

5 November 2021

2191002

Mr Jim Betts
Secretary
Department of Planning, Industry and Environment
12 Darcy Street,
Parramatta NSW 2150

Attention: Thomas Piovesan, Senior Planner, Key Sites Assessments

Dear Tom,

Response to Request for Information for Eastern Creek Quarter - Lot 3 Concept Plan (SSD-10457)

Ethos Urban has prepared this letter on behalf of Frasers Property Australia (Frasers) in response to the Department of Planning, Industry and Environment's request for information (RFI) letter dated 21 October 2021. The following table provides a summary of the response to each of the matters raised by the Department and should be read in conjunction with the following additional information provided by the relevant technical experts:

- Response to TfNSW material prepared by CBRK (**Attachment A**); and
- Updated Economic Impact Assessment Addendum prepared by Ethos Urban (**Attachment B**).

Table 1 RFI Response Summary

Matter raised	Response
TfNSW Submission	
We require additional information in response to the items raised by TfNSW in its letter dated 7 September 2021. This should include consideration of any alternative options which would enable access to the proposed outlet centre while managing/mitigating impacts on Rooty Hill Road South and affected local streets, in consultation with TfNSW and Council as required.	<p>Since receiving their initial submission, ongoing consultation has occurred with TfNSW regarding the necessary intersection upgrades in accordance with Council's preferred concept design involving traffic signals. As part of this consultation, a preliminary response to the submission was sent to TfNSW on 18 October 2021 which included a revised intersection concept design and a meeting was subsequently held on 21 October 2021 to discuss.</p> <p>At this meeting, it was acknowledged that the design principles and response were generally consistent with TfNSW's previous feedback and it was agreed that the intersection concept design would be updated to show:</p> <ul style="list-style-type: none"> • A single pedestrian crossing; • A left turn high angle slip lane; • Median extended to prohibit right hand turns to/from St Anges Ave and Minchinbury Street. <p>CBRK has since provided the attached response to TfNSW (Attachment A) which addresses these matters.</p> <p>It is noted that the 3.5m wide road reserve for Church Street south shown on the revised concept intersection is already accommodated by the proposed plan of subdivision accompanying this application. As outlined in the previous RFI response (dated 16 October 2021), and as shown on the current intersection concept, works to Morreau Reserve would be required to accommodate the left turn slip lane to TfNSW standards. The final design of this intersection will</p>

Matter raised	Response
	seek to minimise the extent of works required in this area and this will be addressed as part of a future WAD process for the delivery of the intersection upgrades.
Economic Impacts	
Clarify the term 'Urban Renewal Precincts' in the addendum economic statement.	The term 'Urban Renewal Precincts' has been taken from Blacktown City Council's Local Strategic Planning Statement (LSPS) in response to Council's original submission which requested that the economic impact assessment reflect Council's hierarchy of centres. Accordingly, the assessed localities were grouped into centres corresponding with Council's identified centres in their LSPS.
Detail how the 'balance of centre' groupings for strategic centres and key centres align with the economic impact assessment provided with the EIS.	The impact analysis in the Macroplan EIA focused on the key shopping centres in the identified strategic and key centres, as the potential impacts from Eastern Creek Quarter would mostly fall on these facilities. Uses in the 'balance of centre' were not specifically covered in the impact analysis provided in the EIA. The Economic Advice letter addresses the potential impacts on the 'balance of centre' uses for completeness, and confirms that the impacts on the 'balance of centre' uses, excluding the major shopping centre, would be very minor.
<p>As requested in our letter of 23 September 2021 please quantify the cumulative economic impact of the development and Eastern Creek Quarter overall on the key local centres in the Department's assessment of SSD-5175 being:</p> <ul style="list-style-type: none"> • Rainbow Shopping Centre • Myrtle Street Prospect • Holbeche Road, Ardnell Park • Rooty Hill Village Centre • Evans Road, Rooty Hill. <p>If the local centres listed above have been captured in a differently defined area, detail how these local centres have been grouped or captured in this way.</p>	A revised EIA addendum is provided at Attachment B which includes these identified local centres.

Should you have any further queries about this matter, please do not hesitate to contact me on the details provided below.

Yours sincerely,



Chris Forrester
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