

Mr Mark Cleveland
Senior Development Manager – Retail
Frasers Property Australia
Level 9, 484 St Kilda Road
Melbourne VICTORIA 3002

28/11/2019

Dear Mr Cleveland

**Modification to Eastern Creek Business Hub
Concept Plan (SSD-5175-MOD-5) and Retail Centre Lot 1 (SSD-8858)**

The exhibition of the amended development applications, including the Response to Submissions Report for the above proposals ended on 20 November 2019.

The Department received submissions from Blacktown Council, Roads and Maritime Services, Transport for NSW and Environment, Energy and Science Group. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at www.planningportal.nsw.gov.au/major-projects/project/10946 and www.planningportal.nsw.gov.au/major-projects/project/10076.

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000.

The Department notes Council continues to object to the proposals and encourages further consultation with Council to address its concerns. In addition, you are requested to provide additional information requested by the Department in **Schedule 1**. Please provide a response to the issues raised in these submissions and the additional information within two months.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact Emily Dickson, who can be contacted on 8275 1032/ at emily.dickson@planning.nsw.gov.au.

Yours sincerely



Anthony Witherdin
Director
Key Sites

as delegate for the Secretary

Enclosed/Attached: Agency submissions

SCHEDULE 1

SSD 5175 MOD 5

Concept Plans

Update the 'Concept Masterplan' to clarify that the uses associated with legend item '9' apply to Lot 1 only. It is noted the legend currently indicates these uses (specialised retail, indoor recreation centre and vehicle repair station) are also proposed for Lot 3.

Economic Impact Assessment (EIA)

Provide further detail of the potential for growth of nearby retail centres including:

- what is envisaged for these centres under current planning controls
- the existing development of Doonside and Rooty Hill and the potential for growth, noting Council comments that Doonside and Rooty Hill are underdeveloped
- accurate existing retail floor space for nearby centres.

Confirm the assessment of the redirection of turnover in the updated EIA is assessed for 2021, as Table 1 is titled 2020.

SSD 8858

Development staging

Provide further details about the staged construction and occupation of each building in Lot 1, as mentioned in the RtS report. Include:

- an indicative outline of the proposed staging order for the three specialised retail buildings
- which elements of the proposal will be delivered as part of stage 1
- how areas of the site to be constructed later will be managed.

Access and Parking

Clarify the arrangements for loading and unloading for buildings 2, 3 and the pad site. In particular:

- the inconsistencies in the RtS and the Operational Management Plan. The RtS notes smaller service vehicles will service buildings 2, 3 and the pad site outside operating hours. However, the proposed delivery hours are 7am to 10pm. In addition, the Operational Management Plan indicates deliveries will be completed by 5pm on Sundays.
- indicate where the smaller service vehicles will park and demonstrate there is sufficient space for these vehicles to manoeuvre within the carpark.

Traffic report:

- Update the GFA figures associated with the proposal at paragraph 1.6. It is noted the GFA figures add up to 11,598 m², which is greater than the proposed GFA of 11,358 m²
- Update the parking requirements at paragraph 2.13, which rely on the incorrect GFA figures
- Provide further detail of expected frequency of loading/delivery and waste vehicle movements to service the site
- Clarify how the indoor recreation centre traffic generation rate has been developed
- Update the key findings of the Traffic Report at paragraph 2.47 to correctly refer to the proposed GFA and uses at Lot 1.

Signage

Provide additional justification for the signage zones on the front and rear of the three specialised retail buildings having regard to the private domain signage controls within the Design Guidelines, including:

- advertising signage for the business hub should be kept to a minimum

- for single developments the total permissible signage and advertisements are not to exceed 1 sqm of advertising per 3m of street frontage.

Landscaping

- Provide detail of the proposed green walls on the detailed landscape plans, as shown on the architectural and concept landscape plans
- Clarify if trees are proposed to be planted between the northern carpark and internal access road. It is noted the concept Tree Strategy Plan, page 12, shows *Eucalyptus moluccana* (red circle) to be planted in the landscaped area between the carpark area and internal access road. On the Landscape Masterplan, number 200, no planting is shown in this area.

Plans

- Provide additional detail of the concrete feature wall proposed to match Stage 1
- Provide additional 3D street views as follows:
 - from within Lot 2, as it is noted the 3D Street view – new access road intersection provides a view of Lot 2, rather than Lot 1
 - a view of Building 3, showing the proposed signage on the RHRS elevation.

ESD

Expand on the proposed rainwater collection methods, noting Council comments about the size of the proposed rainwater tanks.

Footpaths

Clarify if footpaths outside the site are to be provided as part of the application, as the landscape concept plan shows pedestrian footpaths, however the RTS report indicates the provision of footpaths within the road reserve as part of the WAD between Frasers and RMS.

Noise Impact assessment

Update the assessment of car parking facilities (section 6.2), as the report references the 'proposed ALC Document project with 401 car parking spaces', which is not the subject site.