



Your ref: SSD 10457
File no: MC-20-00003

16 August 2022

NSW Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Recipient Delivery Thomas.Piovesan@planning.nsw.gov.au

Attention: Thomas Piovesan

Dear Mr Piovesan

SSD 10457- Eastern Creek Retail Outlet Centre- concept intersection design

Thank you for your correspondence dated 2 August 2022 requesting our advice on the concept intersection design lodged by the applicant, Frasers Property Retail Holdings Pty Ltd. This was submitted by the applicant to facilitate access into the proposed Eastern Creek Retail Outlet Centre Stage 3. This is a State Significant Development proposal under section 4.36 of the *Environmental Planning and Assessment Act 1979*. Please note Council is only providing comment on the revised traffic concept for the 4-way intersection.

The intersection concept design has been carefully reviewed by our officers and we still object to the design put forward by the applicant for the reasons listed in the Attachment to this letter.

We request that these issues are comprehensively addressed by the applicant to redesign a revised intersection concept plan that responds to our concerns. Please refer any revised concept design back to Council for our endorsement before any approval is granted by the Department of Planning and Environment.

If you would like to discuss this matter further, please contact Judith Portelli, our Manager Development Assessment, on 9839 6228.

Yours faithfully

Peter Conroy
Director Planning and Development

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Blacktown Council's submission to SSD-10457 Concept Intersection Design

Traffic Issues

- a. The intersection concept plan is required to be amended. Council requires two lanes at the St Agnes Ave approach to the proposed traffic signal in anticipation of future access to St Agnes School. This will attract more traffic into St Agnes Ave which is not included in the SIDRA analyses submitted by the applicant. This additional lane may require land acquisition from the adjacent property.
- b. The traffic modelling is to be redone to meet TfNSW's recommendation. It is noted the applicant's traffic consultant used 130 seconds cycle time in SIDRA analyses instead of the TfNSW recommendation of 120 Seconds

Heritage Issues

- a. The Statement of Heritage Impact (Statement) is to be amended to address the ameliorative measures to be employed to minimise the potential impact of the proposed slip lane on the former Pioneer Memorial Church to the north of the subject site (particularly when viewed from Rooty Hill Road South). Presently the Statement justifies the proposed road works in front of this heritage listed building as '*only a minor adjustment to the layback to the street boundary of the Pioneer Memorial Church*' and states that the impact is acceptable because the Church is toward to rear of the lot (p.27 of the Statement). However, this is inadequate, the Statement must go into more detail on the measures that will be taken to reduce the adverse impact of these road works on the heritage item, particularly in relation to potential loss of landscaping, setting, streetscape and views etc.
- b. The applicant's presentation at the meeting with Council and Department of Planning and Environment on 9 August 2022, provided a lot of landscaping detail and mentioned some interpretive features that was going to be installed that would respect the Aboriginal inhabitants of the area. On this basis it is necessary for a Heritage Interpretation Strategy to be prepared to include these Aboriginal interpretive elements and also to acknowledge the previous non-indigenous uses of the site (eg the former Eastern Creek School).and the surrounding extant historical elements (eg Belvedere, Fairholme, Pioneer Memorial Church, the Rooty Hill and the ruins of the Government Farm).