

8 November 2021

2210022

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

Attention: Jennie Yuan (Planning Officer, Department of Planning, Industry and Environment)

Dear Jennie,

Response to Request for Information for Eastern Creek Quarter - Lot 1 Detailed Design (SSD-8858 MOD 2)

Ethos Urban has prepared this letter on behalf of Frasers Property Australia (Frasers) in response to the Department of Planning, Industry and Environment's (the Department) additional request for information (RFI) letter dated 27 October 2021 and email correspondence dated 4 November 2021.

This RFI response letter addresses the items raised by the Department in the additional RFI letter. This response is accompanied by updated Architectural Plans prepared by i2C, included at **Attachment A**. As requested by the Department, the matters raised in the Department's RFI are addressed in **Table 1** below.

Table 1 RFI response table

Comment	Response
Department of Planning, Industry and Environment	
The Department has reviewed the application and requests that you provide the following additional information: Further details to demonstrate the proposed roof stair access integrates seamlessly with the design of the development. This should include updated elevation plans showing the actual architectural form of the proposed roof stair access for all buildings and annotate the proposed height above both the roof and ground level, as well as the materials and colour of these elements.	The roof access zones have been removed from the three buildings and these have been replaced with access hatches, consistent with the construction certificate plans. Refer to the updated Architectural Plans provided at Attachment A. All the changes made in the updated Architectural Plans are identified in Section 1.1.
- Updated Site/Floor Plan to indicate the location of the stair roof access on the ground level of Building 2. - Confirm that this access has received BCA approval.	The roof access for each of the buildings includes a dropdown ladder. For building 2 this dropdown ladder is accessed from the amenities room shown on the Site Plan (refer to Attachment A). The construction certificate has been obtained for the design of the roof access, with these also receiving BCA approval during this process.
Updated Signage Plan (drawing no. DA21) showing for doors of Tenant 5 consistent with those in Building 1 – True Elevation	Signage – Stage 2 Plan (DA21) has been made consistent with the true elevation (DA06). Refer to Attachment A.
Updated Proposed Site Plan, Roof Plan and Signage plan, overlaying the Proposed Intersection Layout dated May 2020 prepared by Henry & Hymas (drawing No.15766_CON_C000, Rev 1) to show that the proposed site boundary is adequate to accommodate the future intersection upgrade.	Updated Architectural Plans including the requested overlay are provided at Attachment A. These plans demonstrate that the proposed site boundary adequately accommodates the future intersection upgrade.

Comment	Response
Clarify the dimensions of signage zones 1M, 1O and 1P relating to Major Tenant 1.	The dimensions of signage zones 1M, 1O and 1P are as follows: Sign 1M: 2.3m x 0.68m (reduction in signage area by 2.486m²); Sign 1O: 4.2m x 0.68m (reduction in signage area by 6.144m²); and Sign 1P: 6.4m x 0.68m (reduction in signage area by 4.648m²). It is noted that these dimensions are already reflected in the schedule included in the stamped approved Signage – Stage 2 Plan (DA20A). However, Signage – Stage 2 Plan (DA21) has been amended to include these same dimensions (refer to Attachment A).

1.1 Proposed design changes

The updated Architectural Plans include the following changes:

- Omission of the roof access zones on each building and replacement with an access hatch.
- Amended the location of the water tank adjacent to building 2, to ensure consistency with the construction certificate plans.
- Amended the water tank at building 1 and shifted the door to the adjacent wall on the maintenance shed, next to the building 1 water tank, to ensure consistency with the construction certificate plans.
- Signage – Stage 2 Plan (DA21) has been made consistent with the corresponding true elevation (DA06).
- Inclusion of red clouding on signs 1M, 1O and 1P shown on Signage – Stage 2 Plan (DA21), as these dimensions have been amended to be consistent with the dimensions shown on the stamped approved Signage – Stage 2 Plan (DA20A).
- Inclusion of the intersection layout overlay on the Site Plan (DA04), Roof Plan (DA05) and the Signage – Stage 2 Plan (DA20A).

1.2 Proposed modification to Condition A2

The proposed modification to Condition A2 of the development consent is set out below. Words proposed to be deleted are shown in ~~**bold strike-through**~~ and words to be inserted are shown in ***bold italics***.

Condition A2

A2. The development may only be carried out:

- in compliance with the conditions of this consent;
- in accordance with all written directions of the Planning Secretary;
- in accordance with the EIS, Response to Submissions and Additional Information;
- in accordance with the approved plans in the table below:

[...]

Architectural Drawings prepared by i2C			
Dwg No.	Rev	Name of Plan	Date
DA04	M J	Proposed Site Plan – Stage 2	28.09.20 <i>05/11/2021</i>
DA05	K H	Proposed Roof Plan – Stage 2	28.09.20 <i>05/11/2021</i>
DA06	H F	Elevations 1 – Stage 2	28.09.20 <i>29/10/2021</i>
DA07	G E	Elevations 2 – Stage 2	28.09.20 <i>29/10/2021</i>

DA08	G F	Elevations 3 – Stage 2	28.09.20 29/10/2021
DA09	F D	Elevations 4 – Stage 2	28.09.20 29/10/2021
DA11	H F	Sections – Stage 2	28.09.20 29/10/2021
DA14	G	3D Site Perspectives – South West and North West	29/10/2021
DA14	F	3D Site Perspectives – North and North East	29/10/2021
Signage Plans prepared by i2C			
DA20A	I F	Signage – Stage 2	28.09.20 05/11/2021
DA21	H E	Signage – Stage 2	28.09.20 05/11/2021
DA23	F E	Signage – Stage 2	28.09.20 29/10/2021

2.0 Conclusion

We trust that the information contained within this letter addresses all items raised by the Department in relation to this modification application and will allow the Department to finalise its assessment.

Should you have any further queries about this matter, please do not hesitate to contact the undersigned.

Yours sincerely,



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