

The Environment Minister, under Section 121 of the *Land (Planning and Environment) Act 1991*, has decided that further Environmental Impact Assessment is required for the proposed extension of the Tuggeranong Hyperdome on Block 2, Section 1 and Block 10, Section 2, Greenway.

In accordance with Section 123 (3) of the Land Act in relation to this Assessment:

- (1) the proponent is Leda Commercial Properties Pty. Ltd.;
- (2) the Assessment will be in the form of a Public Environment Report (PER); and
- (3) is to address the following matters:
 - a) analysis of the potential impacts on retail centres within the Tuggeranong district outside of the town centre, and the implication for retail access across community groups;
 - b) substantiation of the need for extension in relation to forecast population growth and changing needs, and benefits and costs to the Tuggeranong community;
 - c) external infrastructure and services required in association with the proposed extension, public transport provision;
 - d) additional analysis of the East-West linkage, in relation to hours of availability, disability access;
 - e) impacts in relation to the Market, including customer access, parking provision, noise and fumes, closure of Scollay Street, loss of street address and visibility; and
 - f) a review of the appropriateness of the proposed scale of development in respect to a) - e) above.