



7/1/12

Mr David Taylor  
Dart West Developments PL  
PO Box 228  
Narellan NSW 2567

12/20343

Dear David

I refer to your letter to of 2 October 2012 in relation to the Gregory Hills Town Centre Part B DCP, and subsequent discussions with Paul Robilliard and Jeremy Spinks of this Department.

The Department has reviewed the Gregory Hill Town Centre Design Review Report submitted with your letter. Having further considered the issues associated with the town centre site and the constraints on achieving a town centre design consistent with the principles in the Growth Centres Development Code, the general layout of the town centre as proposed by Dart West is considered to be a reasonable design response.

However, as discussed previously, the Part B DCP must include controls to ensure that the north-eastern part of the retail development, including the food court and outdoor play/seating areas, create a positive relationship with the adjoining riparian corridor. I request that Dart West provide more detail in relation to the design of this part of the development to demonstrate how the design of buildings will achieve appropriate orientation towards, activation and passive surveillance of the riparian corridor. It is not my expectation that the entire frontage of buildings to the riparian corridor would be activated, but the further development of the design, and the proposed DCP controls, must show that the best possible integration of the town centre and riparian corridor is achieved. The DCP must also include controls to ensure that elements of the development that do not present an active frontage to the riparian corridor will be designed and landscaped to present an attractive frontage that minimises the visual impacts of utility areas such as loading bays, plant and equipment.

I look forward to receiving more detail in relation to the design, and the proposed DCP controls, in the near future. Should you require any further assistance in relation to this matter, please contact Paul Robilliard on 9860 1512 (note that Paul is on leave from 14 December and will return on 7 January).

Yours sincerely

*Robert Black* 18/12/12

Robert Black  
Executive Director Land Release