to improve urban design outcomes
- The NSW Police Crime Prevention Officer for Lake Macquarie Local Area Command was consulted on the amended plans and a revised CPTED report has been prepared accordingly.
- The amended application includes a revised Accessibility report by an accredited access consultant.
- The two new pylon signs previously proposed adjoining the two roundabouts off Stockland Drive have been deleted from the amended application.

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned or Kirrily Lord at Stockland.

Yours faithfully



Ian Adams
Director
PARADIGM PLANNING & DEVELOPMENT CONSULTANTS Pty Ltd

Encl.