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Our Ref: PSM2802-504L

15 December 2020

Frasers Property Australia
Level 2, 1C Homebush Bay Drive
RHODES NSW 2138
Angela.Wang@frasersproperty.com.au

Attention: Angela Wang

Dear Angela

RE: EASTERN CREEK QUARTER LOT 3 GEOTECHNICAL ASSESSMENT

1. Introduction

This letter 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 item of the Environmental Impact Statement (EIS) prepared by Ethos Urban:

- Planning and Documents – Geotechnical Report.

2. The Site

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 (refer to Inset 1 below). Appendix A presents the masterplan for the ECQ site.

Inset 1: Site Location

3. Overview of the Proposed Development

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^2 at Lot 3 which will be staged as follows:
  - Phase A: 29,500m^2
  - Phase B: 10,000m^2
- 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.

This report is based on the Concept Plan prepared by i2C, shown at Inset 2 below.

Inset 2: Indicated Concept Plan

4. Supporting Documents

PSM undertook geotechnical investigation works within the ECQ development site on 14 and 15 September 2015 and 11 March 2016. The following documents were provided to Parramatta Park & Western Sydney Parklands Trusts (WSPT) based on the results of the geotechnical investigation:

- A geotechnical investigation factual report dated 7 April 2016 (Ref. PSM2802-007L Rev 1) following the fieldwork in September 2015 and March 2016
- A bulk earthworks specification dated 9 October 2015 (Ref. PSM2802-008S)
- An interim geotechnical design advice (IGDA) dated 7 April 2016 (Ref. PSM2802-009L Rev 1). The IGDA is directed towards typical warehouse facility developments
- An interim geotechnical design advice (IGDA) for Stage 2 development dated 5 September 2019 (Ref. PSM2802-401L).
- A soil salinity and aggressivity investigation report dated 7 April 2016 (Ref. PSM2802-010L Rev 1)
- A salinity management plan dated 7 April 2016 (Ref. PSM2802-011L Rev 1).

The following document was provided to Frasers Property following the geotechnical investigation undertaken on 26 April 2018:

- Eastern Creek Business Hub – Proposed Basin and Pavement, Additional Geotechnical Site Investigation (Ref. PSM2802-028L, dated 29 May 2018).

5. Conclusion

PSM consider that the site discussed in Section 2 is suitable for the proposed ECQ Lot 3 development provided the following is satisfied:

- The earthworks are undertaken in accordance with PSM bulk earthworks specification (Ref. PSM2802-008S). The proposed cut and fill plan is presented in Appendix B
- The design for the development is based on PSM geotechnical design advice provided based on the findings of the geotechnical investigations.

We have not identified unusual geotechnical constraints or risks for the development in LOT 3. We note that ECQ Stage 1 and Stage 2 Retail Centre have been constructed immediately south of ECQ LOT 3 on similar ground conditions. We also note that further investigation works will be carried out at later detailed stage of ECQ LOT 3.

For and on behalf of
PELLS SULLIVAN MEYNINK

MATIAS BRAGA
GEOTECHNICAL ENGINEER

AGUSTRIA SALIM
PRINCIPAL

Encl.

Appendix A ECQ Masterplan

Appendix B Proposed Cut and Fill Plan (ECQ LOT 3)

Appendix A
ECQ Masterplan

LEGEND

- Superlot Boundary
- Indicative subdivison
- Indicative bld. footprint
- Indicative parking layout
- Open Space/ CPW / Conservation
- Preferred location for playground
- Stormwater Strategy
- Remnant vegetation to be retained
- Gas pipeline
- Buffer to Gas pipeline (Belmore Road)
- Parking Access
- Future development
- Basement parking
- Asset Protection Zone

2 - RETAIL PREMISES/ BUSINESS PREMISES

6 - OUTLET CENTRE

7 - FUTURE KIOSK/PAVILION

8 - CHILD CARE CENTRE

9 - SPECIALISED RETAIL PREMISES

10 - INDOOR RECREATION/ VEHICLE REPAIR STATION

11 - PLAZA

12 - LANDSCAPE / RECREATION

(location of uses and areas indicative only)

Phase 1 (south of Beggs Rd)
Convenience Retail - **9,749 sqm**
Child Care Centre - **708 sqm**
Circulation - **1,684 sqm**

Phase 2
Specialised
Retail Premises- **10,637 sqm**
Convenience retail - **850 sqm**

Phase 3
Outlet Centre /
Ancilliary- **30,000 sqm**
Circulation - **9,500 sqm**

FRASERS PROPERTY AUSTRALIA

EASTERN CREEK QUARTER

MASTERPLAN

PLAN

PROJECT	DRAWING NO.
2018-217	SK23
DATE	DRAWN BY
11.12.2020	DDE

MEL
SYD
PER

1800 422 533 i2C.COM.AU

Appendix B
Proposed Cut and Fill Plan (ECQ Lot 3)

LEGEND

- EXISTING BOUNDARY
- 0.50 — DEPTH CONTOUR FOR FILL
- -0.50 — DEPTH CONTOUR FOR CUT

DEPTH RANGE Lower_value		Upper_value	Colour
-6	to	-4	Meters
-4	to	-2	Meters
-2	to	-1	Meters
-1	to	-.8	Meters
-.8	to	-.6	Meters
-.6	to	-.4	Meters
-.4	to	-.2	Meters
-.2	to	-.1	Meters
-.1	to	-.05	Meters
-.05	to	.0	Meters
.0	to	.05	Meters
.05	to	.1	Meters
.1	to	.2	Meters
.2	to	.4	Meters
.4	to	.6	Meters
.6	to	.8	Meters
.8	to	1	Meters
1	to	2	Meters
2	to	4	Meters
4	to	6	Meters

EARTHWORKS QUANTITIES

(APPROXIMATE ONLY)

- NOT TO BE USED FOR CONTRACTUAL PURPOSES. TENDERERS TO DETERMINE VOLUMES USING THEIR OWN METHOD OF CALCULATION.
- ASSUMED SLAB AND PAVEMENT THICKNESS OF 300mm USED FOR CALCULATIONS.

- EARTHWORKS QUANTITIES -	
TOTAL AREA (8.1 ha)	
CUT	33910 m³
FILL	62250 m³
EXCESS OF FILL	28340 m³
TOPSOIL STRIPPING "100mm" OF 8100m² NOT INCLUDED IN CALCULATION	
EXCAVATION FOR SERVICE TRENCHES NOT INCLUDED IN CALCULATION	

CUT AND FILL PLAN

SCALE 1:750

CONCEPT

SURVEY INFORMATION

SURVEYED BY .....

DATUM: .....

ORIGIN OF LEVELS: .....

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
01	ISSUED FOR INFORMATION	LC	TD	20.11.2020					

Client
FRASER PROPERTY AUSTRALIA

Architect
i2C ARCHITECTS

This drawing and design remains the property of Henry & Hymas and may not be copied in whole or in part without the prior written approval of Henry & Hymas.

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Project
PROPOSED STAGE 3 ECQ PRECINCT
ROOTY HILL ROAD SOUTH, EASTERN CREEK NSW

Title
CUT AND FILL PLAN

Drawn	Designed	Date
L.Caha	L.Caha	MAY 2018
Checked	Approved	Scale
T.Dempsey	A.Francis	1:750 @ A1

Drawing number
20224_DA_BE01

Revision
01