

EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION

EASTERN CREEK RETAIL OUTLET CENTRE

Application No	SSD-10457
Location	179 Rooty Hill Road South, Eastern Creek (Lots 1, 2 & 13 DP 1258787, Lots 1B, 3B, 4B & 5B DP 8681 and Lots 1-4 DP 830836)
Applicant	Frasers Property Retail Holdings Pty Ltd
Council Area	Blacktown
Consent Authority	Minister for Planning and Public Spaces or Independent Planning Commission

Description of proposal

Concept Plan proposal for a retail outlet centre on Lot 3 at the Eastern Creek Quarter, including:

- Retail (factory outlet), ancillary food and drink premises, recreation facilities (indoor and outdoor) and amusement centre land uses;
- Building envelopes, up to a maximum height of 12 metres, including basement;
- A maximum total gross floor area of 39,500 m²;
- Concept landscape design, Design Guidelines, access, parking and road upgrades;
- Stage 1 early works including removal of Cumberland Plains Woodland in south west corner of site, bulk earthworks and extension of the internal access road; and
- Subdivision to incorporate the former Beggs Road reserve into Lot 3.

In accordance with section 4.17(1)(b) of the *Environmental Planning and Assessment Act 1979* the Applicant requests that a condition be imposed on any consent related to this application requiring the development consent SSD 5175 (Eastern Creek Business Hub Concept Approval) be amended to incorporate the proposed development.

Exhibition Details

The application for State Significant Development (SSD), Environmental Impact Statement (EIS) and accompanying documents will be exhibited from **Thursday 11 February 2021** until **Wednesday 10 March 2021** and are accessible electronically on the Department's website (www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition).

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

Controlled Action under *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)

The Commonwealth Minister for the Environment and Energy has decided that the proposed development, Eastern Creek Business Hub Stage 3, Eastern Creek, NSW, by Frasers Property Retail Holdings Pty Ltd, is a "controlled action" under the EPBC Act.

The EPBC Act Part 3, Division 1 controlled provisions are:

- Sections 18 and 18A (Listed threatened species and communities)

The proposed development **EPBC 2020/8715** will be assessed under Part 4 of the *Environmental Planning and Assessment Act 1979*. The assessment will be in accordance with the Bilateral Agreement between NSW and the Commonwealth, made under the EPBC Act. The assessment will be done in the manner specified in Schedule 1 of the Bilateral Agreement. The public notice for the project may be found at:

www.environment.gov.au/epbc/public-notice

Have your say

Anyone can make a submission about the development application during the exhibition period.

Web submissions: To make an online submission, please go to the Department's Major Projects website at www.planningportal.nsw.gov.au/major-projects. Search for this project under www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition. On the project's webpage, click 'Make a Submission'. You will be required to log in or create a user account. Follow the online instructions.

If you cannot lodge online, you can post your submission to the address below. If you want the Department to withhold your personal information before publication, please make this clear at the top of your cover letter and do not include personal details in your attached submission. If you post your submission, it needs to be received by the Department before the close of the exhibition period.

Your submission must include the following:

- Your name and address, at the top of the letter only;
- The name of the application and the application number;
- A statement on whether you 'support', 'object' to the proposal or are only making a comment;
- The reasons why you support or object to the proposal; and
- A declaration of any reportable political donations you made in the previous two years.

Privacy statement: Before making your submission, please read our Privacy Statement at www.planning.nsw.gov.au/privacy or call the number below for a copy. The Department will publish your submission on its website in accordance with our Privacy Statement.

To find out what is reportable, and to access a disclosure form, go to www.planning.nsw.gov.au/DonationsandGiftDisclosure or telephone the number below for a copy. The disclosure requirements apply to both postal and online submissions.

For more information: 1300 305 695

Address: Director - Key Sites Assessments, Planning and Assessment, Department of Planning, Industry and Environment, Locked Bag 5022 PARRAMATTA NSW 2124.



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Industry &
Environment**

Projects on Exhibition

All applications for State significant development (**SSD**) and modification applications are listed in the table below and any accompanying documents such as an Environmental Impact Statement (**EIS**) can be accessed on the Department's website (<http://www.majorprojects.planning.nsw.gov.au/page/on-exhibition/>) during the exhibition period. A person can make a relevant public submission (which means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application) about an application during the relevant exhibition period by following the prompts on the Department's website. If a submission is made by way of objection, the grounds of objection must be specified in the submission.

A person who makes a relevant public submission to the Minister or Planning Secretary in relation to any of the applications listed below is required to disclose all reportable political donations made in the previous two years (EP&A Act, s 10.4(3)(b)). To find out what is reportable, and to access a disclosure form, go to www.planning.nsw.gov.au/DonationsandGiftDisclosure or call 1300 305 695 for a copy.

Privacy statement: Before making your submission, please read our Privacy Statement at www.planning.nsw.gov.au/privacy or call 1300 305 695 for a copy. The Department will publish your submission on its website in accordance with our Privacy Statement.

Application Number	Location & Council Area	Proponent/Applicant	Consent/Approval Authority	Project/Development Description	Submission Period	Public Hearing ¹	Controlled Action ²	EPBC Act - Controlled Provisions
SSD								
SSD-10457	179 Rooty Hill Road South, Eastern Creek (Lot 1, 2 & 13 DP 1258787, Lot 1B, 3B, 4B & 5B DP 8681, Lot 1, 2, 3 & 4 DP830836), within Blacktown Council Area	Frasers Property Retail Holdings Pty Ltd	Minister for Planning and Public Spaces or the Independent Planning Commission (IPC)	Concept Plan proposal for a retail outlet centre on Lot 3 at the Eastern Creek Quarter, including: <ul style="list-style-type: none"> • retail (factory outlet), ancillary food and drink premises, recreation facilities (indoor and outdoor) and amusement centre land uses • building envelopes, up to a maximum height of 12 metres, including basement • a maximum total gross floor area of 39,500 m² • concept landscape design, Design Guidelines, access, parking and road upgrades • Stage 1 early works including removal of Cumberland Plains Woodland in south west corner of 	Thursday 11 February 2021 until Wednesday 10 March 2021	No	Yes. Sought by Frasers Property Retail Holdings Pty Ltd	Eastern Creek Business Hub Stage 3, Eastern Creek, NSW (EPBC 2020/8715): Sections 18 and 18A (Listed threatened species and communities)

				<p>site, bulk earthworks and extension of the internal access road</p> <ul style="list-style-type: none"> • subdivision to incorporate the former Beggs Road reserve into Lot 3. <p>In accordance with section 4.17(1)(b) of the Environmental Planning and Assessment Act 1979 the Applicant requests that a condition be imposed on any consent related to this application requiring the development consent SSD 5175 (Eastern Creek Business Hub Concept Approval) be amended to incorporate the proposed development.</p>					
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The Minister for Planning and Public Spaces may request the Independent Planning Commission to hold a public hearing into, amongst other things, development that is the subject of an SSD application, at the time of publication of this notice, or at any time in the future (EP&A Act, section 2.9(1)(d)).

2 Controlled Action under Environmental Protection and Biodiversity Conservation (EPBC) Act (in accordance with provision 16.03 (2) of the EPBC Regulations): The Commonwealth Minister for the Environment and Energy has determined that these applications are a “controlled action” under the EPBC Act. These applications will be assessed under Part 4 of the EP&A Act. The assessment will be in accordance with the Bilateral Agreement between NSW and the Commonwealth, made under the EPBC Act. The assessment will be done in the manner specified in Schedule 1 of the Bilateral Agreement. The public notice for the project may be found at: www.environment.gov.au/epbc/public-notices