paradigm
Planning and Development Consultants Pty Ltd

ABN 66 121 212 404

Our Ref: IA/201310/100418ltr

19 April 2018

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

Attention: Brian Gibson

Dear Brian,

RE: DA 764/2014/A Stockland Glendale s.96(2) – submission of further amended plans

Further to my previous correspondence of 8 February 2018 providing amended plans **DA-3002-H** and **DA-3007-B** with design changes to address matters raised by Council in November, 2017 as well as an additional plan **DA-3008-A** for the two lot subdivision as part of Stage 2 of the approval, I now advise that Stockland have undertaken further minor design revisions which require further amended plans. The revisions are the expansion of Coles supermarket into the First Choice Liquor tenancy area (consistent with the existing approval) and further modification to the new mall area to avoid creation of a fully enclosed air-conditioned space and retain elements of openness to the sky and natural ventilation for the full length of the new mall.

Accordingly, I now submit the following amended architectural plans to replace the previously submitted versions of these plans:

DA0001-E	Cover, Locality Plan & Drawing Schedule
DA3001-F	Proposed Site Plan
DA3002-I	Proposed Retail Floor Plan Stage 1
DA3003-F	Proposed Roof Plan
DA3004-E	Proposed Transport & Pedestrian Diagram
DA3005-C	Proposed Drop-off Zone Locations
DA3006-C	Landscaping Strategy to Service Lane
DA3007-C	Proposed Retail Floor Plan Stage 2
DA3008-B	Proposed Stage 2 Subdivision Plan
DA4001-D	Proposed Elevations & Sections
DA4002-C	Proposed Detail Elevations & Sections 01 and 02
DA4004-C	Proposed Detail Elevations & Sections 03 and 04
DA5001-B	Materials / Finishes

Note that plans DA3004, DA3005 and DA3006 are included only because of the minor change to the underlying floor plan and no other changes are included in these plans. Also attached are replacement landscape plans to substitute in place of the plans submitted with the modification application in August 2017.

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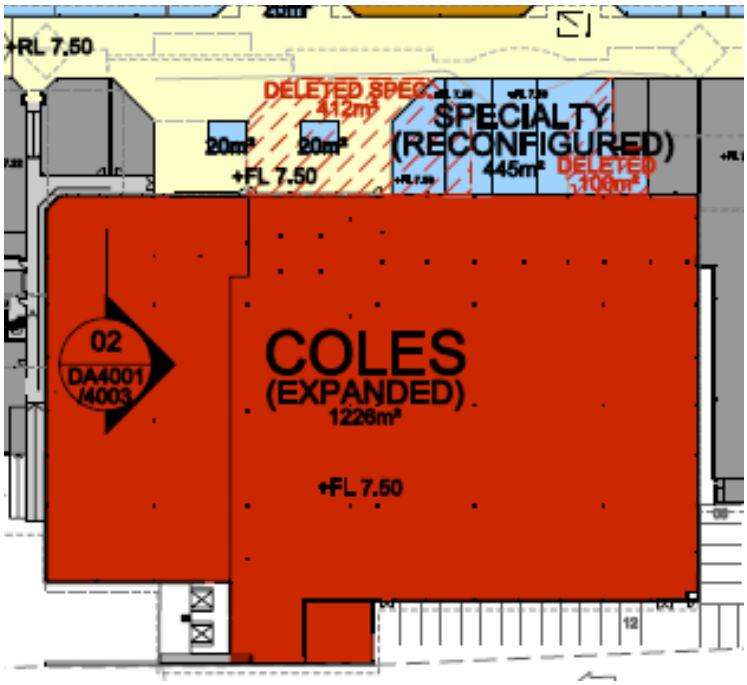
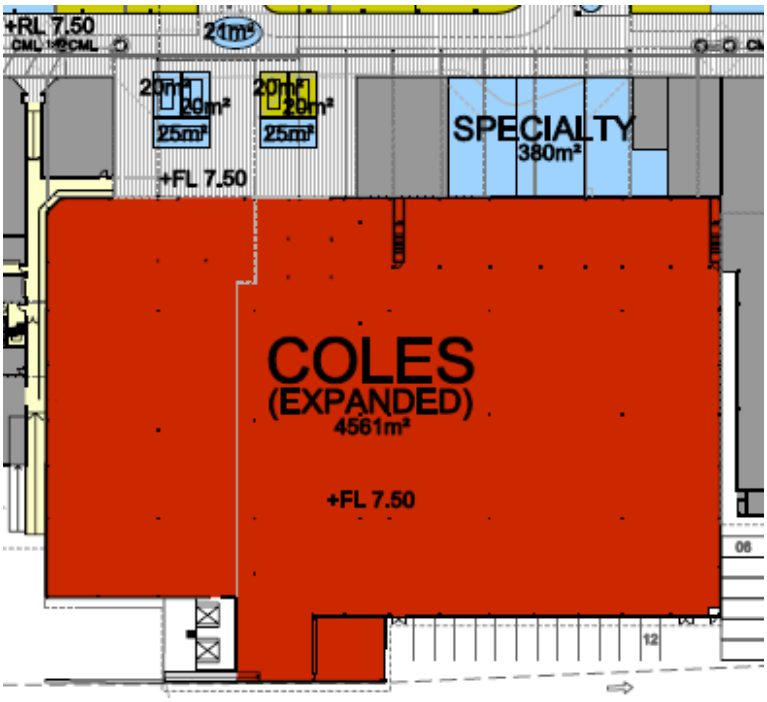
Coles expansion

DA764-2014 as approved on 24 July 2015 included the expansion of Coles supermarket to take over the space currently occupied by First Choice Liquor.



The plans submitted with the modification application in August 2017 reverted to the existing arrangement and retained First Choice Liquor. As a result of further negotiation between Stockland and Coles it is now proposed to retain the approved change to expand Coles. The attached amended plan DA3002-I Proposed Ground Floor Plan varies to a minor degree from the currently approved plan only as a result of refinement of the mall design. There is an inconsequential increase in floorspace as a result of the revised design due to the specialty and kiosk design refinement at the new supermarket entry frontage. Expansion of Coles is still by an increase of 1226m^2 to 4561m^2.



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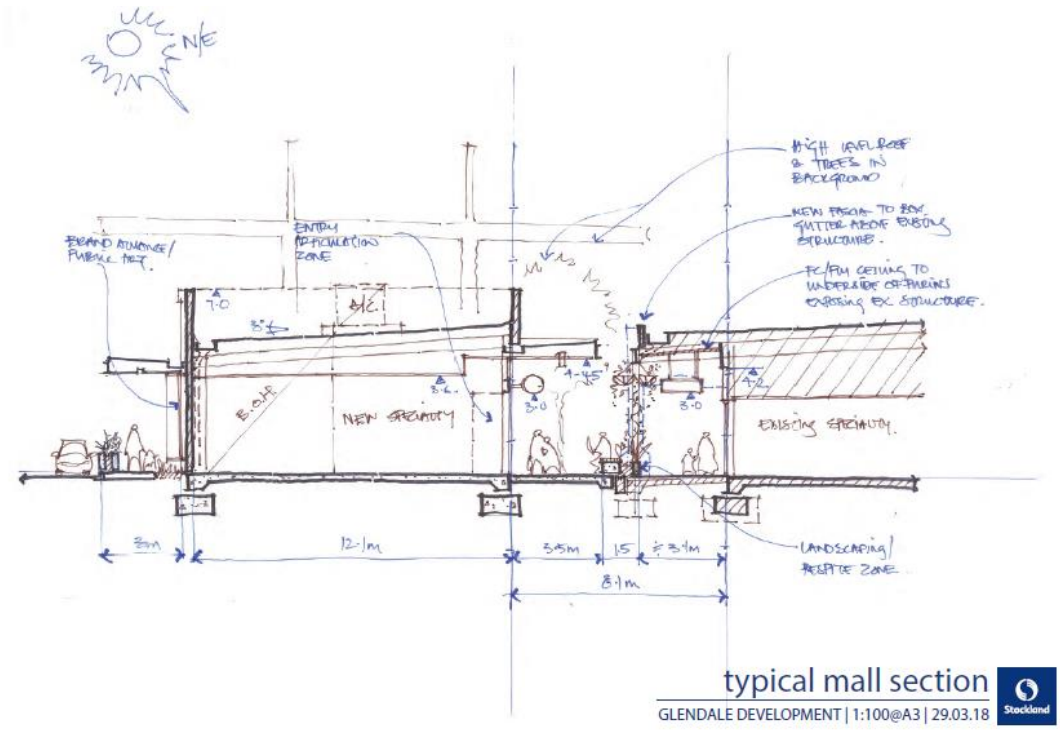
New Mall Design

The approved plan DA3002-F includes creation of a new enclosed mall area. DA3002-G as submitted with the modification application in August 2017 retains a central enclosed mall area in front of Woolworths and Coles but introduced a semi-covered approach partial open to the elements for the two outer ends of the new mall. The new plan DA3002-I now submitted extends the semi-covered approach to the full length of the new mall in response to further customer research undertaken by Stockland. The typical mall section below illustrates the principle implemented in DA3002-I.



Weather protection cover is provided for the frontage of tenancies along each side of the mall with access to natural ventilation and light through a central opening along the length of the mall. Key entry points are highlighted by feature high roof components for added weather protection at these key locations and for legibility for pedestrian access from the car parking areas.

DA3002-I also includes minor refinements to the casual dining precinct and its connection to the mall area. The net result in floorspace from the changes from plan DA3002-G submitted in August 2017 to DA3002-I now proposed is an extra 356m^2 GLA. The overall increase from the development as presented in DA3002-I is therefore 6288m^2 GLA which is still substantially less than the increase of 7680m^2 approved in July 2015.

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned.

Yours faithfully

Ian Adams
Director
PARADIGM PLANNING & DEVELOPMENT CONSULTANTS Pty Ltd

Encl.

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