

ARCADIA

**Eastern Creek Quarter | Stage 3**  
**Development Application**

Prepared for Frasers Property  
Aug 2021

# ARCADIA

The Eastern Creek Quarter Stage 3 Report has been prepared for Frasers Property Australia to support a State Significant Development Application (SSDA) submitted to the Department of Planning, Industry and Environment (DPIE) relating to Lot 3 of the Eastern Creek Quarter Site at Rooty Hill Road South, Eastern Creek. The application seeks Concept Plan approval for the staged construction of a new retail outlet centre at Lot 3 with supporting food and beverage tenancies, and ancillary entertainment and recreation usages.

This report addresses the following items of the Secretary's Environmental Assessment Requirements (SEARs): Item 3 Built Form and Urban Design

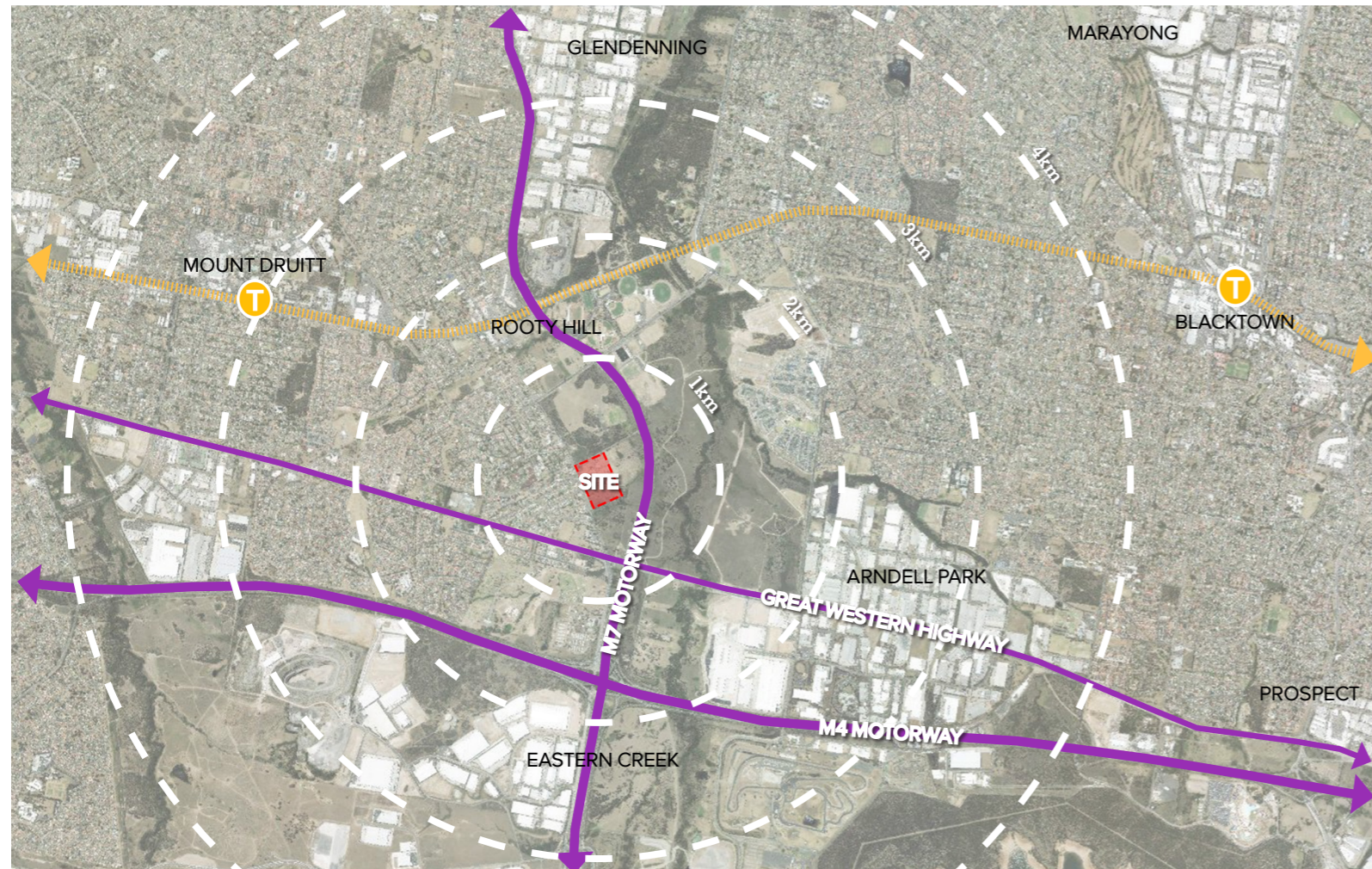
Issue D  
Date 13/07/2021  
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*We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.*

# Location

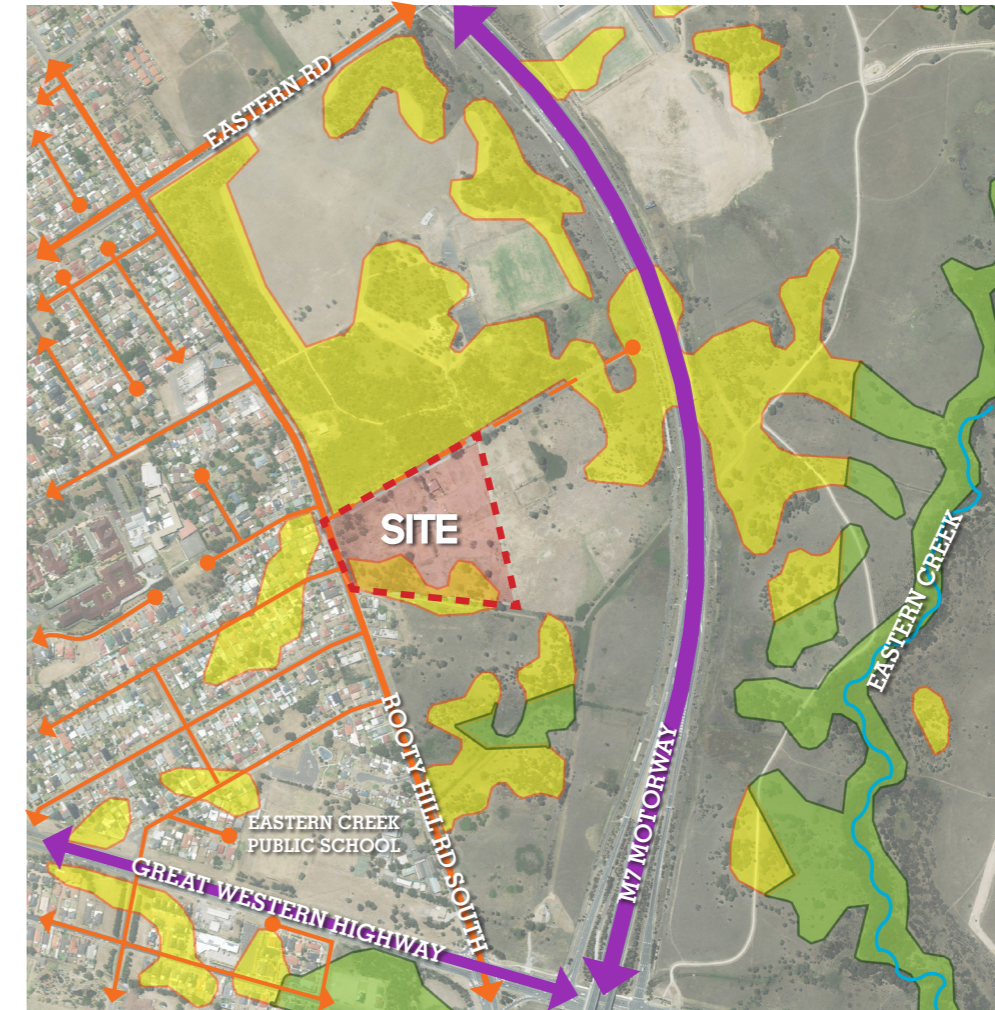
## REGIONAL CONTEXT







The 34ha Eastern Creek Quarter site is situated to the north of the Great Western Highway between Rooty Hill Road South and the M7 Motorway. Church Street marks the site's northern boundary. The site forms part of the Western Sydney Parklands and is located within the Blacktown Local Government Area. It is located approximately 1.5km south east of Rooty Hill Station.

This SSDA relates to Lot 3 of the ECQ site, which is the final lot proposed to be developed. It is located in the northern part of the site and has an area of approximately 7.29ha

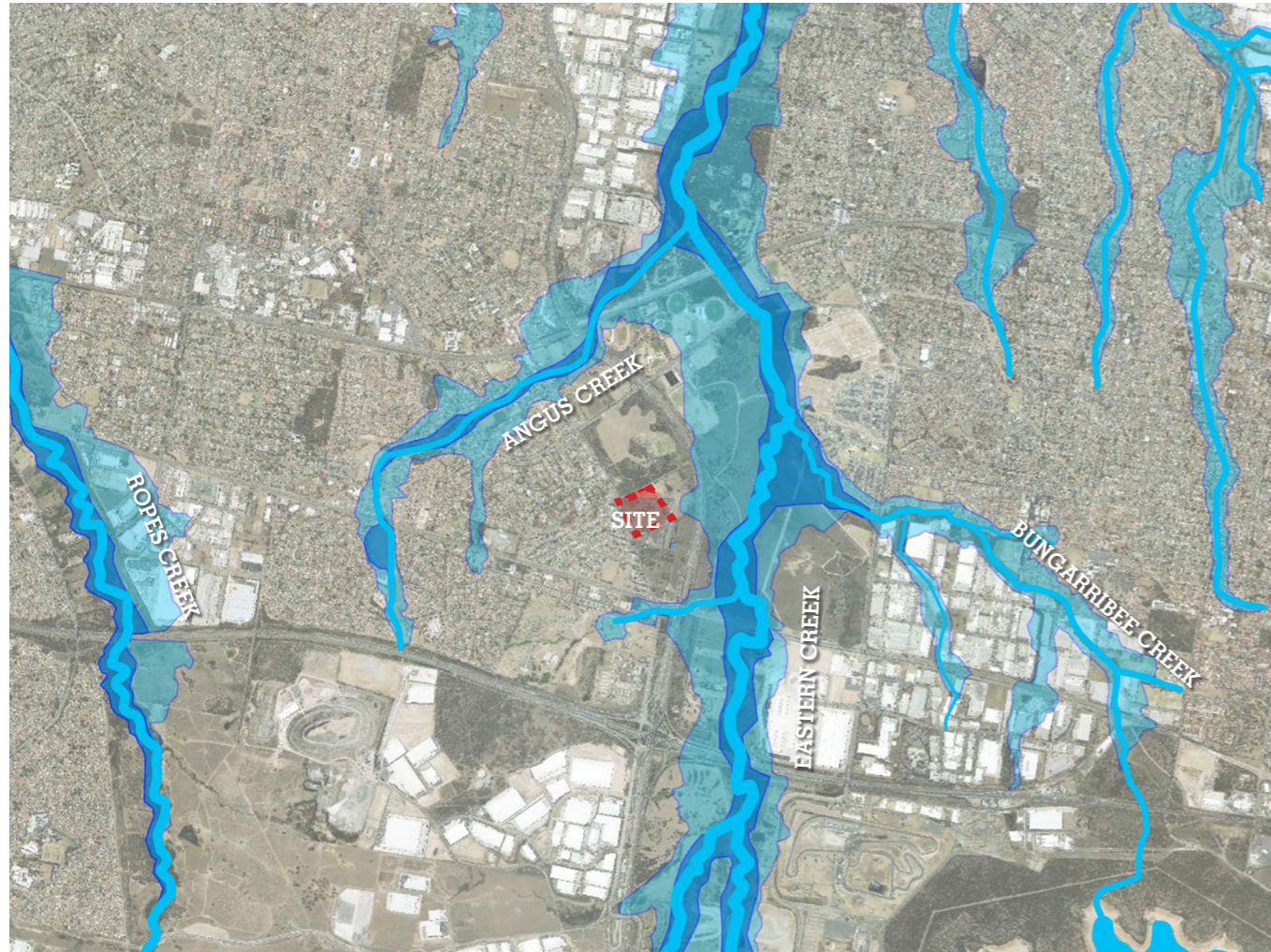
## SITE CONTEXT // VEGETATION






-  Arterial Roads
-  Secondary Roads
-  Shale Plains Woodland
-  Alluvial Woodland

# Site Context

## HYDROLOGY





-  River Network
-  Low Risk Flood
-  High Risk Flood

The site is located just west of Eastern Creek. Eastern Creek makes up the largest catchment area in the Blacktown LGA covering 3622 ha, much of which is flood prone. The site sits on land that falls within a low risk flood area.

## OPEN SPACE



-  Dedicated Bicycle Network
-  Open & Vegetated Space

The site is located within a very large open space network, most of which is un-improved pasture. Dedicated cycleways run adjacent to the M7 and M4 Motorways as well as through the nearby reserves and pasture landscapes.

# Vision



Canopy Cover  
Enclosure vs Exposure  
Temperature Mitigation



Retail Edge  
Events  
Night-time Activity  
Seating



Edges & Buffers  
Access  
Views  
Landform



Native Bushland Views  
Children & Adult Play  
Social Interaction  
Natural Materials

“A Place where  
people can be proud  
of and feel completely  
comfortable”

# Design Principles



## PASSIVE IRRIGATION

This proposal aims to use passive irrigation throughout the design predominately within the carpark area. By grading hardscape areas to drain toward central planted zones, the design not only saves cost through not installing an irrigation system, but also reduces the pressure on the stormwater system and the natural wetland adjacent to the site, reducing the risk of flooding.



## MICROCLIMATE

Providing adequate shading in this design will be essential to the success of the project. Located in Western Sydney, the site experiences harsh, dry summers. By providing large areas of shade and refuge, within the public space as well as the car park, the design will accommodate users with comfortable, cool spaces without turning its back to the surrounding landscape.



## CONNECTIONS

The site sits adjacent to the intersection of the M7 motorway and the Great Western Highway making the site very accessible by vehicle. The M7 also includes an integrated, dedicated bicycle path that this proposal will look to provide links to and through the site, connecting to the wider existing network.



# Eastern Creek Quarter Masterplan

**The objectives of the Eastern Creek Business Quarter are to:**

- Utilise low value land to contribute to the long term sustainable future of the Western Sydney Parklands and generate jobs for western Sydney.
- Provide for the conservation and rehabilitation of significant landscape elements, including remnant vegetation and threatened species.
- Establish an environmentally and commercially viable framework for the Business Hub.

The proposed State Significant Development Application (SSDA) seeks Concept Plan approval for a new retail outlet centre at Lot 3 of the Eastern Creek Quarter site. The Concept Plan will establish the following framework to guide the future detailed design of the Lot 3 development:

Land uses, including retail (factory outlet), food and drink premises, amusement centre and indoor recreation facility;

Building footprints, including basement, with a maximum height of 12m;  
A maximum GFA of 39,500m<sup>2</sup> at Lot 3 which will be staged as follows:

- Phase A: 29,500m<sup>2</sup>
- Phase B: 10,000m<sup>2</sup>

Upgrade of Church Street for vehicular access, including traffic signals at the Church Street/Rooty Hill Road South intersection;



Modifications to the Cable Place/Rooty Hill Road South/Site Access intersection; and

Modifications to the Francis Street/Eastern Road/Rooty Hill Road South intersection.

It is also proposed to seek consent for a series of early works including:  
Removal of up to 0.73 ha of Cumberland Plains Woodlands in the south west corner of the site;  
Bulk earthworks within Lot 3; and  
Extension of the internal access road to connect to the basement car park.

The proposed outlet centre at Lot 3 will necessitate the inclusion of conditions of consent which requires the modification of SSD 5175 (the existing Concept Plan for the broader ECQ site) to amend the overall allocation of GFA and associated uses, relevant Concept Plans and the existing Design Guidelines.



-  Open Space / CPW/ Conservation
-  Shale Plains Woodland

# Landscape Masterplan

## Legend

- 01 Plaza
- 02 Outlet Retail
- 03 On grade car Park with Trees to future development to comply with design guidelines note below
- 04 Recreation landscape zone
- 05 Landscape Streetscape Strategy to improve amenity of Church Street
- 06 Pedestrian connection
- Trees Retained
- Trees Removed

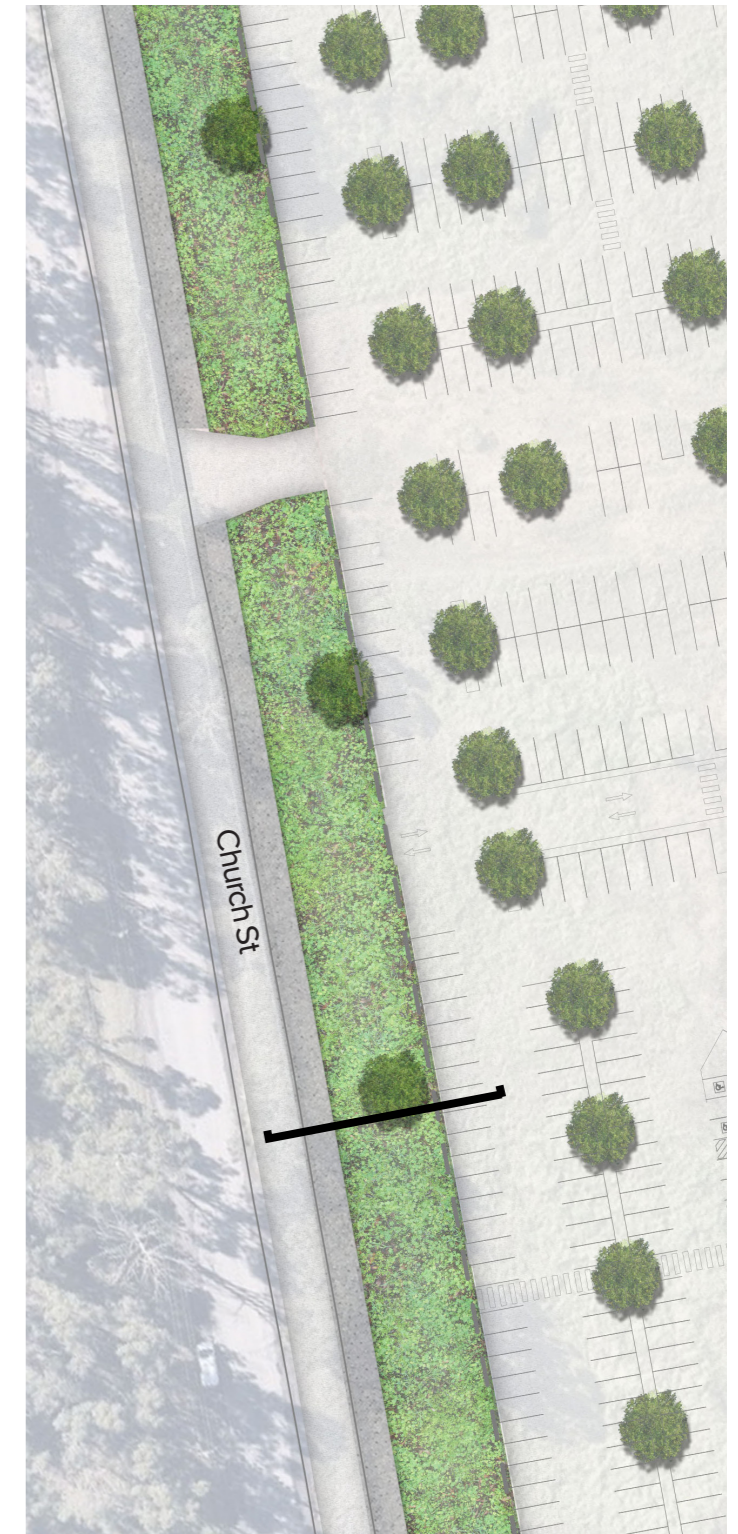
\* Note: Parking areas to incorporate a minimum of 1 tree per 8 parking spaces and achieve a 15% coverage of hard stand areas by mature tree canopy.



# Church Street Section

## Legend

- 1. Native buffer planting
- 2. Pedestrian footpath
- 3. Church Street
- 4. Deep soil
- 5. Car park
- Site boundry



# Analysis Diagrams

## CIRCULATION



## LEVELS



### Legend

- Vehicle Access
- Vehicle Access to Basement Level
- Pedestrian Only Access
- Loading Access
- Proposed Bicycle Path
- Trees Retained
- Trees Removed

# Existing Tree Strategy



- Trees Retained: 15
- Trees Removed: 137
- Indicative Proposed Trees^

^Tree canopy coverage less than 15% of site at maturity in accordance with NSW RSF APZ comments.

\* Indicative only, Where possible to retain and re-use existing landscape materials from site

# Landscape Character



# Landscape Biophilia Connection

## CONNECTION TO SITE



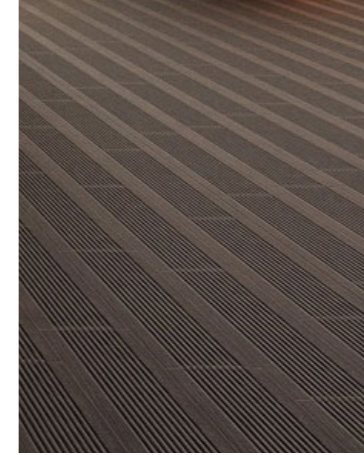
## COLOURS



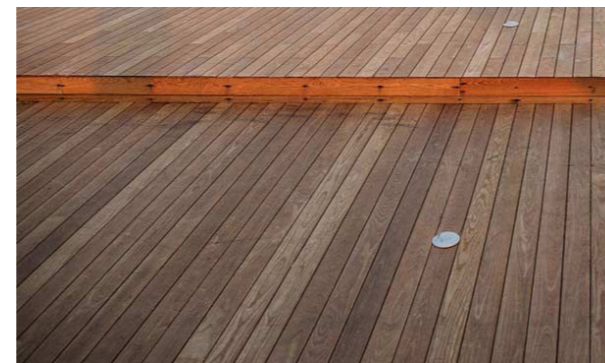
## TONES



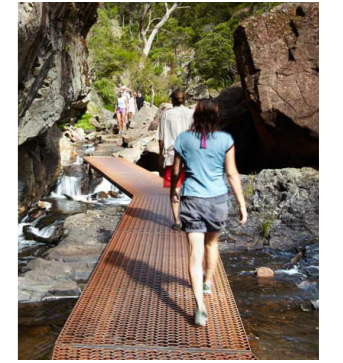
## CONTRAST



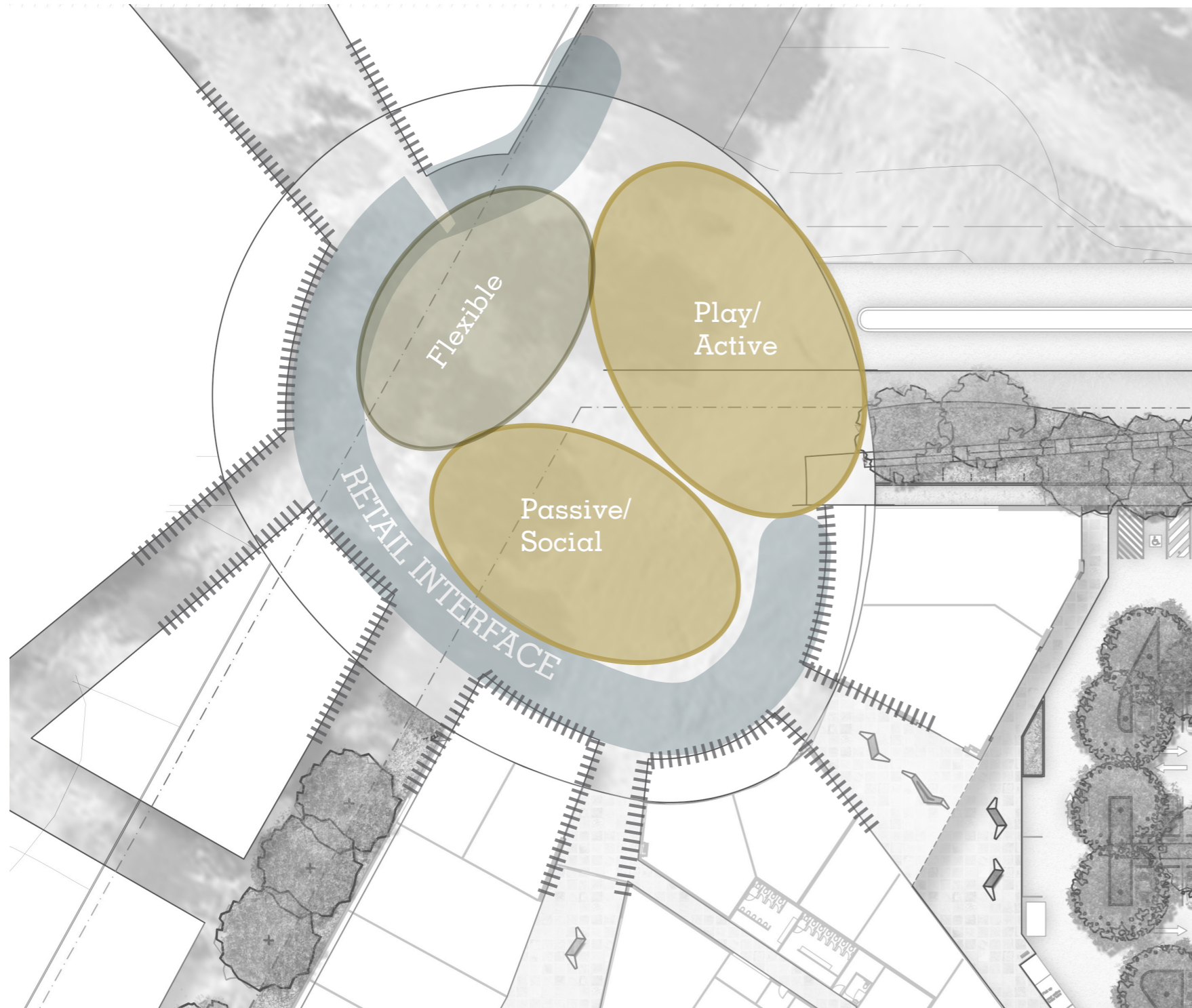
## LIGHT



## TOUCH



# Plaza Activation



**IDENTITY**  
**COMFORT**  
**INTRIGUE**  
**PLAY**  
**ENGAGEMENT**  
**PROGRAMME**



\* Indicative only, subject to Detail Design

# Plaza Strategy

WHAT MAKES A GOOD RETAIL PLAZA EXPERIENCE

## IDENTITY



- Connection to community
- Site context/local environment

## COMFORT



- Micro-climate creation through shade and water integration
- Large trees for temperature mitigation
- A balance of exposure vs enclosure
- Seating

## INTRIGUE



- Create intrigue and character within space
- Water bodies
- Sculptural planting
- Art interpretation

## PLAY



- Large open space for informal play
- Water play
- Stepped levels create play
- Watching/parent space
- Enclosed

## ENGAGEMENT



- Informal/formal mix
- Alfresco
- Perimeter seating
- Pop up markets
- Diversity
- Social distances
- People watching

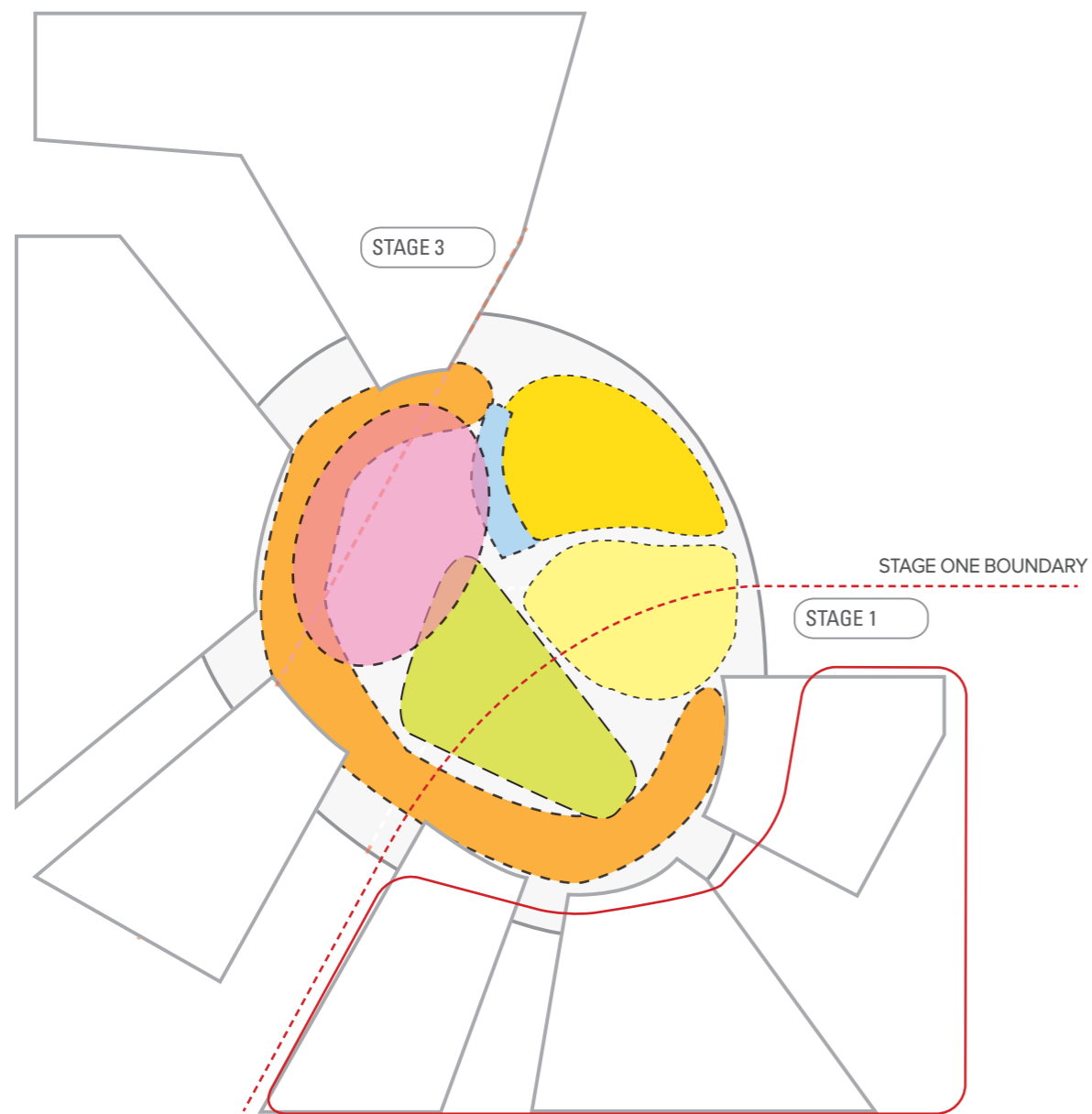
## PROGRAMME









- Draw people into the space.
- Night events
- Stage & theatre
- Play
- Dining
- Markets

\* Indicative only, subject to Detail Design

# Plaza Programme



-  INTERACTIVE WATER PLAY
-  TEENAGER PLAYGROUND
-  CHILDREN PLAYGROUND
-  GREEN LEISURE SPACE
-  EVENT SPACE
-  DINING



INCLUSIVE ELEMENTS FOR ENJOYMENT OF ALL AGES

FLEXIBLE SPACE FOR A VARIETY OF USES

STAGE AND SEATING FOR PERFORMANCES

INTERPRATIVE WAYFINDING FOR COMFORTABLE PUBLIC SPACE ACTIVATION

\* Indicative only, subject to Detail Design

# Plaza Activation



## Legend

- 01 Stage 1 Play Space
- 02 Larger play structure connecting to Stage 1
- 03 All ages inclusive play space (to future DD)
- 04 Timber boardwalk connection
- 05 Covered event space for outdoor performances/  
commercial offering
- 06 Expanded artificial turf area
- 07 Timber amphitheater terraces

\* Indicative only, subject to Detail Design

# Tree Strategy

SHALE PLAINS WOODLAND



Site Photo - Arcadia

The Shale Plains Woodland is a vegetation community within the wider Cumberland Plain Woodland community that occurs mainly in the driest parts of the Sydney basin as it is well adapted to drought and fire. Originally occurring over 122,000 hectares across Western Sydney, this vegetation community covers just 7% of its original area. This community is now listed as a critically endangered ecological community under the *NSW Threatened Species Conservation Act 1995*.

The species selected are core members of this ecological community, well adapted to site soil and microclimate conditions. Clear trunks provide good surveillance through the site while the large canopies cast considerable shade to reduce heat island effect.

The sculptural qualities of the *Corymbia maculata* and *Eucalyptus tereticornis* will be utilised throughout the carpark. Perimeter planting of *Eucalyptus eugenioides* and *Eucalyptus moluccana* will occur in garden beds in random groupings to promote view corridors and retain native planting arrangements.

DOMINANT TREE SPECIES



*Corymbia maculata*

01

Common Name: Spotted Gum  
Height: 30m  
Canopy Width: 10m



*Eucalyptus eugenioides*

02

Common Name: Thin Leaved Stringybark  
Height: 30m  
Canopy Width: 10m



*Eucalyptus moluccana*

03

Common Name: Grey Box  
Height 20m  
Canopy Width: 10m



*Eucalyptus tereticornis*

04

Common Name: Forest Red Gum  
Height 20m  
Canopy Width: 10m

# Planting Palette

TREES	 <p><i>Eucalyptus moluccana</i></p>	 <p><i>Eucalyptus eugenioides</i></p>	 <p><i>Corymbia maculata</i></p>	 <p><i>Eucalyptus tereticornis</i></p>	 <p><i>Cupaniopsis anacardioides</i></p>	 <p><i>Tristaniopsis 'Luscious'</i></p>	
SHRUBS AND GRASSES	 <p><i>Correa alba</i></p>	 <p><i>Chlorophytum comosum</i></p>	 <p><i>Poa labillardieri 'Eskdale'</i></p>	 <p><i>Themeda australis</i></p>	 <p><i>Hardenbergia violacea</i></p>	 <p><i>Acacia terminalis</i></p>	 <p><i>Banksia 'Birthday Candles'</i></p>
SWALE PLANTING	 <p><i>Lomandra longifolia</i></p>	 <p><i>Ficinia nodosa</i></p>	 <p><i>Dianella 'Little Jess'</i></p>	 <p><i>Lomandra hystrix</i></p>			

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