

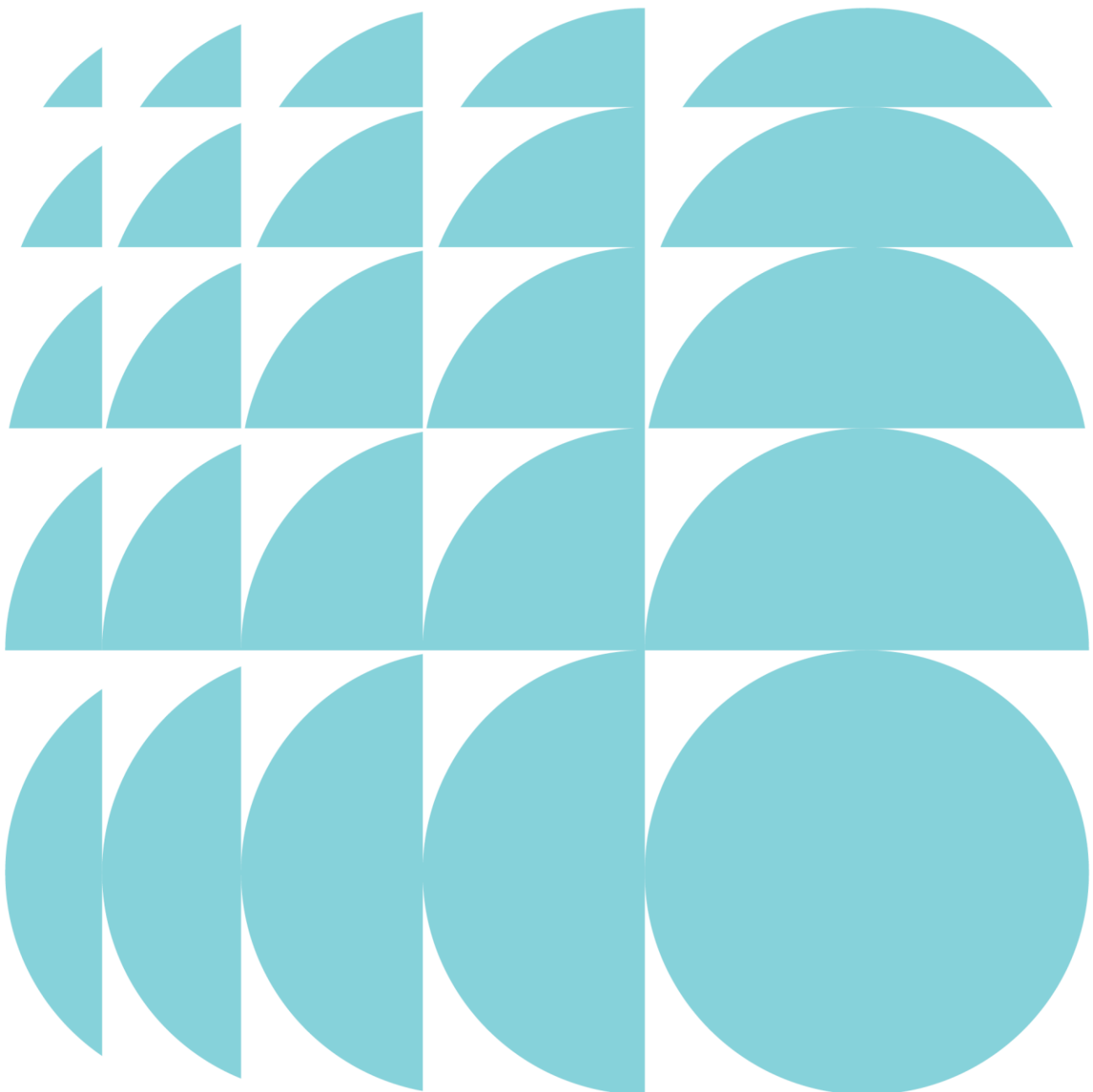
Environmental Impact Statement

Rooty Hill Road South, Eastern Creek
Eastern Creek Quarter Stage 3 Concept Plan -
Outlet Centre

State Significant Development Application (SSD
10457)

Submitted to Department of Planning, Industry
and Environment on behalf of Frasers Property
Australia

21 December 2020 | 2191002



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Statement of Validity

Development Application Details

| | |
|-----------------------------|--|
| Applicant name | Fraser's Property Australia |
| Applicant address | Level 2, Building 1C Homebush Bay Drive, Rhodes |
| Land to be developed | Lot 3, Rooty Hill Road South, Eastern Creek |
| Proposed development | Concept Plan for Lot 3 of the Eastern Creek Quarter site as described in Section 3.0 of this Environmental Impact Statement. |

Prepared by

| | |
|-----------------------|---|
| Name | Chris Forrester |
| Qualifications | Bachelor of Planning (Honours), UNSW |
| Address | 173 Sussex Street, Sydney |
| In respect of | State Significant Development – Concept Application |

Certification

I certify that I have prepared the content of this EIS and to the best of my knowledge:

it is in accordance with Schedule 2 of the Environmental Planning and Assessment Regulation 2000;

all available information that is relevant to the environmental assessment of the development to which the statement relates; and

the information contained in the statement is neither false nor misleading.

Signature



Name

Chris Forrester

Date

21/12/2020

Executive Summary

Purpose of this report

This submission to the Department of Planning, Industry and Environment (the Department) comprises an Environmental Impact Statement (EIS) for a Development Application under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It relates to a new Concept Plan for Stage 3 (Lot 3) of the Eastern Creek Quarter (ECQ) and will establish new land uses, building envelopes, preliminary landscape design, built form design guidelines, access arrangements and development staging for Lot 3 of the ECQ site.

The Western Sydney Parklands are identified as a State Significant Site in Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*. Development within the parklands with a capital investment value of more than \$10 million is State Significant Development (SSD) for the purposes of the EP&A Act. As the proposed development will have a capital investment value of over \$10 million it is SSD.

A request for the issue of Secretary's Environmental Assessment Requirements (SEARs) was submitted on 28 April 2020. The SEARs were subsequently issued on 3 July 2020 and amended on 21 October 2020. This EIS is in accordance with the Department's guidelines for SSD applications lodged under Part 4 of the EP&A Act, and addresses the issues raised in the SEARs.

Overview of the project

This application seeks Concept Approval for a new retail outlet centre at Lot 3 of the ECQ site. It will establish new land uses, building envelopes, preliminary landscape design, built form design guidelines, access arrangements and development staging for Lot 3. The proposed outlet centre at Lot 3 will necessitate the inclusion of conditions of consent which require the modification of SSD 5175 (the existing Concept Plan for the broader ECQ site) to amend the overall GFA breakdown and associated uses, relevant Concept Plan drawings and the existing Design Guidelines.

The site

The 34ha ECQ site is situated within the Western Sydney Parklands, to the north of the Great Western Highway, between Rooty Hill Road South and the M7 Motorway. This application relates to Lot 3 of the site which is bound by Church Street to the north, Stage 1 of the ECQ to the south, the Parklands to the east, and Rooty Hill Road South to the west.

Planning context

Section 6.0 of the EIS considers all applicable legislation in detail. *State Environmental Planning Policy (Western Sydney Parklands) 2009* sets out what development is permissible and the matters for consideration for development proposed within the Parklands. The development is permissible and consistent with the overarching objectives of the SEPP.

The site is subject to an existing Concept Plan (SSD 5175) for a specialised retail centre. However, along with a decline in demand in for specialised retail, Frasers has identified demand for retail factory outlet floor space in NSW and there is an opportunity to meet the demand at Eastern Creek Stage 3. A retail factory outlet centre (while a retail land use) is not an approved land use under the current Concept Plan and, therefore, a detailed development application for an outlet centre cannot currently be submitted as it would be inconsistent with SSD 5175.

The proposed outlet centre will therefore necessitate the inclusion of conditions of consent which requires the modification of SSD 5175 as identified above. Accordingly, the application seeks a condition of consent is imposed on this amending SSD DA pursuant to Section 4.17(1)(b) of the EP&A Act, requiring the modification of SSD 5175.

Environmental impacts and mitigation measures

This EIS provides an assessment of the environmental impacts of the project in accordance with the SEARs and sets out the undertakings made by Frasers Property Australia to manage and minimise potential impacts arising from the development.

The key environmental management issues related to the physical construction of the proposed early works have been assessed and addressed through the preliminary Construction Environmental Management Plan and other relevant technical studies. A subsequent SSD application(s) will be required for the detailed design and construction of the future centre.

Conclusion and justification

The EIS addresses the SEARs, and the proposed Concept Plan will facilitate the future development of a unique outlet retail offering that will alleviate an undersupply in the Sydney region. An outlet centre of this nature would also draw visitors from the broader Sydney catchment into the Blacktown LGA and have strong synergies with the emerging cluster of surrounding 'destinational' uses, such as the Sydney Zoo.

Furthermore, the development is consistent with the objective of providing the Western Sydney Parklands Trust (WSPT) with a secure source of funding to facilitate their program of public works and will create significant new construction and ongoing employment opportunities in the Blacktown LGA.

The potential impacts of the development are acceptable and manageable. Given the planning merits of the proposal, the proposed development warrants approval by the Minister for Planning and Public Spaces.

1.0 Introduction

This Environmental Impact Statement (EIS) is submitted to the Department of Planning, Industry and Environment pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in support of an application for State Significant Development (SSD).

The Western Sydney Parklands are identified as a State Significant Development Site in Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011. Development with a capital investment value of more than \$10 million within the Parklands is SSD for the purposes of the EP&A Act.

The report has been prepared by Ethos Urban on behalf of Frasers Property Australia and is based on the Architectural Concept Plans provided by i2c (see **Appendix A**) and other supporting technical information appended to the report (see Table of Contents).

This EIS has been prepared in accordance with the requirements of Part 4 of the EP&A Act, Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), and the SEARs for the preparation of the EIS, which are included at **Appendix C**. This EIS should be read in conjunction with the supporting information and plans appended to and accompanying this report.

1.1 Overview of proposed development

This application seeks Concept 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), ancillary food and drink premises and recreation facilities;
- A building footprint, including basement, with a maximum height of 12m across the site;
- A maximum total gross floor area (GFA) of 39,500m² on Lot 3 which will be staged as follows:
 - Phase A: 29,500m²
 - Phase B: 10,000m²
- A concept landscape design;
- Design Guidelines;
- Road upgrades to 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/ECQ internal access road intersection; and
- Modifications to the Francis Street/Eastern Road/Rooty Hill Road South intersection.

It is also proposed to undertake a series of early works including:

- The 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 of Lot 3.

Any future development consent for the proposed outlet centre at Lot 3 will require a condition to modify SSD 5175 (the existing Concept Plan for the broader ECQ site) to amend the overall GFA breakdown and associated uses, relevant Concept Plan drawings and the existing Design Guidelines. Refer to **Section 4.0** of this EIS for detail.

1.2 Background to the development

In 2010 the Western Sydney Parklands Trust developed a 10-year Plan of Management to guide the long-term future of the Parklands (adopted in 2011 and supplemented in March 2014) and identified nine locations for proposed business hubs. The business hubs collectively comprise a maximum of two per cent of the total area of the Parklands with the aim of generating income to help fund the management and future development of the entire Parklands.

The sites identified as proposed business hubs have the least ecological value within the Parklands and are located on the Parklands' margins, adjacent to motorways and major arterial roads. The business hubs form an important plank in securing the long term, sustainable revenue base that funds Parklands infrastructure, maintenance and improvements.

The revenue generated from the long-term lease of the business hubs will enable the Trust to fund key improvements to picnic areas and playgrounds, cycling and walking track networks and sporting facilities, as well as restore and expand natural habitat throughout the remainder of the Parklands.

The site was selected with consideration of the four criteria outlined in the Plan of Management for identifying business hub sites and land uses:

1. Land uses should not only generate an appropriate commercial return but also add to the amenity of adjacent communities.
2. Land uses must generate additional employment and training opportunities for local and regional communities.
3. Development must be undertaken in a manner that will minimise the environmental impact of such development.
4. The development of business hubs will only be permitted to occur on sites with low environmental and recreational values.

This initiative was carried over to the latest Plan of Management for the Parklands (2030), with one of the primary objectives identified for Precinct 3 – Rooty Hill being:

'Develop a vibrant commercial and retail centre at Eastern Creek Business Hub to support the Parklands, local employment, and economic development in Western Sydney, via private partnerships'.

1.2.1 Existing Concept Approval (SSD 5175)

On 7 January 2015, the then Minister for Planning, granted Concept Approval to SSD 5175 for a new retail centre and a series of early works at the broader ECQ site. The consent has since been modified on numerous occasions, following Frasers entering into an agreement with the WSPT to develop the site. A summary of past modifications to the consent is included at **Table 1**.

The construction of the retail centre at Stage 1 of the development (in accordance with SSD 8588) has been completed and the centre has been successfully trading since June 2020. It is noted that a DA is currently under assessment by Blacktown Council for the childcare centre at the corner of Rooty Hill Road South and the access road.

Early works relating to the Stage 2 site are now nearing completion with construction of the specialised retail premises development (approved under SSD 8858) expected to commence in early 2021.

Stage 3 of the ECQ site currently has Concept Plan approval for the development of a further five specialised retail premises buildings. No applications have been submitted to progress the development of Stage 3 in accordance with the current Concept Approval.

Table 1 Site approval history

| Reference | Description | Status |
|----------------|--|----------------------------|
| SSD 5175 | <ul style="list-style-type: none"> • Concept Plan for a new retail centre comprising 52,800m² GFA to accommodate 'retail premises', 'bulky goods premises' and 'business premises' uses, building envelopes and design guidelines. • Stage 1 subdivision and early works including: <ul style="list-style-type: none"> – Super lot subdivision to create three developable allotments and one residual allotment; – Construction of an access road; – Bulk and detailed earthworks; – Stormwater management; – Civil engineering works; – Landscaping; and – Rehabilitation of the existing woodland areas identified for open space / conservation. | Approved 7 January 2015 |
| SSD 5175 MOD 1 | <ul style="list-style-type: none"> • Provisions to allow GFA for large format retail and supermarket that is residual to the approved maximum GFA to be utilised by bulky goods and convenience retail tenants respectively; • Amendments to the Structure Plan to enable the transfer of the Beggs Road easement and the Church Street pedestrian connection into the primary business hub land; • Reconfigurations to the Stage 1 stormwater drainage system and the incorporation of a second on-site detention basin; • Additional bulk earthworks as part of the Stage 1 early works to establish the pad sites, reduce the amount of retaining walls and accommodate the amended stormwater modifications; and • Amending the Stage 1 consent to reflect the updated Stage 1 site remediation work that has been undertaken post determination. | Approved 28 April 2016 |
| SSD 5175 MOD 2 | <ul style="list-style-type: none"> • Reconfiguration of the Lot 2 building envelopes to make them compatible with the design requirements of a modern suburban retail centre; • Provision of a consolidated loading dock at the Rooty Hill Road South side of the site, accessed from Beggs Road; • Provision of future development site in place of the large retail building footprint at the intersection of Cable Place and Rooty Hill Road South; • The inclusion of pylon signage; and • The inclusion of 'child care centre', 'medical centre' and 'indoor recreation facility' (gymnasium) as ancillary uses. | Approved 21 December 2017 |
| SSD 5175 MOD 3 | <ul style="list-style-type: none"> • Increase to the Concept Approval GFA to accommodate the 'suburban shopping centre' model of development approved under MOD 2 above. | Approved 20 July 2018. |
| SSD 5175 MOD 4 | <ul style="list-style-type: none"> • Construction of a new roundabout along the internal access road to service Lots 1 and 2 in response to consultation with Council on the access arrangements. • Modify the approved stormwater drainage design to resolve issues with the original consent. | Approved 18 July 2019. |
| SSD 5175 MOD 5 | <ul style="list-style-type: none"> • Reconfiguration of the built form of Lot 1; • The inclusion of a café, indoor recreation and vehicle repair station uses at Lot 1; and • The inclusion of a pad site at Lot 1 at the corner of Rooty Hill Road South and the access road. | Approved 15 June 2020. |
| SSD 5175 MOD 6 | <ul style="list-style-type: none"> • Transfer 500m² of GFA from large format retail to the childcare centre, resulting in a childcare centre located in the south western corner of Lot 2, with a total GFA of 1,200m². | Approved 6 September 2019. |

| Reference | Description | Status |
|----------------|--|----------------------------|
| SSD 5175 MOD 7 | <ul style="list-style-type: none"> Modification that seeks to allow vehicles to exit Lot 2 via the roundabout on the internal access road. | Approved 2 July 2020 |
| SSD 5175 MOD 8 | <ul style="list-style-type: none"> Deletion of condition D8 (internal roads) to clarify that the Western Sydney Parkland Trust retains ownership of the internal access road. | Approved 17 February 2020. |
| SSD 5175 MOD 9 | <ul style="list-style-type: none"> Provision of an additional pad site at Stage 2 of the development | Approved 17 December 2020 |
| SSD 8588 | <ul style="list-style-type: none"> Detailed design, construction and operation of a convenience retail development on approved Lot 2 (Stage 1) with a gross floor area of 11,438m². This consent has been modified on four occasions and a further modification is currently being assessed which seeks to extend the approved loading dock hours. | Approved 20 July 2018 |
| SSD 8858 | <ul style="list-style-type: none"> Construction of a specialised retail centre on approved Lot 1 (Stage 2) with a gross floor area of 11,398m². A modification to this consent for an additional pad site, resulting in a total gross floor area of 11,487m² was approved in December 2020. | Approved 15 June 2020 |

1.2.2 Background to the Proposed new Concept Plan

Since approval of the original Concept Plan (SSD 5175), there has been a decline in the specialised retail premises sector, with major retailers reducing space or withdrawing from the Australian market altogether. This has resulted in an oversupply of these types of retailers in the Eastern Creek catchment and it is no longer feasible to develop further specialised retail premises as part of the ECQ development.

Market analysis undertaken by Frasers has identified demand for retail factory outlet floor space in Western Sydney. Frasers strongly believe there is an opportunity to meet the demand by providing a retail outlet centre at ECQ Stage 3. Economic analysis has indicated that this use would complement the emerging cluster of 'destinational' family attractions and employment uses in the area, including the Sydney Zoo, Raging Waters, Featherdale Sydney Wildlife Park and the surrounding Parklands. The site is also well equipped to accommodate this form of development given its size, location and access to the M7 and Great Western Highway.

Following preliminary consultation with Blacktown City Council and the DPIE in 2019, and further review of the design requirements of an outlet centre, it was considered that the development could not be achieved via a s4.55 modification to the existing Concept Plan. As such, this application (SSD 10457) seeks Concept Approval to facilitate the development of an outlet centre rather than specialised retail at Stage 3. This will necessitate a condition of consent on SSD 10457 to amend SSD 5175, ensuring consistency between the applications.

1.3 Objectives of the development

The objectives of the development are as follows:

- Establish a planning framework to permit the development of an outlet centre at Stage 3 of the ECQ site in lieu of the current specialised retail premises Concept approval which is unlikely to be realised;
- Generate significant additional employment opportunities for Western Sydney through the provision of higher order employment uses;
- Attract visitors from the broader Sydney catchment to the Blacktown LGA by contributing to the emerging cluster of family destination attractions in the area;
- Utilise low value land to contribute to the long-term sustainable future of the Parklands by generating a reliable source of income for the delivery of WSPT projects;
- Provide for the conservation and rehabilitation of significant landscape elements to the east of the development lot, including remnant vegetation and threatened species with linkages to the surrounding Parklands;
- Enhance the connection of the site to the public recreation facilities and parklands to the north; and

- Provide necessary infrastructure to accommodate the development on a staged basis.

This application will facilitate revised planning parameters for Stage 3 of the ECQ development.

1.4 Analysis of alternatives

A number of options have been analysed by Frasers in responding to the development options for Stage 3 of the ECQ site.

Option 1 – Do nothing

The 'do nothing' option would result in Frasers retaining the approval for specialised retail premises, despite both sectors declining and existing oversupply of these uses in the Eastern Creek catchment.

The most likely outcome of this scenario is that the Stage 3 development would not progress in the near term (or at all) which would result in the WSPT losing an opportunity to increase their sustainable funding base for the Parklands. This would reduce the WSPT's ability to deliver its program of environmental initiatives and schedule of proposed improvement works.

The opportunity to generate significant additional employment and investment in Western Sydney would also not materialise which would be a missed opportunity in responding to the economic challenges presented by the Covid-19 pandemic.

Option 2 – Develop the site for alternative uses

The Parklands Plan of Management 2030 identifies the site for commercial development in accordance with the objectives of the former management plan of deriving income from leasing 2% of its land for business purposes. Extensive market research has been undertaken by Frasers which identified an outlet centre as the highest and best use of the land under the planning framework.

The specialised retail use is not viable in the current retail climate and a traditional retail development would increase trading impacts on the surrounding local centres. Conversely, existing and future demand for outlet retail floor space in the region has been identified and this type of floor space would have a reduced impact on traditional shopping centres in the area compared to the approved specialised retail use.

Therefore, the proposed outlet centre use is considered to be the highest and best use of the land when considering the context of the site and its environmental constraints and opportunities.

Option 3 – Develop an alternative site

A number of alternative sites within the Parklands were initially explored by the WSPT in responding to the need to use a small portion of the Parklands to generate a stable, long-term income stream. Details of alternative sites were outlined in SSD 5175; however, they were disregarded due to flood constraints, environmental sensitivity's, poor or unsuitable access, or being highly visible within the main park area. The ECQ site was selected as suitable for development as it is separated from the main Parklands area, it has good access from Rooty Hill Road South, and is highly visible from the M7 Motorway.

For the same reasons that the site was selected for the original Concept Plan, it remains suitable for the purposes of the proposed outlet centre. Furthermore, all necessary infrastructure upgrades required to accommodate the proposed development are identified within this application and can be delivered on a staged basis in line with the projected increasing demand for retail outlet floorspace.

Option 4 – Alternative design

A series of alternative designs have been developed in responding to the opportunity to provide an outlet centre at the site. An overview of the key alternative designs is included within the Architectural Design Report at **Appendix B**, along with the rationale for why the current proposal was selected as the preferred option.

Option 5 – The proposal

The current proposal will achieve the objectives of SSD 5175, including the generation of a sustainable funding base for the Parklands, while also substantially increasing the employment opportunities of the site and attracting visitors to the Blacktown LGA.

1.5 Secretary's requirements

In accordance with section 4.39 of the EP&A Act, the Secretary of the Department of Planning, Industry and Environment issued the requirements for the preparation of the EIS on 28 May 2020. The SEARs were amended on two occasions, to include a requirement to assess the impacts of the cumulative development of the ECQ site on the internal access road (3 July 2020) and to amend the planning strategy of this Concept application (21 October 2020). A copy of the final Secretary's Environmental Assessment Requirements (SEARs) is included at **Appendix C**.

Table 2 provides a summary of the individual matters listed in the SEARs and identifies where each of these requirements has been addressed in this report and the accompanying technical studies.

Table 2 Secretary's Requirements – to update

| Requirement | Location in Environmental Assessment | |
|---|--------------------------------------|------------------------|
| General | | |
| <p>The environmental impact statement (EIS) must be prepared in accordance with and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> adequate baseline data consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV; an estimate of jobs that will be created during the construction and operational phases of the proposed development; and certification that the information provided is accurate at the date of preparation. | Environmental Impact Statement | |
| Key Issues | Report / EIS | Technical Study |
| <p>1. Statutory and Strategic Context</p> <p>Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> | Section 6.0 | - |

| Requirement | Location in Environmental Assessment | |
|--|--------------------------------------|------------|
| <ul style="list-style-type: none"> State and Environmental Planning Policy (State and Regional Development) 2011 State and Environmental Planning Policy (Western Sydney Parklands) 2009 State and Environmental Planning Policy 55 – Remediation of Land (and draft Remediation of Land SEPP) State and Environmental Planning Policy (Infrastructure) 2007 Draft State Environmental Planning Policy (Environment) Biodiversity Conservation Act 2016 Environment Protection and Biodiversity Conservation Act 1999 <p><i>Permissibility</i></p> <p>Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i></p> <p>Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.</p> <p>Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> NSW State Priorities Greater Sydney Region Plan and Western City District Plan Western Sydney Parklands Plan of Management Better Placed – an integrated design policy for the built environment of NSW Guide to Traffic Generating Development (RMS) Development near Rail Corridors and Busy Roads – Interim Guideline Blacktown City Council Community Strategic Plan and Local Strategic Planning Statement 2020 Blacktown City Council Engineering Guide for Development 2005 | | |
| <p>2. Amendments to Concept Approval SSD 5175</p> <ul style="list-style-type: none"> Describe how the existing concept approval (SSD 5175) will be amended by this concept proposal Address and justify any changes to the land use mix, floor space, building envelopes and access arrangements Illustrate the amendments sought to the existing concept approval SSD 5175 including a comparative analysis on building envelopes, floor space, uses and any relevant conditions of consent Address any requirements of SSD 5175 in relation to Lot 3 and how they will be accommodated in the concept proposal Provide details of the upgrade to the internal access road, required for any development on Lot 3, in accordance with Condition B7D of SSD 5175 Outline the new concept proposal's relationship with any subsequent approvals/stages of the development. | Section 4.0 | Appendix B |
| <p>3. Built form and urban design</p> <ul style="list-style-type: none"> Provide details of the proposed building envelope(s) and justification for the proposed built forms and uses, including plans detailing building envelope(s) height, bulk, scale and setbacks. Identify how the proposed development will integrate into the surrounding context and locality, including the Eastern Creek Quarter development on Lots 1 and 2. Establish appropriate design guidelines and development parameters including, but not limited to: <ul style="list-style-type: none"> site layout gross floor area building footprints and setbacks height and massing of the building envelope/s building materials, colours and finishes site access landscaping, open space and tree planting. | Section 6.4 | Appendix B |
| <p>4. Economic impact</p> | Section 6.3 | Appendix O |

| Requirement | Location in Environmental Assessment | |
|---|--------------------------------------|------------|
| <p>Address the economic impacts the proposed land uses will have on the surrounding area, including:</p> <ul style="list-style-type: none"> The existing and predicted future trade and viability of nearby commercial areas within the trade catchment of the site (including Rooty Hill, Mount Druitt and Evans Road centres). The impact of the proposed retail factory outlet floor space and ancillary uses (food and drink and indoor recreation facility) on existing centres including potential future growth of centres. Justification for any adverse trading impacts on existing centres and any measures to prevent unreasonable impacts. | | |
| <p>5. Amenity</p> <ul style="list-style-type: none"> Address solar access and any overshadowing impacts, acoustic impacts, visual privacy, visual impacts and wind impacts. Address any potential amenity impacts on neighbouring residential properties. | Sections 6.5 – 6.7 | Appendix B |
| <p>6. Noise and Vibration</p> <ul style="list-style-type: none"> Identify the main noise and vibration generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate the potential noise and vibration impacts on surrounding occupiers of land. | Section 6.7 | Appendix P |
| <p>7. Traffic, transport, parking and access</p> <ul style="list-style-type: none"> Provide a Traffic and Transport Impact Assessment that includes the following: <ul style="list-style-type: none"> daily and peak traffic movements likely to be generated by the proposed development details of light and heavy vehicle movements (including vehicle type and likely arrival and departure times) details of the proposed site access, vehicle circulation and parking provision associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc) detail the cumulative study area traffic impacts associated with the development (and any other known proposed developments in the area) updated SIDRA modelling for the cumulative queuing impacts on Rooty Hill Road South/New Access Road from the roundabout for Stages 1 and 2, of SSD 5175 and the proposal on Lot 3 detail the suitability of Church Street for heavy vehicle access, proposed carriageway configuration and any upgrades required assess the impact on intersections on Rooty Hill Road South and the need/ associated funding for upgrading or road improvement works (if required) to the intersections of Rooty Hill Road South / Church Street and Rooty Hill Road South / Beggs Road identify any traffic and transport infrastructure measures required to support future development, including regional and local intersection and road improvements, vehicular access options for adjoining sites, public transport needs, the timing and cost of infrastructure works and the identification of funding responsibilities associated with the development. proposals to encourage sustainable travel choices, such as walking, cycling, public transport and car sharing and how these will be implemented Provide a draft Construction Pedestrian and Traffic Management Plan. | Section 6.8 | Appendix I |
| <p>8. Biodiversity</p> <ul style="list-style-type: none"> Provide an assessment of the proposal's biodiversity impacts in accordance with Section 7.9 of the Biodiversity Conservation Act 2017, the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report where required under the Act. The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations) The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method | Section 6.9 | Appendix K |

| Requirement | Location in Environmental Assessment | |
|--|--------------------------------------|--------------------|
| <ul style="list-style-type: none"> The BDAR must include details of the measures proposed to address the offset obligation as follows: <ul style="list-style-type: none"> the total number and classes of biodiversity credits required to be retired for the development/project the number and classes of like-for-like biodiversity credits proposed to be retired the number and classes of biodiversity credits proposed to be retired in accordance with the variation rules any proposal to fund a biodiversity conservation action any proposal to conduct ecological rehabilitation (if a mining project) any proposal to make a payment to the Biodiversity Conservation Fund if seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits. The BDAR must be submitted with all spatial data associated with the survey and assessment as per Appendix 11 of the BAM. The assessment of matters of national environmental significance is to comply with the requirements of the Guidelines for Preparing Assessment Documentation relevant to the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) - Eastern Creek Quarter retail outlet centre (EPBC 2020/8715). The assessment must identify and assess direct and indirect impacts on the threatened species and ecological community that will, is likely to, or may be significantly impacted by the proposal, including but not limited to: <ul style="list-style-type: none"> Cumberland Plain Shale Woodland and Shale-Gravel Transition Forest (CPW) – critically endangered. | | |
| <p>9. Ecologically sustainable development</p> <ul style="list-style-type: none"> Identify how the development will incorporate ESD principles (as defined in Clause 7(4) of Schedule 2 of the Regulation) in the design, construction and ongoing operation phases of the development, and include innovative and best practice proposals for environmental building performance. Include a framework for how the future development will be designed to consider and reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact. This should be based on a materiality assessment and include waste reduction design measures, future proofing, use of sustainable and low-carbon materials, energy and water efficient design (including water sensitive urban design) and technology and use of renewable energy. | Section 6.10 | Appendix Q |
| <p>10. Heritage and archaeology</p> <ul style="list-style-type: none"> A Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance and the listed values of the site, and adjacent areas and is to identify the following: <ul style="list-style-type: none"> all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance compliance with the relevant Conservation Management Plan the impacts of the proposal on heritage item(s) including visual impacts, significant site lines and viewsheds from and to the sites, including analysis of appropriate height limitations to protect view corridors to the Blue Mountains from the surrounding SHR sites, which have values linked to their significant views; the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the surrounding heritage items. A historical archaeological assessment should be prepared by a suitably qualified and experienced Historical archaeologist in accordance with the guidelines Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009). This assessment should: <ul style="list-style-type: none"> identify what relics, if any, are likely to be present, with analysis to address potential in the study area which may be associated with the former Rooty Hill Depot and stock farm (both SHR listed) | Section 6.11 - 6.13 | Appendices R, S, T |

| Requirement | Location in | Environmental Assessment |
|---|--------------|--------------------------|
| <ul style="list-style-type: none"> - assess their significance, potential resource, and consider the impacts from the proposal on this potential archaeological resource - where impact is likely to occur, include recommendations to manage the significance. Test excavation may be necessary and appropriate to inform the EIS for the concept proposal - address what impact are anticipated to the resource and what options and commitments may be possible at detailed design stage to avoid in whole or part the archaeological resource including archaeological mitigation if appropriate. | | |
| 11. Aboriginal heritage <ul style="list-style-type: none"> • Identify and describe the Aboriginal cultural heritage values that exist across the whole area that would be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This shall address: <ul style="list-style-type: none"> - the need for surface survey and test excavation - the identification of cultural heritage values, in accordance with the Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH 2010), and the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) - consultation with Aboriginal people in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW) - the significance of cultural heritage values for Aboriginal people who have a cultural association with the land - impacts on Aboriginal cultural heritage values - attempts to avoid impact upon cultural heritage values and identify any conservation outcomes - where impacts are unavoidable, measures proposed to mitigate impacts any objects recorded as part of the assessment must be documented and notified to the Department's Environment, Energy and Sustainability Group. | Section 6.11 | Appendix T |
| 12. Social <p>Prepare a social impact assessment, which:</p> <ul style="list-style-type: none"> • identifies and analyses the potential social impacts of the development, from the points of view of the affected community/ies and other relevant stakeholders, i.e. how they expect to experience the project • considers how potential environmental changes in the locality may affect people's: way of life; community; access to and use of infrastructure, services, and facilities; culture; health and wellbeing; surroundings; personal and property rights; decision-making systems; and fears and aspirations, as relevant and considering how different groups may be disproportionately affected • assesses the significance of positive, negative, and cumulative social impacts considering likelihood, extent, duration, severity/scale, sensitivity/importance, and level of concern/interest • includes mitigation measures for likely negative social impacts, and any proposed enhancement measures details how social impacts will be adaptively monitored and managed over time | Section 8.1 | Appendix U |
| 13. Bushfire <p>The EIS must include a bush fire report in accordance with the requirements of Planning for Bushfire Protection 2019 prepared by a suitably qualified person, that addresses the level of hazard posed to future development, identification and provision of asset protection zones, provision for access and water supply for firefighting purposes and provision of appropriate landscaping.</p> | Section 6.14 | Appendix V |
| 14. Water, drainage and stormwater <ul style="list-style-type: none"> • Detail drainage associated with the proposal, including stormwater and drainage infrastructure • Describe background conditions for any water resource likely to be affected by the development and impacts of the development on water quality and hydrology. • Provide where relevant maps of the following, acid sulfate soils, location of rivers, streams, wetlands and estuaries, groundwater and dependent ecosystems and proposed intake and discharge locations. | Section 6.16 | Appendix E |

| Requirement | Location in Environmental Assessment | |
|---|--------------------------------------|----------------------------|
| <ul style="list-style-type: none"> Address the requirements of BCC Engineering Guide for Development 2005, including the following, detail of upgrades of Church Street, stormwater easement requirements, OSD requirements, on-lot water quality treatment (WSUD) for the site and water conservation requirements for business/ commercial development. | | |
| 15. Flooding The EIS shall: <ul style="list-style-type: none"> Map, model and assess the impacts of the proposed development (including fill) on flood behaviour in accordance with the comments from the Department's Environment, Energy and Sustainability Group dated 6/5/2020 Describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP, flood levels and the probable maximum flood, or an equivalent extreme event Consider and document existing Council flood studies and relevant provisions of the NSW Floodplain Development Manual 2005. | Section 6.17 | Appendix W |
| 16. Utilities The EIS shall: <ul style="list-style-type: none"> Address the existing capacity of the site to service the proposed development and any augmentation requirements for utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water Identify the existing infrastructure on-site and any possible impacts of the construction and operation of the proposal on this infrastructure. | Section 6.19 | Appendix Y |
| 17. Staging <ul style="list-style-type: none"> Details regarding the future staging of the proposed development including a staging plan. | Section 3.9 | Appendix A |
| 18. Stage 1 early works The EIS shall: <ul style="list-style-type: none"> Provide detail of proposed early works, including upgrades or amendments to the stormwater system, bulk earthworks and removal of vegetation and subdivision Identify and provide an assessment of the main noise and vibration generating sources and activities and outline measures to minimise and mitigate the potential impacts on surrounding occupiers of land. Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles. Detail the proposed access arrangements and measures to mitigate associated traffic impacts Identify, quantify and classify the likely waste streams to be generated, including any hazardous materials, and describe the measures to be implemented to reduce, reuse, recycle, where possible and then manage and safely dispose of this waste. Identify useable spoil management initiatives Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, plant) for the site Identify proposed hours of work. | Section 6.16 | Appendix E and AA |
| Plans and Documents | Report | Technical Study |
| The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: <ul style="list-style-type: none"> High quality files of maps and figures of the subject site and proposal Architectural drawings (to a useable scale at A3) showing key dimensions, RLs, scale bar and north point, plans, sections and elevations of the proposal Site title diagrams and survey plan showing existing levels, location and heights of existing and adjacent structures/building Locality/context plan drawn, including significant local features Economic impact assessment Consultation summary report | - | Refer to table of contents |

| Requirement | Location in Environmental Assessment | |
|---|--------------------------------------|-----------|
| <ul style="list-style-type: none"> • Design guidelines • Landscape design report and landscape plans • Arboricultural impact assessment report • Traffic and transport impact assessment • Visual impact assessment and photomontages • Solar access analysis report and diagrams • Crime Prevention Through Environmental Design (CPTED) report • BDAR report (or waiver) • ESD Statement (incorporating a sustainability framework) • Stormwater concept plan • Bushfire assessment • Geotechnical/contamination report • Noise and vibration impact assessment • Construction impacts and management plan • Waste management plan • Utilities and services statement | | |
| Consultation | | |
| <p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Blacktown City Council • Environment, Energy and Science Group in DPIE • Transport for NSW • Eastern Creek Public School • Local community. <p>The EIS must describe the consultation process, the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p> | Section 5.0 | Section J |

2.0 Site Analysis

2.1 Site location and context

The 34ha ECQ 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. The site's locational context is shown at **Figure 1**.

The site is owned by the WSPT and Frasers has entered a development management agreement and long-term ground lease with the Trust to develop the land.



Figure 1 Site location

Source: Nearmap

The site includes three development lots, comprising:

- Stage 1 (Lot 2) which is occupied by a supermarket and specialty retail businesses;
- Stage 2 (Lot 1) which will soon be developed for a new specialised retail premises development; and
- Stage 3 (Lot 3) which is the subject of this application.

The eastern portion of the ECQ site contains stormwater infrastructure associated with the broader development and environmental land that will be protected and rejuvenated as part of the existing Vegetation Management Plan. A single dual occupancy lot (Lot 2 of DP31130) is located at the Beggs Road and Rooty Hill Road South intersection and does not form part of the development site.

This SSDA relates to Lot 3 of the ECQ site, which is the final lot proposed to be developed. It is in the northern part of the site and has an area of approximately 7.282ha (refer to **Figure 2** below). Lot 3 predominantly consists of open grasslands and clustered vegetation consistent with its position within the Western Sydney Parklands. The site in its existing form is identified in **Figures 3 and 4** below.

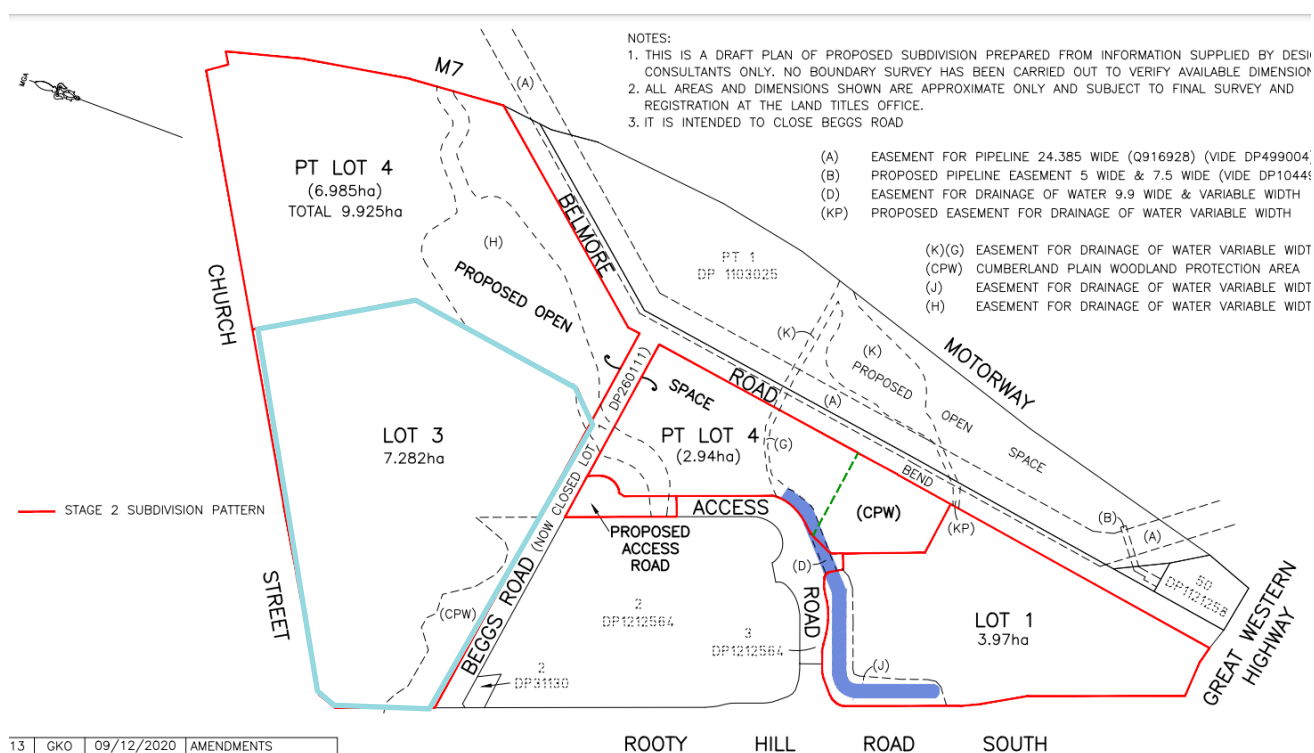


Figure 2 **Approved lot layout**

Source: Land Partners



Figure 3 Stage 3 site looking north from Beggs Road



Figure 4 Stage 3 site looking south from Church Street

2.2 Surrounding development

The surrounding area comprises a mixture of land configurations and uses as described below.

North

North of the site predominantly consists of undeveloped grassland, in the form of the Rooty Hill Historical Site which is identified as a local heritage item. This area also contains the Pioneer Memorial Church which is a State heritage item and the 'Belvedere House', a local heritage item, is located to the north west on the opposite side of Rooty Hill Road South. Photographs of these sites are provided at **Figure 5** and **Figure 6**.



Figure 5 Pioneer Memorial Church



Figure 6 The Rooty Hill Historic Site

South

The south of the site comprises Stage 1 and Stage 2 of the Eastern Creek Quarter. The retail centre at Stage 1 of the Eastern Creek Quarter has been constructed and is now operational. Stage 2 has approval for the construction of a specialty retail premises development and is currently undergoing construction. Photographs of these stages of the development are provided in **Figures 7 to 10**.



Figure 7 Stage 1 of the Eastern Creek Quarter looking north east from Rooty Hill Road South



Figure 8 The ECQ access road intersection with Rooty Hill Road South looking south-east



Figure 9 The ECQ Stage 2 site looking south east from Rooty Hill Road South



Figure 10 The residential dwelling on Lot 2 DP31130

West

To the west of the site, on the opposite side of Rooty Hill Road South, development generally comprises low density residential buildings. To the south west of the Stage 3 site is the Eastern Creek Public School and Rural Fire Services site. The type of development situated to the west of the development is depicted at **Figures 11 to 14**.



Figure 11 Residential dwellings looking north west from the Rooty Hill Road South and Beggs Road intersection



Figure 12 Residential dwellings looking west from the Rooty Hill Road South and Beggs Road intersection



Figure 13 Rooty Hill Road South looking south west from the Church Street intersection



Figure 14 Rooty Hill Road South looking north west from the Church Street intersection

East

The land to the east of the site is environmental conservation land subject to a Vegetation Management Plan. It is being rejuvenated and protected as part of the broader ECQ development, and is bounded to the east by the M7

Motorway. Further east is Bungaribee Park. A view from Bungaribee Park looking west towards the site is provided at **Figure 15**.



Figure 15 Looking west towards the site from Bungaribee Park

3.0 Description of the Development

This chapter of the report provides a detailed description of the proposed development. Architectural Concept drawings and an Architectural Design Statement detailing the design intent for Stage 3 are included at **Appendix A** and **Appendix B**, respectively.

This application seeks Concept Approval for a new retail outlet centre at Lot 3 of the ECQ 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), ancillary food and drink premises and recreation facilities;
- A building footprint, including basement, with a maximum height of 12m across the site;
- A maximum total gross floor area (GFA) of 39,500m² on Lot 3 which will be staged as follows:
 - Phase A: 29,500m²
 - Phase B: 10,000m²
- A concept landscape design;
- Design Guidelines;
- Road upgrades to 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/ECQ internal access road intersection; and
- Modifications to the Francis Street/Eastern Road/Rooty Hill Road South intersection.

It is also proposed to undertake a series of early works including:

- The 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 of Lot 3.

An extract of the proposed Stage 3 site layout plan is shown at **Figure 16**.

Any future development consent for the proposed outlet centre at Lot 3 will require a condition to modify SSD 5175 (the existing Concept Plan for the broader ECQ site) to amend the overall GFA breakdown and associated uses, relevant Concept Plan drawings and the existing Design Guidelines. Refer to **Section 4.0** for detail.



Source: i2c

- Establish a building envelope of an appropriate size and layout to accommodate a successful retail outlet centre;
- Integrate the outlet centre with Stage 1 and retain the overall character of a retail centre within a parkland setting;
- Upgrade Church Street and enhance the site's connection to the Council's public recreation facilities and parklands to the north,
- Improve visual connectivity between the site and Rooty Hill Road South and activate street frontages balanced with landscape treatments;
- Conserve and rehabilitate the significant landscape elements to the east of the development lot, including remnant vegetation and threatened species and create linkages across the site to the surrounding Parklands;
- Improve the hydrological and stormwater conditions; and
- Provide the required infrastructure to accommodate the development on a staged basis.

3.2 Numerical overview

The key numeric development information of the Stage 3 site is summarised in **Table 3**.

Table 3 Key development information

| Component | Proposal |
|--|--|
| Site area | 7.74ha |
| GFA | 39,500m ² |
| Maximum Height | 12m |
| Boundary Setbacks <ul style="list-style-type: none"> • North • South • East • West | <ul style="list-style-type: none"> • 10m landscape zone • Nil (connection to Stage 1) • 7 – 12m • 20m landscape zone |
| Indicative car spaces | 1,350 spaces (across two stages) |
| Indicative landscaped Area | 11,700m ² |
| Tree Canopy Cover | 35% of hardstand area |

3.3 Land uses and GFA

The proposal seeks Concept approval for an outlet retail centre with a range of complementary, ancillary uses.

Table 4 provides a summary of the proposed uses and the maximum allocation of GFA to each use.

Table 4 Description of uses and GFA

| Proposed use | LEP Standard Definition | GFA (m ²) |
|--|---|--|
| Outlet retail | n/a – refer below | 26,000 |
| Recreation facility (indoor) / Recreation facility (outdoor) | <p>Recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club</p> <p>Recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).</p> | <p>1,800</p> <p>Any residual recreation facility (indoor / outdoor) or amusement centre GFA may be transferred to retail outlet GFA, provided the maximum GFA for retail outlet does not exceed 27,800</p> |
| Amusement centre | <p>Amusement centre means a building or place (not being part of a pub or registered club) used principally for playing—</p> <p>(a) billiards, pool or other like games, or</p> <p>(b) electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like</p> | |

| Proposed use | LEP Standard Definition | GFA (m ²) |
|--------------------------------|---|-----------------------|
| Food and drink / pop up kiosks | Food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following— (a) a restaurant or cafe, (b) take away food and drink premises, (c) a pub, (d) a small bar. | 2,200 |
| Circulation | Area for internal circulation and amenities (i.e. non-leasable floorspace) | 9,500 |
| Total | | 39,500 |

Outlet retail definition

There is no Standard Template definition for outlet retail. It is proposed that the Concept Plan include the following definition to ensure the centre operates as intended and does not compete with local centres that provide for the day-to-day retail and service needs of the community:

Outlet retail premises means a retail premises which is primarily used for the purpose of selling discounted, factory seconds, direct to outlet, out-of-season, samples or surplus stock. An outlet retail premises does not include a supermarket, food and drink premises or business premises.

In conjunction with this definition, the following condition of consent is proposed to ensure future tenancies are distinguished from traditional retail and maintain the fundamental characteristics of outlet retail:

To ensure the development operates as an outlet centre, the Lessor must ensure that each outlet retail premises operates in accordance with the following:

- A minimum of 70% of stock for sale in the outlet is discounted from its ordinary retail price or recommended retail price (for reasons including but not limited to being out-of-stock, seconds, samples, discontinued or surplus stock); or
- Stock offered for sale is specifically manufactured for sale only in outlet stores; and,
- Highly visible signage must be displayed distinguishing the tenancy as a discount outlet.

3.4 Built form concept

Building envelope layout

A Structure Plan for the Stage 3 site is provided within the Architectural Design Report at **Appendix A** which establishes the primary building envelope for the development. This is accompanied by an amended version of the broader ECQ site Design Guidelines which includes detailed built form controls to guide the detailed design of the future outlet centre (refer to **Appendix H**).

A single 'L-shaped' building envelope is proposed across Lot 3 to accommodate the future outlet centre. The envelope will accommodate up to 39,500m² of GFA which includes up to 9,500m² of circulation GFA to permit an internalised pedestrian mall (similar to Stage 1). Refer to **Section 4.0** for further details on the proposed allocation of GFA.

A comparison of the SSD 5175 built form layout and the proposal is shown at **Figure 17**. The key changes include:

- Consolidation of the building envelopes into a single envelope reflective of the proposed outlet centre use;
- Direct pedestrian connection from Stage 1 and an extension of the plaza;
- Built form presence to the Parklands to the east;
- Reorientation of built form to address Church Street and to provide a connection to the Council's public playing fields to the North;

- Provision of a consolidated area of at-grade parking to simplify wayfinding and to provide a convenient and accessible car parking layout;
- Provision of basement/undercroft parking; and
- Consolidation of loading areas and separation from the customer parking areas.



Figure 17 Building envelopes

Source: i2c

Height

The proposed building envelope will have a maximum roof height of 12m, consistent with the current Design Guidelines. It is also proposed to permit localised exceedances to this height for the provision of roof plant, with further details to be provided in the detailed design application(s). To ensure visual impacts of any rooftop plant is mitigated, it is proposed to add the following controls to Section 3.6.12 of the Design Guidelines (refer to **Appendix H**):

- *Rooftop structures (including plant rooms, air conditioning and ventilation systems) are to be incorporated into the design of the building to create an integrated appearance [existing control];*
- *Roof plant must not be more than 5m in height above the highest adjacent roof line and/or no more than 17m in height measured from the approved ground level; and*
- *Roof Plant must be positioned so that it is setback at least 20m from any external wall.*

Setbacks

The proposed development incorporates the following setbacks:

- 10m landscape setback between Church Street and the car park (which is reflective of Church Street being upgraded to an access road and the development including a frontage to this road);
- A setback ranging between 5m and 12m to the eastern boundary of Lot 3 from the building envelope (in accordance with the required Asset Protection Zone);
- Nil setback to southern lot boundary to allow integration with the Stage 1 building; and
- Minimum 20m landscape setback to Rooty Hill Road South with a further recreation/landscape zone to activate this frontage.

Materials

It is intended that the materials will be of a similar palette to those used for the broader ECQ development, including a combination of textured concrete, metal cladding, timber and glass which will complement the landscape design to

respond to the surrounding character of the parklands. Details of the indicative materials for Lot 3 are included with the Architectural Design Report at **Appendix B**.

3.5 Landscaping

Landscape Plans prepared by Arcadia are included at **Appendix G** and an extract of the landscape concept plan is shown at **Figure 18**. The Stage 3 development seeks to retain the landscaped setting of the ECQ site with key features of the design comprising:

- Extensive tree canopy to provide visual relief and shade to mitigate the local microclimate which is characterised by dry, hot summers;
- Connections through to Stage 1 and the Parklands/playing fields to the north;
- Offsetting of tree removal within the development lot and the protection and rejuvenation of the alluvial woodland to the east of the site (as per the existing Vegetation Management Plan);
- Passive irrigation and stormwater control systems throughout the car park;
- Compliance with bushfire protection zones;
- Landscape setbacks commensurate with the adjacent road typology / interface and which balances casual surveillance with the provision of a parkland setting and screening for the outlet centre; and
- Expansion of the plaza which is already highly utilised by visitors to the centre.

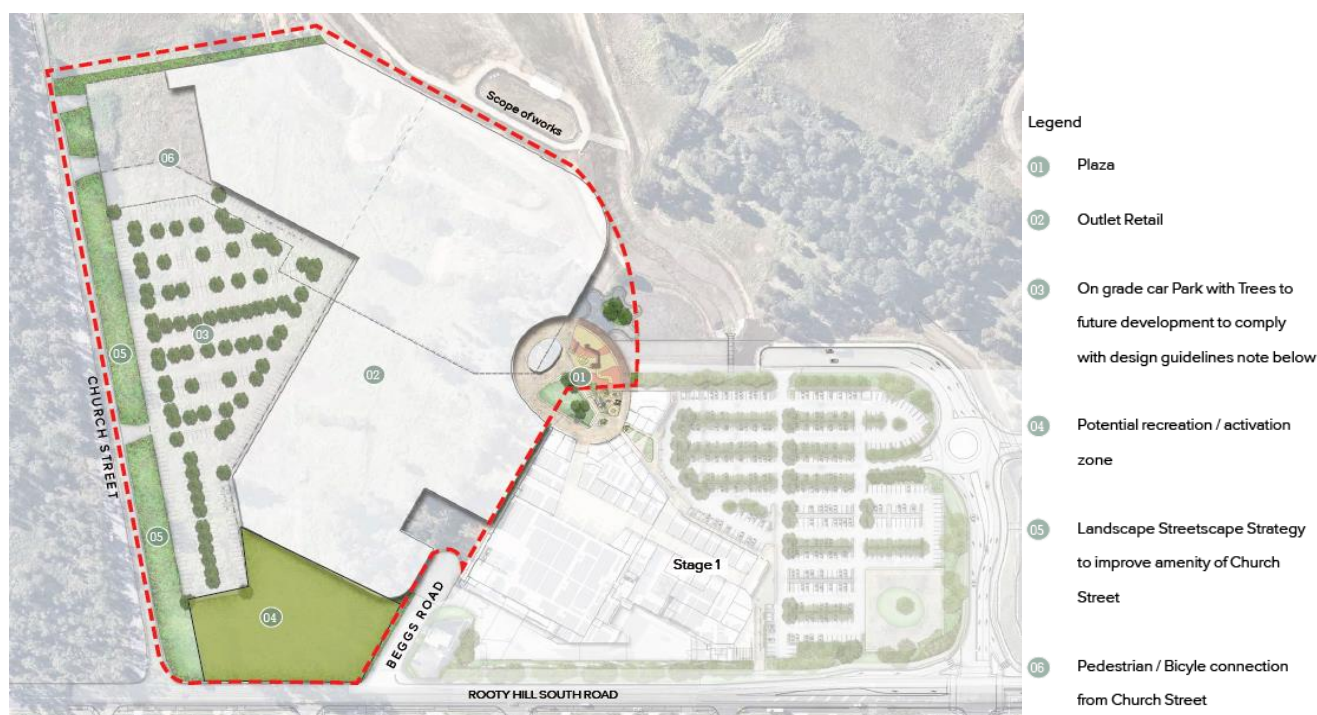


Figure 18 Landscape concept

Source: Arcadia

3.6 Access and parking

Vehicle access

Under SSD 5175, vehicular access for customers to Stage 3 is provided from the internal access road via the Rooty Hill Road South/Cable Place intersection. The Concept Plan proposes to improve connectivity to the site and disperse traffic more efficiently by upgrading Church Street to Council's industrial road standards and providing a second, direct point of access to Stage 3. The existing internal access road will be converted from a turning head to a basement parking entrance at the Lot 3 entrance and will allow vehicles to travel through the site and exit via Church Street (or vice versa). The Rooty Hill Road South intersection end of the access road will be reconfigured to

provide a right turn lane, shared right turn/though lane and extended separate left turn lane to improve the operation of this intersection.

Bicycle and Pedestrian Access

Pedestrian access from Rooty Hill Road South bus stops to Stage 3 will be provided via a pedestrian path along the site frontage and along Church Street. Visitors to the development will also be able to walk between Stages 1 and 3 through the centre, and up to the playing fields to the north of Church Street. The development will also provide for a new connection linking Lot 3 to the existing cycleway that runs long the M7 Motorway and to Rooty Hill Road South. This connection will also benefit users of Council's playing fields.

Loading

Truck and service vehicle access will be provided via Church Street in addition to a secondary access via Beggs Road which is currently used for service vehicle access to Stage 1. The loading zones are located adjacent the access points to avoid having trucks travel through the car park and turning areas will be provided at each loading zone to allow large vehicles to turn around and leave the site in a forward direction.

Parking

Provision for undercroft/basement parking which generally aligns with the building footprint is proposed and will be supplemented with at-grade parking to the north of the new building envelope. Approximately 1,350 parking spaces can be accommodated at the site with the final provision of parking to be determined at the subsequent detailed design stage. The rate of parking will be consistent with the TfNSW Guidelines which suggests the provision of 4.3 spaces per 100m² of GLA for retail centres of this size.

Bicycle parking will be provided for both customers and staff at a rate of 0.3-0.4 spaces per 100m² of GLA for visitors and 0.7-1 space per 100m² of GLA for employees. End of trip facilities will be provided in accordance with AUSTROAD Guidelines at a rate of one shower for the first 5 employee bicycle spaces plus one additional shower per 10 bicycle spaces thereafter.



Figure 19 Access

Source: i2c

3.7 Infrastructure and services

In order to accommodate the traffic generated by the outlet centre, the Transport Assessment (**Appendix I**) identifies the following upgrades to the surrounding road network:

- Change the lane configuration on the Rooty Hill Road South northbound approach to the intersection with Eastern Road/Francis Road;
- Install traffic signals and upgrade the intersection of Rooty Hill Road South and Church Street; and
- Reconfigure the Access Road approach to the intersection with Rooty Hill Road South and Cable Place to provide a right turn lane, shared right turn/through lane and extended separate left turn lane.

These upgrades are proposed to be carried out by Frasers as part of the Stage 3 development. It is proposed that a condition of consent be included on the Concept Plan which requires Frasers to enter into a Works Agreement Deed (WAD) agreement with TfNSW to carry out the works prior to the opening of Phase A of the development.

3.8 Site preparation

Site preparation works for the broader ECQ site were approved as part of SSD 5175 which included:

- Construction of the internal access road;
- Remediation of the site;
- Bulk and detailed earthworks;
- Stormwater management;
- Provision of utility services;
- Civil engineering works; and
- Rehabilitation of the existing woodland areas identified for open space conservation.

This application seeks consent for additional bulk earthworks within Lot 3 and the removal of existing vegetation at the south western corner of the lot to prepare the site for the proposed outlet centre.

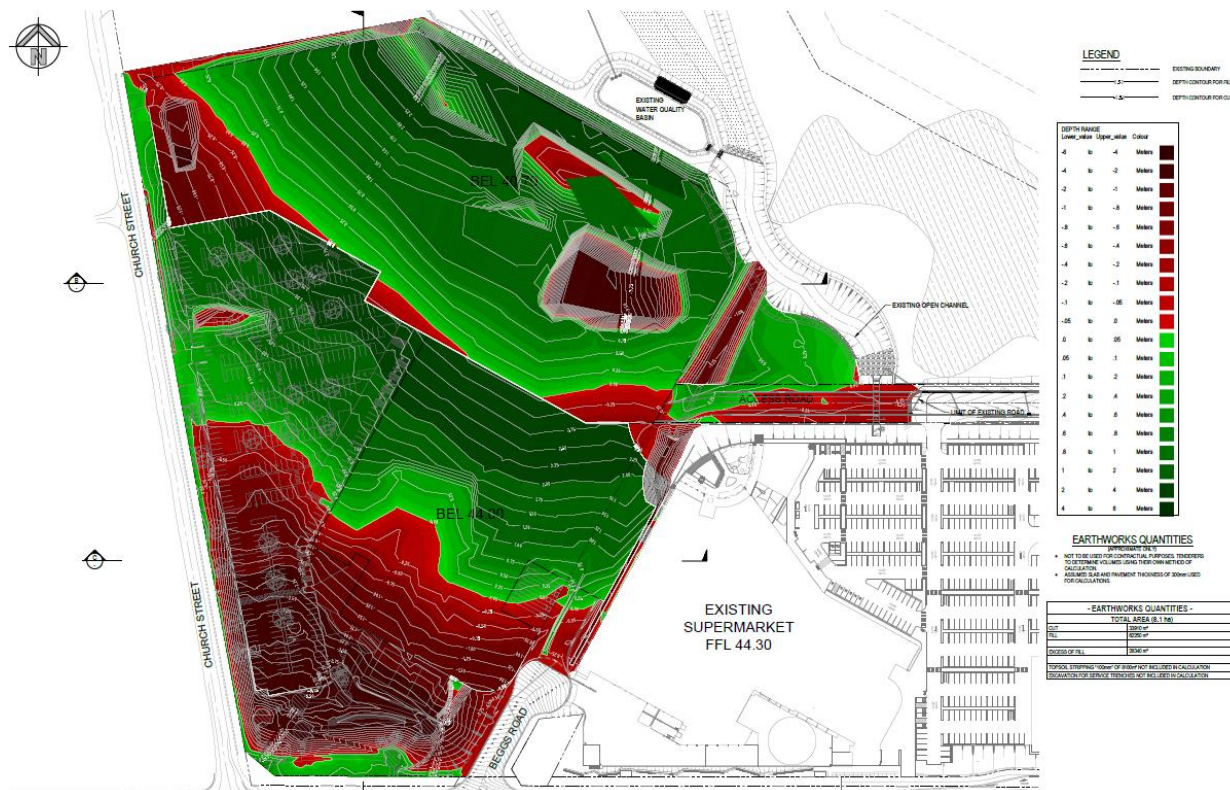
Bulk earthworks

SSD 5175 approved bulk earthworks across the ECQ development to create three development pad sites. The bulk earthworks were amended as part of Mod 4 and an extract of the latest approved bulk earthworks plan is included at **Figure 20** which established a site level for Lot 3 of between approximately RL 50.6 in the west and RL 44.5 in the east. These approved earthworks were design based on levels for allowing temporary drainage and early earthworks until such time as the site was developed.

As part of this proposal, the earthworks have been designed to more closely represent what will be constructed on the site in the future. A floor level of RL 44.30 and a lower carpark basement of R L41.00 have been used. A detailed earthworks design based on these levels was carried out (refer to **Figure 21**). The cut and fill quantities for this layout and concept design were then used to create an updated Early Bulk Earthworks (Temporary) layout and necessary sediment and erosion measures. This Early Earthworks (Temporary) design allows the site to be cut and benched with the correct amount of material to be imported to facilitate the eventual site layout. Accordingly, the following drawings have been submitted with the application (refer to **Appendix E**);

- 20224_DA_BE01[02]: This is the bulk earthworks design and cut and fill plan for the future outlet centre (Concept Development layout);
- 20224_DA_BE02[01]: Sites sections showing the earthworks levels for the future outlet centre (Concept development layout); and
- 20224_DA_BE50[01]: Early Earthworks cut and fill plan including temporary sediment and erosion measures (for approval as part of the proposed early works package).

Source: Henry and Hymas



Source: Henry and Hymas

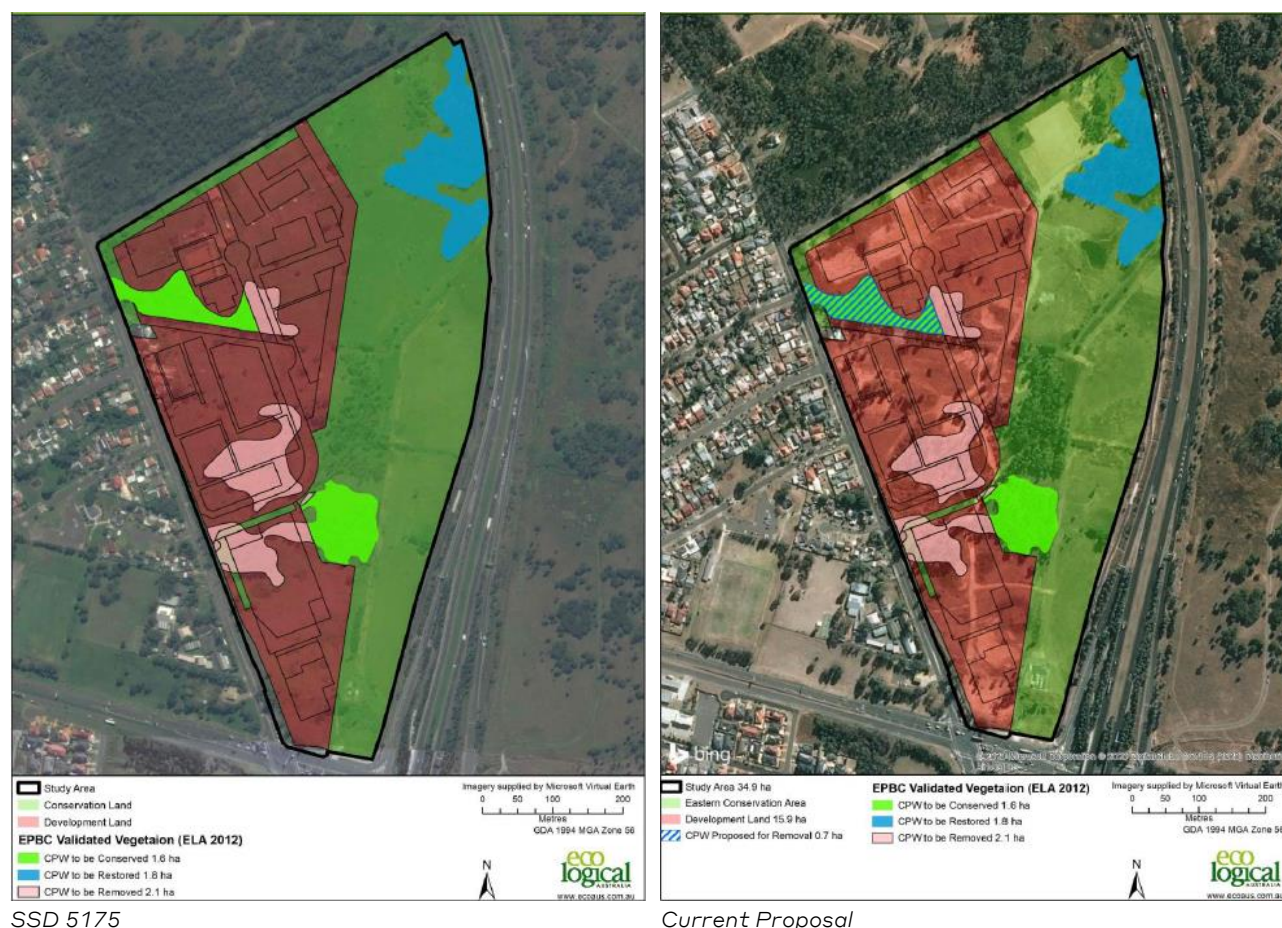
Internal Access Road

It is proposed to extend the existing internal access road between the Stage 1 ECQ entry and the Lot 3 boundary. A detailed works Civil Plan (refer to DA_C105, DA_C106 and DA_C109), prepared by Henry & Hymas, is included at **Appendix E**. It is proposed that the new entrance to Lot 3 via the access road (i.e. replacement of the existing turning head) be constructed as part of the early works. It is noted that the rest of the Civil Plans are concept only and will be refined at the subsequent detailed design stage (refer to **Section 6.16**).

Vegetation Removal

In addition to the vegetation approved for removal under SSD 5175, it is proposed to remove an additional 0.7ha of Cumberland Plain Woodlands in the south western corner of Lot 3 to accommodate the outlet centre building envelope. **Figure 22** provides a comparison of the existing vegetation removal against the current proposal. The existing conservation area to the east of the development lots will be protected in accordance with the existing Vegetation Management Plan associated with SSD 5175 (refer to **Section 6.9**).

An application was made to the Commonwealth Agency, Department of Agriculture, Water and the Environment (EPBC 2020/8715) which determined that the proposed action was a controlled action due to the removal of the native vegetation and determined that it should be assessed using the bilateral agreement made under Section 45 of the EPBC Act. Refer to Section 6.9 for further detail.



Subdivision

A new Subdivision Plan prepared by Land Partners is provided at **Appendix F**. A minor boundary realignment is proposed as part of this application to incorporate the former Beggs Road reserve into Lot 3 (which has now been closed in accordance with SSD 5175). This plan also shows the removal of the CPW area from Lot 3 in accordance with this proposal.

3.9 Development staging

It is envisioned that the building may be delivered in two stages. Currently, it is intended that Phase A (up to 29,500m² of GFA) will be constructed initially and that Phase B (a further 10,000m²) would follow shortly after. Both phases would be constructed within a five year period. Further details of this staging will be provided as part of a subsequent SSD application(s) for the detailed design and construction of the development.

3.10 Contributions

No Section 7.11 or 7.12 Plans apply to the site as it is located within the Western Sydney Parklands. As per the existing Concept Plan, all necessary stormwater and road infrastructure will be provided as part of the Stage 3 development and the wider ECQ development. This includes:

- Stormwater treatment and detention basins which improve the quality and flow of upstream runoff as well as runoff from the site;
- Rejuvenation of the Cumberland Plains Woodlands in the eastern portion of the ECQ site;
- Generation of a reliable income stream for the WSPT from the development to fund the management and future upgrades of the Parklands;
- Upgrade Church Street to Council's requirements and extend the cycleway to the M7, which will improve access to the public playing fields;
- Other necessary transport upgrades which will result in broader benefits to the surrounding road network;
- Provision of a regional shopping precinct in the Blacktown which will attract visitors and investment from outside the Blacktown LGA; and
- Community plaza and playground areas.

Accordingly, no further contributions are applicable for the development.

3.11

4.0 Proposed Plans for SSD 10457 and Amendments to SSD 5175

It is requested that the following plans and guidelines are approved in relation to SSD 10457:

| Drawing Number | Title | Date |
|--|---|------------------|
| Concept Plans | | |
| SK23.1 | Eastern Creek Quarter Masterplan | 21 January 2021 |
| SK23.5 | Early Works Phasing Plan | 21 January 2021 |
| SK23.3 | Enabling Infrastructure Works | 21 January 2021 |
| SK23.2 | Landscape Masterplan | 21 January 2021 |
| Landscape Concept Plan | | |
| | Eastern Creek Quarter Stage 3 Landscape Concept | December 2020 |
| Civil Plans – Early Works | | |
| 20224_DA_BE50 | Early Works Cut and Fill Plan | 21 December 2020 |
| 20224_DA_BE51 | Early Works Site Sections Sheet 1 | 21 December 2020 |
| 20224_DA_BE52 | Early Works Site Sections Sheet 1 | 21 December 2020 |
| 20224_DA_C105 | Detail Civil Plan Sheet 5 of 6 | 22 December 2020 |
| 20224_DA_C106 | Detail Civil Plan Sheet 6 of 6 | 22 December 2020 |
| 20224_DA_109 | Detail Civil Plan – Basement Sheet 3 of 3 | |
| 20224_DA_C130 | Access Road CI Long Section and Chainages Plan | 20 November 2020 |
| Civil Plans – Concept | | |
| 20224_DA_BE01 | Cut and Fill Plan | 21 December 2020 |
| 20224_DA_BE02 | Cut and Fill Plan | 21 December 2020 |
| 20224_DA_C100 | GENERAL ARRANGEMENT PLAN - GROUND LEVEL | 22 December 2020 |
| 20224_DA_C101 | DETAIL CIVIL PLAN, SHEET 1 OF 6 | 22 December 2020 |
| 20224_DA_C102 | DETAIL CIVIL PLAN, SHEET 2 OF 6 | 22 December 2020 |
| 20224_DA_C103 | DETAIL CIVIL PLAN, SHEET 3 OF 6 | 22 December 2020 |
| 20224_DA_C104 | DETAIL CIVIL PLAN, SHEET 4 OF 6 | 22 December 2020 |
| 20224_DA_C107 | DETAIL CIVIL PLAN - BASEMENT, SHEET 1 OF 3 | 22 December 2020 |
| 20224_DA_C108 | DETAIL CIVIL PLAN - BASEMENT, SHEET 2 OF 3 | 22 December 2020 |
| 20224_DA_C109 | DETAIL CIVIL PLAN - BASEMENT, SHEET 3 OF 3 | 22 December 2020 |
| 20224_DA_C110 | TYPICAL SITE SECTIONS, SHEET 1 OF 3 | 20 November 2020 |
| 20224_DA_C111 | TYPICAL SITE SECTIONS, SHEET 2 OF 3 | 20 November 2020 |
| 20224_DA_C112 | TYPICAL SITE SECTIONS, SHEET 3 OF 3 | 20 November 2020 |
| Subdivision Plan | | |
| Plan of Proposed Subdivision | SY073106.004.7.4 | 22 December 2020 |
| Design Guidelines | | |
| Eastern Creek Business Hub Design Guidelines – Lot 3 | | January 2021 |

In addition, and as outlined in **Section 3.0** above, it is requested that a condition be imposed on any approval of the subject amending SSD DA pursuant to Section 4.17(1)(b) of the EP&A Act, requiring the modification of the approved Concept Plan (SSD 5175).

It is requested that the following plans and guidelines are approved in place of the corresponding plans under development consent SSD 5175.

| Drawing Number | Title | Date |
|--|----------------------------------|------------------|
| Concept Plans | | |
| SK23 | Eastern Creek Quarter Masterplan | 11 December 2020 |
| SK23.4 | Early Works Phasing Plan | 6 December 2020 |
| SK23.3 | Enabling Infrastructure Works | 21 January 2021 |
| SK23.1 | Landscape Masterplan | 21 January 2021 |
| Subdivision Plan | | |
| Plan of Proposed Subdivision | SY073106.004.7.4 | 22 December 2020 |
| Design Guidelines | | |
| Eastern Creek Business Hub Design Guidelines | | December 2020 |

The following conditions under development consent SSD 5175 are required to be amended:

Schedule 1

- Schedule 1 – Approved Development;

Schedule 2 – Concept

- Part A, Terms of Approval for Concept Proposal:
 - Condition A4 – update plans and documents;
 - Condition A7 – update GFA allocation (refer below);
- Part B, Conditions to be met in Future Development Applications:
 - Condition A10 – Beggs Road to service Lot 2 and 3 (loading only);
 - Condition B1 – update Design Guidelines;
 - Condition B5 – update Design Guidelines;
 - Condition B12 – Stormwater Report reference;
 - Condition B15 – update bushfire assessment;

Schedule 3 – Early Works

- Part A, Administrative Conditions:
 - Condition A2 – update plans and document references;
- Part B, Prior to Commencement of Works:
 - Condition B2 – Biodiversity Offset Strategy.

GFA Allocation

It is proposed to amend Schedule 2, Condition A7 of SSD 5175 in accordance with the GFA allocation at **Table 5**. It is proposed to reallocate all unutilised GFA (32,810m²) under SSD 5175 to the Stage 3 outlet centre by amending the maximum GFA for Stages 1 and 2 to reflect the GFA currently approved under SSD 8858 and SSD 8588, and by placing the proposed Stage 3 GFA in a separate category. The proposed GFA breakdown is discussed further at **Section 6.2** below.

Table 5 Proposed amended GFA allocation

| Land use | Maximum GFA | Conditions |
|---|---------------|---|
| Stages 1 and 2 | | |
| Specialised Retail Premises | 7,237 | Any residual recreation facility (indoor) or vehicle repair station GFA may be transferred to specialised retail remises GFA, provided the maximum GFA for specialised retail does not exceed 10,637 m ² . |
| Recreation facility (indoor) | 3,000 | |
| Vehicle repair station | 400 | |
| Convenience retail: | 10,599 | |
| Supermarket | (3,794) | |
| Specialty shops / small business | (6,805) | |
| Child care centre | 708 | |
| Circulation | 1,684 | |
| Subtotal | 23,628 | |
| Stage 3 | | |
| Retail (outlet) | 26,000 | Any residual recreation facility (indoor) or amusement centre GFA may be transferred to retail outlet GFA, provided the maximum GFA for retail outlet does not exceed 27,800m ² |
| Recreation facility (indoor) / Recreation facility (outdoor) / Amusement centre | 1,800 | |
| Food and drink / specialty shop | 1,500 | |
| Circulation / amenities | 9,500 | |
| Subtotal | 39,500 | |
| Total | 63,128 | |

5.0 Consultation

Frasers Property Australia engaged Elton Consulting to undertake communication and stakeholder engagement for the project. The consultation completed prior to the lodgement of the SSDA is detailed in the Consultation Outcomes Report at **Appendix J**. It addresses all consultation activities, the key issues discussed, and feedback received.

The report outlines the proactive and strategic approach to communications and stakeholder engagement undertaken for this project which included:

- Direct consultation by technical consultants with Council and the State agencies identified in the SEARs;
- Communication with site neighbours and key groups within and around the site; and
- The local community.

A summary of the consultation undertaken to-date with Council, the community and relevant agencies is provided at **Table 6** below. Several consultants have also undertaken additional consultation with relevant parties during the preparation of their reports.

Table 6 Summary of stakeholder consultation

| Stakeholder | Summary |
|---------------------------------------|--|
| Blacktown City Council | <p>Following preliminary consultation in late 2019 and early 2020, a pre-lodgement briefing was held on 6 July 2020 with Council's key planning, transport and property staff. The following feedback was received:</p> <ul style="list-style-type: none"> • Generally supportive of the proposed outlet centre as a Regional/District offering which would attract visitors to the Blacktown LGA. • Noted the proposed parking rates would need to reflect the scale of the proposal and its 'destinational' nature. Public transport from stations should be considered. • Valuation and advice regarding land acquisition if required to facilitate the intersection upgrade of at Church Street and Rooty Hill Road South could be provided if necessary. <p>A further meeting was offered to Council's planning team on 2 November 2020, however, Council considered this unnecessary. Council's planning staff also noted that the land and access issues previously discussed appeared to have been resolved.</p> <p>A separate meeting was held with Council's transport engineers on 9 September 2020. Feedback from this meeting has been addressed as part of the proposal, including the upgrading of Church Street to Council's industrial standards and traffic signalling at the Church Street and Rooty Hill Road South intersection.</p> |
| Transport for NSW | <p>A meeting was held between Frasers and TfNSW on 5 August 2020. Key matters discussed include:</p> <ul style="list-style-type: none"> • Frasers and CBRK acknowledged receipt of the SEARs, including TfNSW's requirements, which will be addressed within the Traffic Report; • Frasers and CBRK informed TfNSW of the proposed Stage 3 Concept Plan and sought their feedback on the proposed traffic works, including proposed works to: <ul style="list-style-type: none"> – o Church Street/Rooty Hill Road South intersection; – o Cable Place/Rooty Hill Road South/Site Access intersection; – o Francis Street/Eastern Road/Rooty Hill Road South intersection; • It was agreed that the proposal would need to include pedestrian and cycling accessibility and end of trip facilities. |
| Environment, Energy and Science Group | <p>Ecological Australia (on behalf of Frasers) wrote to EES on 11 December 2020 advising of the proposed Stage 3 Concept Plan and offering the opportunity to provide comment on this prior to submission. The following was addressed within the correspondence:</p> <ul style="list-style-type: none"> • Proposal to lodge a Biodiversity Development Assessment Report (BDAR) as part of SEARS requirements. • Noting that the proposal involves the removal of 0.73 ha of Cumberland Plain Woodland which meets both the BC Act and EPBC Act definition of the community. |

| Stakeholder | Summary |
|-----------------------------|--|
| | <ul style="list-style-type: none"> • Advising that Ecological Australia has prepared both a BDAR and an EPBC Act referral for the proposed modification. • Advising that The Department of Agriculture, Water and Environment determined that it is to be assessed using the Bilateral Agreement. <p>EES advised that the BDAR would not be reviewed prior to formal submissions of the application.</p> |
| Eastern Creek Public School | <p>A meeting was held between Frasers and the Eastern Creek Public School on 14 August 2020. The School expressed support for the proposed outlet centre in place of further specialised retail premises, and no detrimental issues on the school were identified. Support for the second entry to Stage 3 was offered, noting the additional entry would ease traffic congestion.</p> |
| Local Community | <p>Elton Consulting undertook a four week community engagement program which was launched on 3 August 2020. This was predominantly digitally based as a result of social distancing restrictions. The consultation included:</p> <ul style="list-style-type: none"> • Online survey with 451 respondents; • ECQ website and social media updates; • Information provided throughout the exiting Stage 1 centre; • Letterbox drop to 1005 local residents in a 1km radius; • Project 1800 number and email address was made available; • Advertisements in the local paper; and • Key stakeholder meetings. <p>Details of the community's responses to the above engagement is included within the Consultation Outcomes Report at Appendix J. Key themes included:</p> <ul style="list-style-type: none"> • A wider and more diverse range of shops and services in the future stages of Eastern Creek Quarter was requested. • Respondents highly valued the accessibility and beauty of the area's natural environment as well as its cultural diversity and vibrancy. • A clear trend towards indoor and outdoor facilities for activities plus a range of events was identified. • High demand for car and walking as transport modes. • Traffic impacts was the most frequent concern raised and ensuring adequate parking during construction. Connecting the centre to bike paths and the natural environment was also considered to be important. • Sustainability and heritage conservation were also key issues raised. • Increased food and drink premises were supported. |

The proposed development will also be placed on public exhibition for 30 days in accordance with clause 83 of the *Environmental Planning and Assessment Regulation 2000*. During the public exhibition period Council, State agencies and the public will have an opportunity to make any further submissions on the project.

6.0 Environmental Assessment

This section of the report assesses and responds to the environmental impacts of the proposed SSDA. It addresses the matters for consideration set out in the SEARs (see **Section 1.5**). The Mitigation Measures at **Section 7.0** complement the findings outlined below.

6.1 Relevant EPIs, policies and guidelines

The relevant strategies, environmental planning instruments, policies and guidelines as set out in the SEARs are addressed in **Table 7**.

Table 7 Summary of consistency with relevant Strategies, EPIs, Policies and Guidelines

| Instrument/Strategy | Comments |
|--|--|
| Strategic Plans and Policies | |
| NSW State Priorities (Premier's Priorities) | <p>The proposal will help achieve the Priorities of 'Greener Public Spaces' and 'Greening our City' by contributing to the ongoing funding and upgrades of the Western Sydney Parklands.</p> <p>ECQ is identified as a business hub in the Western Sydney Parklands Plan of Management. The lease of the land and its development generates income for the Parklands Trust which is used to maintain and improve the Parklands, including its bushland regeneration and wildlife conservation program. The program will add an extra 1,000 hectares of well-maintained bushland, doubling the existing amount and helping wildlife movement across western Sydney.</p> <p>This initiative will improve the quality of open space available to the surrounding community and provide certainty for its upkeep into the future. The development will also result in a net increase of canopy cover at the site and provide offsets for the vegetation that is proposed to be removed.</p> <p>Despite not being listed as an official Priority, job creation and stimulus to assist with the Covid-19 economic recovery is a key focus of the NSW Government. The new Concept Plan will create approximately 555 direct construction jobs as well as a net increase of 488 ongoing jobs once the centre is opened which represents a significant increase to the potential jobs created under the existing Concept Plan for specialised retail premises (which may never be delivered).</p> |
| Greater Sydney Region Plan and Western City District Plan | <p>The SSDA is consistent with both Plans as it will:</p> <ul style="list-style-type: none"> • Assist in the implementation of the Western Sydney Parklands Plan of Management; • Deliver significant investment and business activity to the district; • Provide jobs and services close to existing residential areas; • Support investment and contribute to employment generating land uses in Western Sydney; and • Protect the natural environment by providing a sustainable source of funding for the Parklands and by managing the environmental impacts of the project. |
| Western Sydney Parklands Plan of Management | <p>The Western Sydney Parklands Plan of Management provides a framework for the operation and development of the Parklands. The proposed Concept Plan achieves the overarching Strategic Directions of the Western Sydney Parklands Plan of Management, including:</p> <ul style="list-style-type: none"> • Environmental protection and land stewardship – through the protection and rejuvenation of the adjacent Parklands and offsetting of vegetation to be removed. • Creating recreational and community facilities – through the provision of potential recreation facility uses and the expansion of the community plaza. • Community participation and engagement – through the extensive community engagement undertaken throughout the early design phase and planning. • Financial sustainability and economic development – through the creation of an ongoing and reliable revenue source for the WSPT. |
| Better Placed – an integrated design policy for the built environment of NSW | <p>The design process for the proposal has been developed with reference to the NSW Government Architect's (GANSW) integrated design policy Better Placed. The proposed planning parameters established in the Concept Plan will allow for the future detailed design of the site to adhere with the objectives of Better Placed, including:</p> |

| Instrument/Strategy | Comments |
|--|---|
| | <ul style="list-style-type: none"> • Better Fit – the design of the centre is informed by its rich landscape setting and is in keeping with the scale of the surrounding built form. • Better Performance – ESD principles will be adopted for the detailed design of the building, in accordance with the sustainability strategy provided (refer to Appendix Q). • Better for Community – the Concept will increase access to jobs and economic opportunities in Western Sydney and the design of the centre will promote inclusiveness. • Better for People – The overarching design objective of the ECQ development is to create ‘a place where people can be proud of and feel completely comfortable’. This is achieved by initiatives such as the public plaza which acts as a gathering place for the community. • Better Working – The change in retail typology under this Concept Plan reflects the need to adapt to current economic conditions and the future design is suited to the needs of this use. • Better Value – The design of the centre will provide ongoing value for the community and minuses costs through ESD initiatives. • Better Look and Feel – The design of the centre will be welcoming, aesthetically pleasing and will integrate with the surrounding development and Parklands. |
| Guide to Traffic Generating Development (RMS) | This EIS is accompanied by a Transport Impact Assessment prepared by CBRK (Appendix I), which addresses the demand for parking and traffic generated by the proposal. This is discussed further in Section 6.8 below. |
| Development near Rail Corridors and Busy Roads – Interim Guideline | It is noted that the Interim Guideline is not relevant to the proposed development, as the Guideline relates to the assessment of noise from rail and road traffic on residential uses, places of worship, hospitals, and educational establishments or childcare centres. These uses are not proposed as part of this development. |
| Blacktown City Council Community Strategic Plan | <p>The SSDA is consistent with the Blacktown City Council Community Strategic Plan 2036 in that it will:</p> <ul style="list-style-type: none"> • Contribute to creating a vibrant and inclusive community; • Promote ecologically sustainable development; • Contribute to the local economy by attracting visitors from the wider region into the LGA; and • Providing additional sporting and recreational opportunities in the LGA. |
| Blacktown Local Strategic Planning Statement 2020 | <p>The development will contribute a significant number of jobs and business opportunities to the Blacktown LGA. Importantly, the development will not undermine the identified strategic centres, as the outlet centre use is a unique form of retail which will not compete with traditional retail shopping centres. Conversely, the development is a regional offering that will attract visitors from the broader catchment into Blacktown.</p> <p>The development will also promote tourism by contributing to the emerging cluster of ‘destinational’ family attractions in the area. This will help achieve Blacktown’s objectives of:</p> <ul style="list-style-type: none"> • Being a well-recognised and respected place to visit; • Enhancing its image and awareness of experiences available; • Increase visitation and length of stay; and • Promote collaboration between businesses and tourism to share experiences and develop product bundles (such as with the neighbouring Sydney Zoo). |
| Blacktown City Council Engineering Guide for Development 2005 | The proposed civil works have been designed in accordance with Blacktown City Council Engineering Guide for Development 2005 and other relevant policies. Refer to Appendix E . |
| State Legislation | |
| EP&A Act | <p>The proposed development is consistent with the objects of the EP&A Act in that it will:</p> <ul style="list-style-type: none"> • Promote the proper management, development and conservation of natural and artificial resources for the purpose of promoting the social and economic welfare of the community; • Promote and co-ordinate the orderly and economic use and development of land; |

| Instrument/Strategy | Comments | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|-----|-------------------|--|--|-----------------------------|-----|-------------------------------|-----|-------------------|-----|--------------------------------------|--------------------------------|------------------------------------|--|----------------------|--------------------------------|---------------------------|-----|---|--|-------------------------------|----|---------------------------------------|----|-----------------|----|------------------------------|----|---|----|----------------|-----|--------------------|----|
| | <ul style="list-style-type: none"> Protect the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and Promote ecologically sustainable development. <p>The proposed development is consistent with Part 4, Division 4.7 of the EP&A Act, particularly for the following reasons:</p> <ul style="list-style-type: none"> The development has been declared to have State significance; The development is not prohibited by an environmental planning instrument; and The development has been evaluated and assessed against the relevant heads of consideration under section 4.15. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EP&A Regulations | <p>The EIS has addressed the specification criteria within clause 6 and clause 7 of Schedule 2 of the EP&A Regulation. Similarly, the EIS has addressed the principles of ecologically sustainable development through the precautionary principle (and other considerations), which assesses the threats of any serious or irreversible environmental damage (see Section 7.0).</p> <p>As required by clause 7(1)(d)(v) of Schedule 2, the following additional approvals will be required in order to permit the proposed development to occur.</p> <table> <tr> <th>Act</th><th>Approval Required</th></tr> <tr> <td colspan="2">Legislation that does not apply to State Significant Development</td></tr> <tr> <td>Coastal Protection Act 1979</td><td>N/A</td></tr> <tr> <td>Fisheries Management Act 1994</td><td>N/A</td></tr> <tr> <td>Heritage Act 1977</td><td>N/A</td></tr> <tr> <td>National Parks and Wildlife Act 1974</td><td>N/A (would otherwise apply)</td></tr> <tr> <td>Biodiversity Conservation Act 2016</td><td>Refer below (would otherwise apply)</td></tr> <tr> <td>Rural Fires Act 1997</td><td>N/A (would otherwise apply)</td></tr> <tr> <td>Water Management Act 2000</td><td>N/A</td></tr> <tr> <td colspan="2">Legislation that must be applied consistently</td></tr> <tr> <td>Fisheries Management Act 1994</td><td>No</td></tr> <tr> <td>Mine Subsidence Compensation Act 1961</td><td>No</td></tr> <tr> <td>Mining Act 1992</td><td>No</td></tr> <tr> <td>Petroleum (Onshore) Act 1991</td><td>No</td></tr> <tr> <td>Protection of the Environment Operations Act 1997</td><td>No</td></tr> <tr> <td>Roads Act 1993</td><td>Yes</td></tr> <tr> <td>Pipelines Act 1967</td><td>No</td></tr> </table> | Act | Approval Required | Legislation that does not apply to State Significant Development | | Coastal Protection Act 1979 | N/A | Fisheries Management Act 1994 | N/A | Heritage Act 1977 | N/A | National Parks and Wildlife Act 1974 | N/A (would otherwise apply) | Biodiversity Conservation Act 2016 | Refer below (would otherwise apply) | Rural Fires Act 1997 | N/A (would otherwise apply) | Water Management Act 2000 | N/A | Legislation that must be applied consistently | | Fisheries Management Act 1994 | No | Mine Subsidence Compensation Act 1961 | No | Mining Act 1992 | No | Petroleum (Onshore) Act 1991 | No | Protection of the Environment Operations Act 1997 | No | Roads Act 1993 | Yes | Pipelines Act 1967 | No |
| Act | Approval Required | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legislation that does not apply to State Significant Development | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Coastal Protection Act 1979 | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fisheries Management Act 1994 | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heritage Act 1977 | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| National Parks and Wildlife Act 1974 | N/A (would otherwise apply) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Biodiversity Conservation Act 2016 | Refer below (would otherwise apply) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rural Fires Act 1997 | N/A (would otherwise apply) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water Management Act 2000 | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legislation that must be applied consistently | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fisheries Management Act 1994 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mine Subsidence Compensation Act 1961 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mining Act 1992 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Petroleum (Onshore) Act 1991 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Protection of the Environment Operations Act 1997 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roads Act 1993 | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pipelines Act 1967 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Biodiversity Conservation Act 2016 | The project is a controlled action under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Refer to Section 6.9 below and Appendix K . | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Western Sydney Parklands Act 2006 | The WSPT manages the parklands. The Act controls the administration and management of the park and allows the Trust to make regulations regarding (among others) the use, care and control of the lands. A Plan of Management for the Parklands was adopted by the Minister for Western Sydney in January 2011. The development supports the objectives of this Plan of Management. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Instrument/Strategy | Comments | | | | | | | | | | | | | | | | | | |
|--|---|---------------|------------|---|---|--|---|---|--|--|--|--|--|--|--|--|--|---|--|
| SEPP (Western Sydney Parklands) 2009 | <p>The Western Sydney Parklands SEPP sets out what development is permissible and the matters for consideration for development located within the Parklands. The proposed uses under the Concept Plan are permissible with consent under the SEPP. The relevant matters for consideration are addressed at Table 8.</p> <p>Table 8 Matters for consideration</p> <table> <tr> <th>Consideration</th><th>Assessment</th></tr> <tr> <td>(a) the aim of this Policy, as set out in clause 2,</td><td>The concept is consistent with the aims in that it will allow for a diverse range of recreational, entertainment and commercial uses that will deliver beneficial social and economic outcomes to Western Sydney. The development will also protect and rejuvenate the important natural systems of the Parklands (through the existing VMP) and promote ecologically sustainable development at the detailed design stage.</td></tr> <tr> <td>(b) the impact on drinking water catchments and associated infrastructure,</td><td>The development is not located in a drinking water catchment.</td></tr> <tr> <td>(c) the impact on utility services and easements,</td><td>The development will not impact on any utility services or easements, including the Jemena gas pipeline which sits outside of the development lot.</td></tr> <tr> <td>(d) the impact of carrying out the development on environmental conservation areas and the natural environment, including endangered ecological communities,</td><td>Overall, the development will continue to protect and enhance the significant ecological communities surrounding the site. It is noted that some Cumberland Plain Woodlands are required to be removed as part of the development, however, the Western Sydney Parklands Plan of Management identifies the lot for development and the vegetation will be offset. Refer to Section 6.9 below.</td></tr> <tr> <td>(e) the impact on the continuity of the Western Parklands as a corridor linking core habitat such as the endangered Cumberland Plain Woodland,</td><td>The development site is not identified as a corridor linking core habitats. The area of Cumberland Plain Woodland to the east of the site will be protected and restored as part of the broader ECQ development.</td></tr> <tr> <td>(f) the impact on the Western Parkland's linked north-south circulation and access network and whether the development will enable access to all parts of the Western Parklands that are available for recreational use,</td><td>The development will not negatively impact access to any part of the Parklands that are available for recreational use. Conversely, access to the playing fields north of the site will be improved by upgrading Church Street and providing a cycleway.</td></tr> <tr> <td>(g) the impact on the physical and visual continuity of the Western Parklands as a scenic break in the urban fabric of western Sydney,</td><td>The development will not result in any adverse visual impacts. The site has long been identified for development and the proposed height is consistent with that under the current Design Guidelines. Refer to Sections 6.3 and 6.6 below.</td></tr> <tr> <td>(h) the impact on public access to the Western Parklands,</td><td>The development will not impact public access to the Parklands, noting that the site has been identified for development under the Plan of Management.</td></tr> </table> | Consideration | Assessment | (a) the aim of this Policy, as set out in clause 2, | The concept is consistent with the aims in that it will allow for a diverse range of recreational, entertainment and commercial uses that will deliver beneficial social and economic outcomes to Western Sydney. The development will also protect and rejuvenate the important natural systems of the Parklands (through the existing VMP) and promote ecologically sustainable development at the detailed design stage. | (b) the impact on drinking water catchments and associated infrastructure, | The development is not located in a drinking water catchment. | (c) the impact on utility services and easements, | The development will not impact on any utility services or easements, including the Jemena gas pipeline which sits outside of the development lot. | (d) the impact of carrying out the development on environmental conservation areas and the natural environment, including endangered ecological communities, | Overall, the development will continue to protect and enhance the significant ecological communities surrounding the site. It is noted that some Cumberland Plain Woodlands are required to be removed as part of the development, however, the Western Sydney Parklands Plan of Management identifies the lot for development and the vegetation will be offset. Refer to Section 6.9 below. | (e) the impact on the continuity of the Western Parklands as a corridor linking core habitat such as the endangered Cumberland Plain Woodland, | The development site is not identified as a corridor linking core habitats. The area of Cumberland Plain Woodland to the east of the site will be protected and restored as part of the broader ECQ development. | (f) the impact on the Western Parkland's linked north-south circulation and access network and whether the development will enable access to all parts of the Western Parklands that are available for recreational use, | The development will not negatively impact access to any part of the Parklands that are available for recreational use. Conversely, access to the playing fields north of the site will be improved by upgrading Church Street and providing a cycleway. | (g) the impact on the physical and visual continuity of the Western Parklands as a scenic break in the urban fabric of western Sydney, | The development will not result in any adverse visual impacts. The site has long been identified for development and the proposed height is consistent with that under the current Design Guidelines. Refer to Sections 6.3 and 6.6 below. | (h) the impact on public access to the Western Parklands, | The development will not impact public access to the Parklands, noting that the site has been identified for development under the Plan of Management. |
| Consideration | Assessment | | | | | | | | | | | | | | | | | | |
| (a) the aim of this Policy, as set out in clause 2, | The concept is consistent with the aims in that it will allow for a diverse range of recreational, entertainment and commercial uses that will deliver beneficial social and economic outcomes to Western Sydney. The development will also protect and rejuvenate the important natural systems of the Parklands (through the existing VMP) and promote ecologically sustainable development at the detailed design stage. | | | | | | | | | | | | | | | | | | |
| (b) the impact on drinking water catchments and associated infrastructure, | The development is not located in a drinking water catchment. | | | | | | | | | | | | | | | | | | |
| (c) the impact on utility services and easements, | The development will not impact on any utility services or easements, including the Jemena gas pipeline which sits outside of the development lot. | | | | | | | | | | | | | | | | | | |
| (d) the impact of carrying out the development on environmental conservation areas and the natural environment, including endangered ecological communities, | Overall, the development will continue to protect and enhance the significant ecological communities surrounding the site. It is noted that some Cumberland Plain Woodlands are required to be removed as part of the development, however, the Western Sydney Parklands Plan of Management identifies the lot for development and the vegetation will be offset. Refer to Section 6.9 below. | | | | | | | | | | | | | | | | | | |
| (e) the impact on the continuity of the Western Parklands as a corridor linking core habitat such as the endangered Cumberland Plain Woodland, | The development site is not identified as a corridor linking core habitats. The area of Cumberland Plain Woodland to the east of the site will be protected and restored as part of the broader ECQ development. | | | | | | | | | | | | | | | | | | |
| (f) the impact on the Western Parkland's linked north-south circulation and access network and whether the development will enable access to all parts of the Western Parklands that are available for recreational use, | The development will not negatively impact access to any part of the Parklands that are available for recreational use. Conversely, access to the playing fields north of the site will be improved by upgrading Church Street and providing a cycleway. | | | | | | | | | | | | | | | | | | |
| (g) the impact on the physical and visual continuity of the Western Parklands as a scenic break in the urban fabric of western Sydney, | The development will not result in any adverse visual impacts. The site has long been identified for development and the proposed height is consistent with that under the current Design Guidelines. Refer to Sections 6.3 and 6.6 below. | | | | | | | | | | | | | | | | | | |
| (h) the impact on public access to the Western Parklands, | The development will not impact public access to the Parklands, noting that the site has been identified for development under the Plan of Management. | | | | | | | | | | | | | | | | | | |

| Instrument/Strategy | Comments |
|---|---|
| | <div> <div>(i) consistency with: (i) any plan of management for the parklands, that includes the Western Parklands, prepared and adopted under Part 4 of the Western Sydney Parklands Act 2006, or (ii) any precinct plan for a precinct of the parklands, that includes the Western Parklands, prepared and adopted under that Part,</div> <div>The development is consistent with the Plan of Management in that it will realise the objective of generating a reliable income stream for the Western Sydney Parklands Trust to help fund the management and future upgrades of the remainder of the Parklands.</div> </div> |
| | <div> <div>(j) the impact on surrounding residential amenity,</div> <div>The development will not result in any unacceptable impacts on surrounding residential amenity, including overshadowing or acoustic impacts. Refer to Sections 6.5 and 6.7 below.</div> </div> |
| | <div> <div>(k) the impact on significant views,</div> <div>The development will not result in any unacceptable visual impacts. Refer to Section 6.6 below.</div> </div> |
| | <div> <div>(l) the effect on drainage patterns, ground water, flood patterns and wetland viability,</div> <div>The development will not result in any unacceptable impacts on drainage patterns, ground water, flood patterns and wetland viability. Refer to Section 6.16 below.</div> </div> |
| | <div> <div>(m) the impact on heritage items,</div> <div>The development will not result in any unacceptable heritage impacts. Refer to Sections 6.11 to 6.13 below.</div> </div> |
| | <div> <div>(n) the impact on traffic and parking.</div> <div>The development will not result in any unacceptable traffic and parking impacts. Refer to Section 6.8 below.</div> </div> |
| SEPP (State and Regional Development) | Under Schedule 2, clause 5, development that is located within the Western Sydney Parklands with a capital investment value of more than \$10 million is SSD. As the proposed development will have a capital investment value of greater than \$10 million (refer to submitted QS statement) it is defined as SSD. |
| SEPP 55 Remediation of Land (and draft Remediation of Land SEPP) | Contamination was addressed as part of the original Concept Plan Approval (SSD 5175) and the site has now been remediated. A Site Audit Statement is provided at Appendix M which confirms the site is suitable for commercial uses. |
| SEPP (Infrastructure) 2007 | <p>The development has a frontage to a classified road (Rooty Hill Road South) and therefore clause 101 of the SEPP applies. The development meets the requirements of this clause as:</p> <ul style="list-style-type: none"> • Vehicular access is not provided directly from Rooty Hill Road South; • The safety, efficiency and ongoing operation of Rooty Hill Road South will not be unduly affected by the development by way of vehicular access, emissions of smoke or dust from the development or traffic generation; and • The development is not sensitive to traffic noise or emissions. <p>In accordance with Schedule 3 of the SEPP, the development is traffic generating development as it proposes a commercial development with over 10,000m² of GFA. The application will therefore be referred to TfNSW.</p> |
| Draft SEPP (Environment) | None of the policies that are included in the remit of the Draft SEPP (Environment) relate to the Western Sydney Parklands. As such, the draft SEPP is not a matter of consideration for this SSDA. |
| Local Planning Instruments and Controls | |
| Blacktown Local Environmental Plan 2015 and Development Control Plan 2015 | Clause 6(1) of the Western Sydney Parklands SEPP excludes the provisions of the Blacktown LEP 2015 for development within the Western Parklands and Development Control Plans do not apply to SSD. |

6.2 Land uses and GFA

In accordance with Clause 11 of the Parklands SEPP, all uses other than residential accommodation, are permissible with consent. The Concept Plan proposes the following land uses for Stage 3:

- Retail (with conditions restricting this to outlet retail tenancies only – refer to **Section 3.3**);
- Food and drink / specialty shop (for pop-up retail) ancillary to the proposed outlet retail;
- Recreation facilities (indoor and outdoor); and
- Amusement centre.

The site is not subject to a maximum FSR control, with the scale of development controlled by SSD 5175. **Table 9** summarises:

- the GFA approved under SSD 5175;
- the GFA that has been utilised by Stages 1 and 2; and
- the reallocation of GFA under this proposal.

Compared to SSD 5175, this SSDA proposes an overall increase of 6,609m² of GFA for the broader ECQ development. However, 9,500m² of this GFA comprises circulation GFA which does not contribute to the key environmental impacts of the development, such as economic and traffic impacts (refer to **Sections 6.3** and **6.8**). Therefore, there will be a net decrease of 2,810m² of lettable GFA across the ECQ site. The proposal will result in a larger building envelope at Lot 3, reflective of the proposed outlet retail use. An assessment of the built form impacts is included at **Section 6.3**.

Limited ancillary uses are proposed to complement the Stage 1 food and drink offerings around the public plaza and to diversify the offerings of the centre. The GFA of the ancillary uses are capped to ensure the centre operates as a genuine outlet centre and does not detract from surrounding centres.

Table 9 Breakdown of GFA

| Land use | Existing Concept Plan GFA | Utilised GFA (Stages 1 and 2) | Proposed Amended GFA |
|---|---------------------------|-------------------------------|--|
| Stages 1 and 2 | | | |
| Specialised Retail Premises | 39,400 | 10,637 ¹ | 7,237 |
| Vehicle repair station | 400 | - | 400 |
| Recreation facility (indoor) | 3,000 | - | 3,000 |
| | | | <i>Any residual recreation facility (indoor) or vehicle repair station GFA may be transferred to specialised retail remises GFA, provided the maximum GFA for specialised retail does not exceed 10,637m²</i> |
| Convenience retail: | 10,754 | 10,599 | 10,599 |
| Supermarket | (3,794) | (3,794) | |
| Specialty shops / small business | (6,960) | (6,805) | |
| Child care centre | 1,200 | 708 | 708 |
| Circulation | 1,684 | 1,684 | 1,684 |
| Subtotal | 56,438 | 23,628 | 23,628 |
| Stage 3 | | | |
| Retail (outlet) | - | - | 26,000 |
| Recreation facility (indoor / outdoor) / Amusement centre | - | - | 1,800 |
| | | | <i>Any unused recreation facility (indoor) or amusement centre GFA may be transferred to retail (outlet) GFA, provided the maximum GFA for specialised retail does not exceed 28,500m²</i> |
| Food and drink / specialty shop | | | 2,200 |
| Circulation / amenities | - | - | 9,500 |
| Subtotal | - | - | 39,500 |
| Total | 56,438 | | 63,128 |

6.3 Economic impacts

An Economic Impact Assessment has been prepared by MacroPlan and is included at **Appendix O**. The key findings of the assessment are summarised below.

By comparison, the Sydney region currently has three outlet centres compared to six in Melbourne, despite serving a similar population catchment. There is significant demand for an outlet retail development within Western Sydney and the proposal will alleviate some of the existing undersupply in Sydney. This is unlike the low demand for additional specialised retail premises as a number of key anchor tenants are already well represented in the region which hinders the viability of a large amount of specialised retail floor space at the site.

For Phase A (i.e. up to 18,500m² of GLA), the economic modelling identifies that there will be minor impacts on other retail centres in the surrounding region. The projected trading impacts on traditional retail centres is averaged

¹Assumes all area allocated to specialised retail and not indoor rec/vehicle repair

at approximately 2.1% for centres in the Blacktown LGA and 1.2% for higher order centres in the main trade area. The peak impact is estimated between 4 - 5% for the most impacted retail categories (that is, apparel, household goods and discount department stores) which is considered relatively minor, and unlikely to threaten the ongoing viability of any one retailer.

Phase B (i.e., an additional 9,327m² of GLA), forecast to become operational approximately 5-6 years after Phase A, would not materially impact surrounding centres due to the modest size of the expansion and population growth.

In terms of other outlet centres (including DFO Homebush and Fashion Spree Liverpool), the proposal would have only a minor impact on trading of up to 4%. Again, this is within reasonable limits.

The proposed food and drink premises are a minor component of the overall development and are considered reasonable for a centre of this nature. It is noted that surrounding centres that contain food and drink components are unlikely to be impacted due to the ancillary nature of this use, with the analysis indicating these impacts to be no greater than 2%.

On a regional level, an outlet centre development of this nature would result in some reduction to the amount of retail expenditure 'leakage' from the Blacktown LGA as it would draw visitors from the broader Sydney catchment to the area. It is also noted that an outlet centre would have strong synergies with the emerging cluster of surrounding family 'destinational' uses, such as Sydney Zoo.

The proposed outlet centre use would also significantly enhance the employment opportunities at the site with a net increase of 488 ongoing jobs and a total of 555 direct jobs during construction. This increases to total job years of 2,164 when factoring in multiplier effects of the development. This is compared to 865 job years associated with a specialised retail premises development if it were to be built at full capacity (which is considered to be unlikely). This employment growth, along with the significant capital investment the project will inject into the Western Sydney economy, will also support the economic recovery efforts following the COVID-19 pandemic.

Overall, Macroplan conclude that the proposed outlet centre would provide a greater range of economic and social benefits, compared to the specialised retail premises currently approved under SSD 5175. The development will result in minor trading impacts on other existing retail centres (traditional retail and outlet retail) that are well within acceptable levels of normal competition and would be unlikely to threaten the ongoing viability of surrounding centres. The proposal will not have an adverse economic impact on the viability of surrounding centres.

6.4 Built Form and Urban Design

An Architectural Design Report has been prepared by i2c and a Landscape Concept Report has been prepared by Arcadia. These reports are included at **Appendices B** and **C** respectively.

The site is not subject to a maximum height of FSR control and the Blacktown DCP 2015 does not apply. Instead, the built form of the Concept Plan has been designed with reference to the key objectives of the Design Guidelines for the broader ECQ development (refer to **Appendix H**). The Design Guidelines have been amended to reflect the proposal.

The proposed building envelope has been designed to integrate with the existing Stage 1 development and respond to the parkland setting of the site. The envelope has been developed on the basis of facilitating the following key design elements:

- The maximum height of the development will remain at 12m (with allowances for integrated roof plant structures) which permits activation to Rooty Hill Road South while minimising visual impacts from surrounding heritage items and the Parklands.
- The proposed envelope has been designed to meet the optimal design outcome of an outlet centre building which is usually characterised by a large, regular shaped floor plate to enable customer circulation. Inspirations were taken from both Australian and International successful outlet examples, where an internal 'race track' design is considered as optimal for outlet customer experience.

- As the final stage of the development, the proposed envelope of Stage 3 has been positioned to enable a direct connection to existing Stage 1 retail centre. An internal hallway allows seamless customer access between the two centres and allows customers to access both Stage 1 and Stage 3 car park via the shortest route.
- The outdoor plaza area will be extended from Stage 1 to provide a vibrant community engagement space, which will include dining, child play areas and an outdoor audio and visual system.
- The proposed envelope is positioned to provide vistas over the surrounding Parklands and embrace the natural environment of Rooty Hill.
- Activation of Rooty Hill Road South has been encouraged by Blacktown City Council for the ECQ development and the Beggs Road / Rooty Hill Road South corner has been identified as an opportunity to provide a recreational space for potential sporting facilities, community engagement and activation along this frontage.
- Landscape setbacks have been adopted that respond to the rest of the ECQ development, including a generous landscape setback to Rooty Hill Road South which ensures the building is visible despite the topography. Landscape and building envelope setbacks have also been designed in accordance with the relevant Asset Protection Zones.
- The Church Street landscape setback has been decreased as a result of Church Street becoming an access road for both vehicular and pedestrian access. The reduction in landscape setback along Church Street balances visibility whilst retaining the parkland setting of the development. The upgraded Church Street and proposed signalled control at the Church Street / Rooty Hill Road South intersection provides an enhanced link with the sporting ground to the north.
- The landscape coverage control of the existing Design Guidelines for the car park area has been retained.
- A similar palette of materials is also provided as a guide for the future development, providing visual consistency across Stages 1, 2 and 3 of the ECQ development.

The detailed design of the outlet centre will be subject to future SSD applications which will demonstrate consistency with the Design Guidelines and the relevant conditions of any future Concept Plan approval.

6.5 Overshadowing and solar access

Solar access diagrams are provided within the Architectural Design Report at **Appendix B** and extracted below at **Figure 25**. The diagrams demonstrate that the proposed envelope will not result in any overshadowing of the residential dual occupancy to the immediate south west of the Stage 3 site at any point of the day on the winter solstice. The layout of the building also enables the outdoor plaza to capture the morning and midday sun while providing shade protection from the western sun in the afternoon. The proposed envelope will not generate any unreasonable shadow impacts.

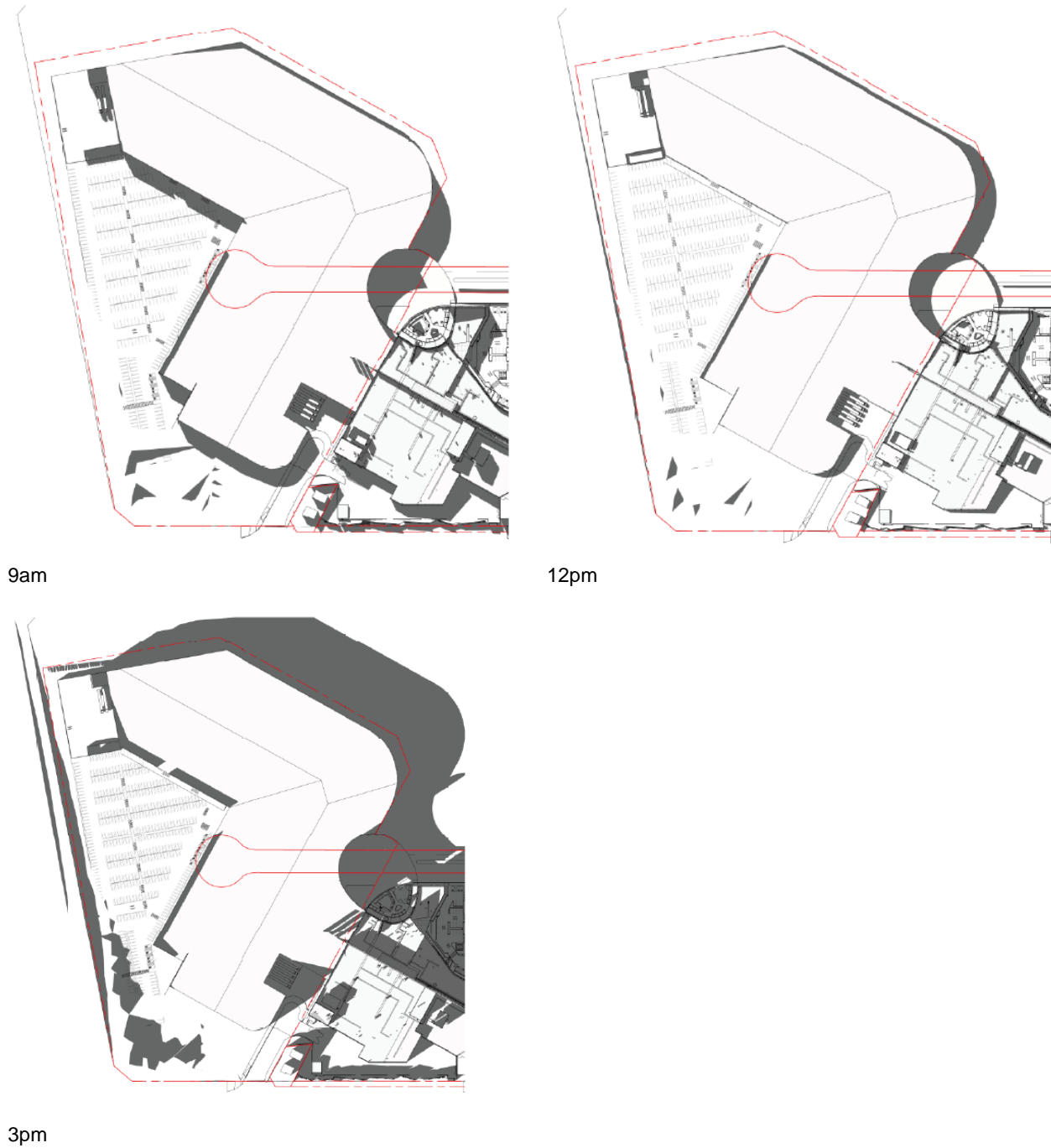


Figure 23 Extract of solar access diagrams

Source: i2c

6.6 Visual Impacts

Photomontages of the proposed building envelope have been prepared by I2c (**Appendix N**). The key views identified in SSD 5175, relevant to Lot 3, were used to guide the visual impact assessment along with additional view locations. The views used were (refer to **Figure 24**):

- Views 1 – 2: medium distant views from the top of the 'Rooty Hill';
- View 3: view from the bottom of the 'Rooty Hill';
- View 4: view from the entrance to Morreau Reserve;
- View 5: view from the playing fields north of the site;
- Views 6 – 7: long distance view from Bungaribee House heritage park; and
- View 8: view from the corner of Rooty Hill Road South and Church Street.

A summary of the potential visual impacts of the proposed building envelope from the key vantage points is included at **Figure 10**. The development will not have a significant impact on any of the key views, including from surrounding heritage items (refer to **Section 6.12** for further assessment). The primary view that will be altered by the development is from Rooty Hill Road South, however, the scale of development is largely consistent with the rest of the ECQ development to the south. The predominant building bulk reads as a single storey from this perspective and the proposed landscape treatment ensures the development is in keeping with the broader character of the ECQ development, being a retail centre within a parkland setting.

It is noted that the detailed design of the proposed Stage 3 development, including its building form and materiality, will be subject to separate approval.

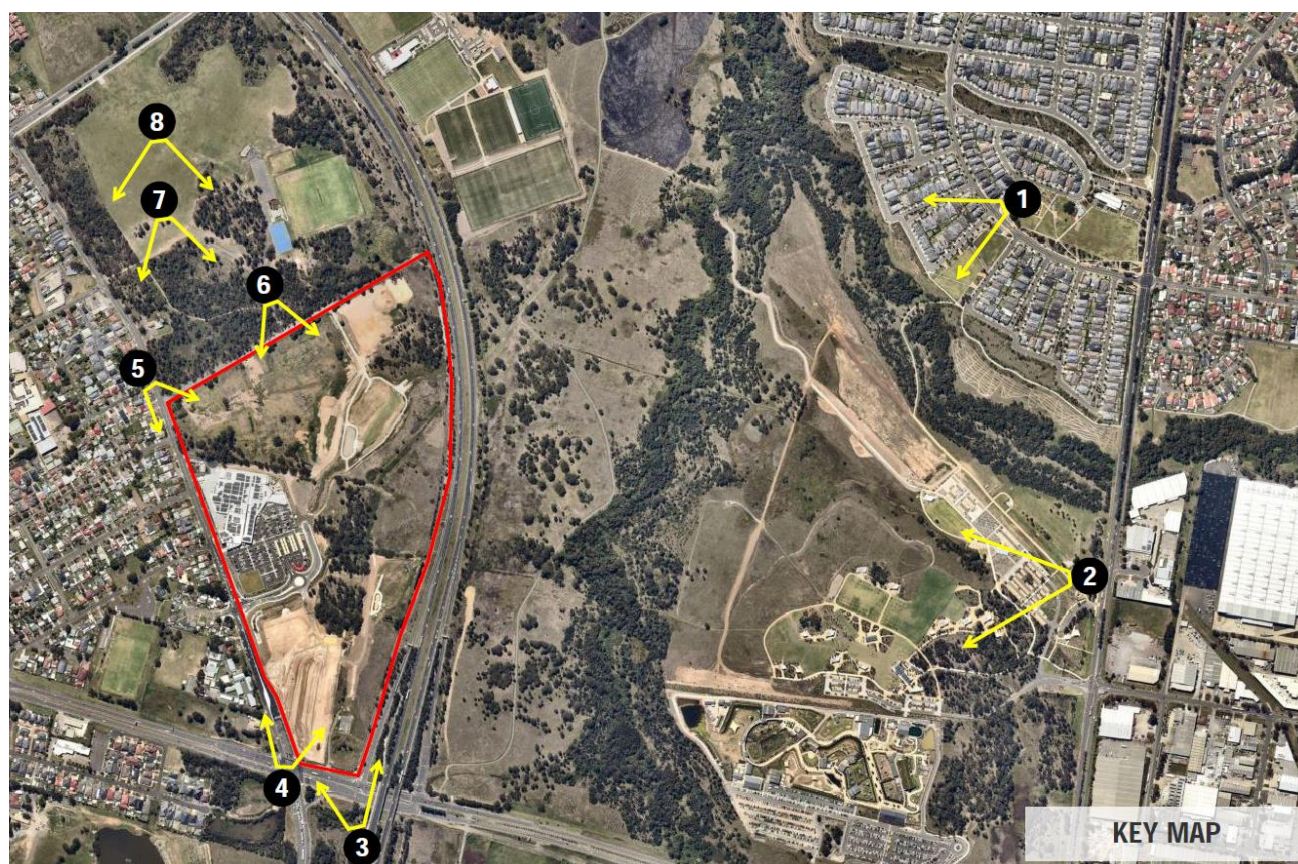


Figure 24 View locations

Source: I2c

Table 10 Summary of view impacts



View 1: The building envelope is not visible behind existing vegetation.



View 2: The building envelope is not visible behind existing vegetation and development.



View 3: The building envelope is not visible behind existing vegetation.



View 4: The building envelope is currently visible behind the existing Stage 1 centre, however, will not be visible when Stage 2 is constructed.



View 5: The development will be visible from Rooty Hill Road South; however, it will read as a continuation of the rest of the ECQ development along this frontage and will be enhanced with the future landscape design. As such, it is considered that future development will result in a positive visual impact from this viewpoint. Refer to **Section 6.3** above.



View 6: Only glimpses of the building envelope may be visible through existing vegetation.



View 7: The building envelope is not visible behind existing vegetation/topography.



View 2: The building envelope is not visible behind existing vegetation.

6.7 Acoustic Impacts

A Noise Impact Assessment, prepared by Acoustic Logic (**Appendix P**), has assessed the potential impacts of the proposed development on surrounding sensitive receivers, including the residential dual occupancy at the corner of Beggs Road and Rooty Hill Road South. Attended and unattended noise monitoring was undertaken and assessed against all relevant noise and vibration criteria to determine the following:

- Potential noise impacts on the site inclusive of surrounding roadways and traffic; and
- Noise emissions derived from the proposed development including those of the future loading docks, mechanical plant, car park and plaza area to surrounding residential receivers.

The assessment concludes the proposed development is capable of achieving compliance with all relevant noise and vibration criteria subject to the implementation of acoustic mitigation measures for the use of the loading docks (refer to **Section 7.0**). This will be confirmed as part of the subsequent application(s) for the detailed design and operation of the centre.

6.8 Traffic, transport, parking and access

The traffic, parking and access impacts associated with the Concept Plan have been reviewed by Colston Budd Rogers & Kafes (CBRK) and a report on the findings is included at **Appendix I**. The key findings of the study are summarised below.

Parking

Car parking is proposed to be provided at a rate of 4.3 spaces per 100m² of GLA for the outlet retail use which is consistent with the TfNSW Guidelines for retail centres of this size. Final parking numbers will be confirmed as part of a subsequent detailed design application, however, the proposed combination of basement parking and at-grade parking can easily accommodate the minimum of 1,125 parking spaces required for the full outlet centre. This includes provision for the proposed ancillary uses which will be provided in accordance with rates identified in the Design Guidelines or the TfNSW Guidelines.

Traffic Generation

In the absence of TfNSW traffic generation rates for outlet centres, similar outlet centres were surveyed which found generation rates of 1.45 vehicles per hour per 100m² of GFA in the weekday and Saturday peaks. This is comparable to the surveyed rates for the specialised retail premises use under the current Concept Plan of 1.46 vehicles per hour. Accounting for 20% of trips being passing trade, the additional external trips generated by the proposal is 440 and 760 at the respective weekday and weekend peaks.

Table 11 summarises the projected Level of Service (LOS) for each of the key intersections for base plus 10 year traffic conditions. This demonstrates that the development, with the proposed transport infrastructure upgrades identified at **Section 3.7** above, would operate at the same or better LOS than without the development.

Table 11 Key intersection impacts

| Key Intersection | Without development | With proposed development |
|---|---------------------|---------------------------|
| RHRS / Francis St / Eastern Rd | LOS E/F | LOS D/E |
| RHRS / Evans Ave | LOS B/C | LOS B/C |
| RHRS / Church St | LOS B/C | LOS B/C |
| RHRS / Cable Place / Access Road (Goldsbro Glade) | LOS B/C | LOS B/C |
| RHRS / Great Western Hwy / Wallgrove Rd | LOS E/F | LOS D/E |

Source: CBRK

The SIDRA analysis found that 95% back of queue on the internal access road did not extend back to the roundabout connecting Lots 1 and 2. This is comparable to the current scenario for development (constructed and projected) under SSD 5175 due to the proposed new access from Church Street (as well as the other proposed network upgrades) which improves the distribution of traffic around the site.

The development will also provide for the upgrade of the Church Street / Rooty Hill Road South intersection with traffic signals and provide a shared pedestrian / cycle path which connects directly to the M7 cycleway. This will improve access to the existing playing fields to the north of the site which can currently experience delays during events. Access to the bus stop south of Church Street will also be improved as a result of the development.

A Work Place Travel Plan will be developed as part of the subsequent detailed design application which will encourage the use of active transport and public transport options. The development will also be required to provide end of trip facilities and bicycle parking in accordance with the AUSTROAD Guidelines.

6.9 Biodiversity

The site forms part of the 'Eastern Creek Business Hub' site which was selected by the Western Sydney Parklands as being suitable for development to help achieve a key objective of Western Sydney Parklands Plan of Management; that being to utilise low-value land for the generation of a reliable source of income for the ongoing management and enhancement of the Parklands. The ambitious program will add an extra 1,000 hectares of well-maintained bushland, doubling the existing amount and helping wildlife movement across western Sydney. Lot 3 forms part of the 'Eastern Creek Business Hub' (now known as the Eastern Creek Quarter) which Frasers is developing in accordance with this initiative. It is one of three development parcels adjacent Rooty Hill Road South which is being developed by Frasers.

The broader site incorporates a Bushland Corridor to the east of the development lots which is being restored as part of the business hub development and will be managed by the WSPT (refer to **Figure 25**). The Bushland Corridor links with The Rooty Hill and Morreau Reserve bushland in the north and includes approximately 1.8ha of conserved CPW, in addition to a further 1.8ha of CPW which is being restored as part of the Vegetation Management Plan for the broader ECQ development.

The proposal includes the removal of up to 0.73 ha of a remnant patch of native vegetation located in the south western corner of Lot 3. This vegetation forms part of the Cumberland Plain Shale Woodlands and Shale Gravel Transition Forest (CPW) and is listed as a critically endangered ecological community.

Eco Logical Australia has prepared a Biodiversity Development Assessment Report (BDAR) for the proposal to meet the requirements of the Biodiversity Assessment Method (BAM) established under Section 6.7 of the *NSW Biodiversity Conservation Act 2016* (refer to **Appendix K**). An Arboricultural Assessment is also included at **Appendix L**.

Matters of National Environmental Significance have been addressed in an EPBC Act Referral (2020/8715) made to the Commonwealth. The Commonwealth determined that the proposed action was a controlled action due to the removal of the native vegetation and determined that it should be assessed using the bilateral agreement made under Section 45 of the EPBC Act. Therefore, the Department of Planning, Industry and Environment will undertake the assessment of matters of national environmental significance.

Although the proposal requires the removal of up to 0.73 ha of CPW, this vegetation is not located within the protected bushland corridor, rather it is fragmented from other patches of CPW and does not form part of any significant vegetation corridor. Importantly, the Plan of Management for the Parklands does not identify this vegetation as part of any environmental conservation area or bushland corridor (refer to **Figure 25**), it is instead located within the business hub land which is identified for development.

An extensive design process has been undertaken for the project and a number of design options for the outlet centre have been considered, a key selection of which is shown within the Architectural Design Report at **Appendix B**. Following careful consideration of these options, it was determined that impacts to the CPW would be unavoidable due to:

- Facilitation of a building envelope which accommodates the specific design requirements of an outlet centre (refer to **Section 6.4** above which outlines the necessary characteristics of the future building);
- Allowing for a recreation space at the corner of Beggs Road and Rooty Hill Road South to activate this frontage in accordance with the the key design requirements of Council;
- The proposed upgrade to Beggs Road as a key loading dock entry which services both Stages 1 and 3 of the ECQ development;
- The provision of a direct pedestrian connection between Stages 1 and 3 to provide optimal customer access and retail shopping experience;
- Modifications to the site levels in order to facilitate a direct connection between Stage 1 and Stage 3, and provide a consistent level between the sites; and
- Other site constraints including APZ's and infrastructure upgrades which impose restrictions on the Stage 3 building envelope location.

Accordingly, a Biodiversity Offset Strategy is proposed for the Concept Plan which will involve the retirement of 20 ecosystem credits for the removal of the 0.73 ha of vegetation. No species credits are required as there will be no removal of threatened species habitat within the development footprint.

On the basis that the proposed removal of CPW relates to fragmented vegetation located outside of the nominated protection areas, and that it will be appropriately offset through the retirement of species credits, it is considered that the proposal will have an acceptable impact on biodiversity values.



Figure 25 Rooty Hill Precinct Conservation Area

Source: Western Sydney Parklands Plan of Management

6.10 Ecologically Sustainable Development

Fraser's has prepared an Ecologically Sustainable Development (ESD) Report (**Appendix Q**) which details the sustainability framework and design initiatives that will be adopted as part of the development.

The development will target a Green Building Council of Australia 5 Green Star rating (design and As-built v1.3) and will incorporate the following key initiatives:

- A high level of environmental management during construction phase, including diversion of construction and demolition waste from landfill of at least 80% by mass;
- Passive design solutions, energy efficient façade, mechanical systems and building services;
- Maximising the use of renewable energy, including solar panels;
- Water efficient fixtures, fittings and rainwater capture and re-use;
- Use of sustainable and recycled materials and minimising the use of PVS; and
- Provision of end-of-trip facilities to encourage active transport usage.

These initiatives will be confirmed as part of a subsequent application(s) for the detailed design of the centre.

6.11 Aboriginal heritage

An Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared by Kayandel (refer to **Appendix L**) in accordance with the *Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW* and the Office of Environment & Heritage's *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW*.

Kayandel undertook a review of the previous assessments relevant to the site, including previous archaeological assessments conducted within the Eastern Creek area and the surrounding region. No previously recorded or unrecorded Aboriginal sites, objects, Potential Archaeological Deposits (PAD) or archaeologically sensitive landforms were identified as a result of the background research or survey of Lot 3. It is noted that the earlier investigations undertaken by Kayandel in 2012, identified seven areas of PADs across the ECQ site, however, none of these were located in Lot 3.

Kayandel also undertook the required consultation with the relevant Aboriginal stakeholders and has included a summary of this consultation within their ACHAR. This includes one Registered Aboriginal Party (RAP) who considered the cultural significance of the Eastern Creek area to be high due to its use as a hunting and camping ground.

Overall, due to the degree of site disturbance associated with former uses and vegetation clearance, and the proximity of the site to fresh water sources, Kayandel consider it unlikely that subsurface Aboriginal sites or objects would be present or uncovered during the proposed works. Further, Archaeological investigations within the lot did not identify any Aboriginal sites or areas of PADs. As such, it is concluded that the archaeological and scientific value of the site is low.

Based on these findings, Kayandel recommend that:

- No further assessment of the Aboriginal heritage within the lot is required (unless the works are amended in a way which would impact areas not included in the investigation);
- Consultation continues to inform RAPs about the progression of the project until such time as the works approved under the SSD have been completed;
- If, during the course of development works, suspected historic cultural heritage material is uncovered, work should cease in that area immediately. Heritage NSW should be notified and works only recommence when an approved management strategy has been developed; and,
- A copy of the final report should be sent to the relevant RAPs identified.

6.12 Historical archaeology

Extent Heritage has prepared a Historical Archaeological Assessment for the Stage 3 site (**Appendix S**) to determine the site's historical archaeological potential, including its potential to contain historical archaeological resources relating to its former uses as Rooty Hill Run (a pastoral run for government sheep and cattle in 1802) and the Government Depot site located to the north of the site.

The investigation determined that there is nil-low potential for archaeological evidence associated with Rooty Hill Run or the associated Government Depot within the study area as the area is likely to have been disturbed through extensive cultivation and the construction of large agricultural sheds in the later part of the twentieth century.

There is high potential for archaeological remains associated with post-1917 use of the site for poultry farming, rural residences and an equestrian centre, however, these remains are unlikely to meet the threshold for local significance in accordance with 'Assessing Significance of Historical Archaeological Sites and Relics'.

Therefore, the Historical Archaeological Assessment concluded that the study area is unlikely to contain significant historical archaeological remains and the proposed works will not impact on any significant historical archaeological remains or relics. Accordingly, no further archaeological management or mitigation is recommended.

In the unlikely event of the discovery of unexpected historical archaeological remains, all works in the affected area should cease and a qualified archaeologist contacted to undertake an inspection and assessment of the find. If the

find is assessed to be a 'relic' in the meaning of the Heritage Act, Heritage NSW must be notified in accordance with section 146 of the Heritage Act.

6.13 European heritage

The site is not listed as a heritage item nor is it located within a heritage conservation area. However, the following heritage items are located within proximity to the site (refer to **Figure 26**):

- SEPP (Western Sydney Parklands) 2009:
 - Item No. 2 - The Rooty Hill, Eastern Road, Rooty Hill;
 - Item No. 3 - Pioneer Memorial Church, 121 Rooty Hill Road South, Rooty Hill;
- Blacktown LEP 2015:
 - Item I104 - House - Belvedere, 116 Rooty Hill Road South, Rooty Hill;
 - Item A118 - Bungarribee Homestead Complex, Steeltrap Drive, Bungarribee;
 - Item A119 - View Park, Steeltrap Drive, Bungarribee; and
 - Item A123 - Archaeological site—Ruins of the Government Depot, Dunsmore Street, Rooty Hill.

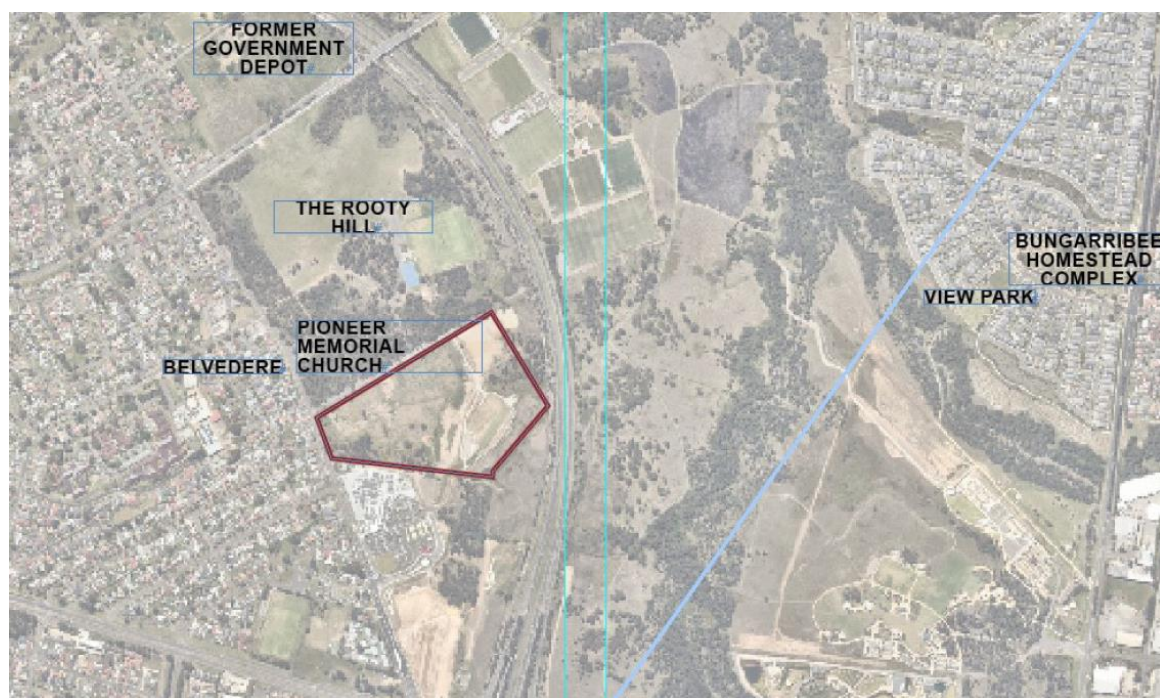


Figure 26 Surrounding heritage

Source: GBA

GBA has prepared a Heritage Impact Assessment (**Appendix R**) to assess the potential impacts of the proposed concept development on the existing and historical views to and from the surrounding heritage items. The key findings of the assessment include:

- Viewpoints from Bungarribee Homestead Complex and View Park have very little potential impact due to their distance from the site and the M7 freeway in between;
- The Rooty Hill parklands block views to the site from the Pioneer Memorial Church;
- The positioning of the building mass at the south of the site relates to the Stage 1 development and is away from The Rooty Hill heritage site; and
- The incorporation of a landscaped buffer zone along the site boundary and incorporating a park presentation to Rooty Hill Road, mitigates the potential visual impact of the building envelope towards The Rooty Hill.

Overall, GBA Heritage conclude that the Concept Plan would result in an acceptable heritage impact on surrounding heritage items. A further assessment will be required at the subsequent detailed design phase.

6.14 Bushfire

Eco Logical Australia has prepared a Bushfire Assessment of the proposed Concept Plan in accordance with 'Planning for Bush fire Protection' (RFS 2019). The primary purpose of this assessment is to determine appropriate Asset Protection Zones (APZ) from the bushfire hazard to the north and east of the site and appropriate bushfire protection measures commensurate with risk (i.e. access, water, utilities and emergency and evacuation). It is noted that this assessment takes into account the rejuvenation of the conservation area in accordance with the current Vegetation Management Plan (ELA 2018).

The assessment has determined the following APZ's will be required which have been accommodated by the Concept Plan (refer to **Figure 27**):

- North and north west: 16m – provided by Church Street;
- North east: 12m – provided within the setback area;
- East: 4m – provided within the setback area; and
- South east: 12m – provide within the setback area and Beggs Road extension.

The assessment also confirms that future development is capable of complying with the relevant landscaping, construction, access and utility supply requirements. An emergency plan meeting the requirements of the Work Health Safety Regulation 2017 and relevant legislation will be required prior to operation of the centre.

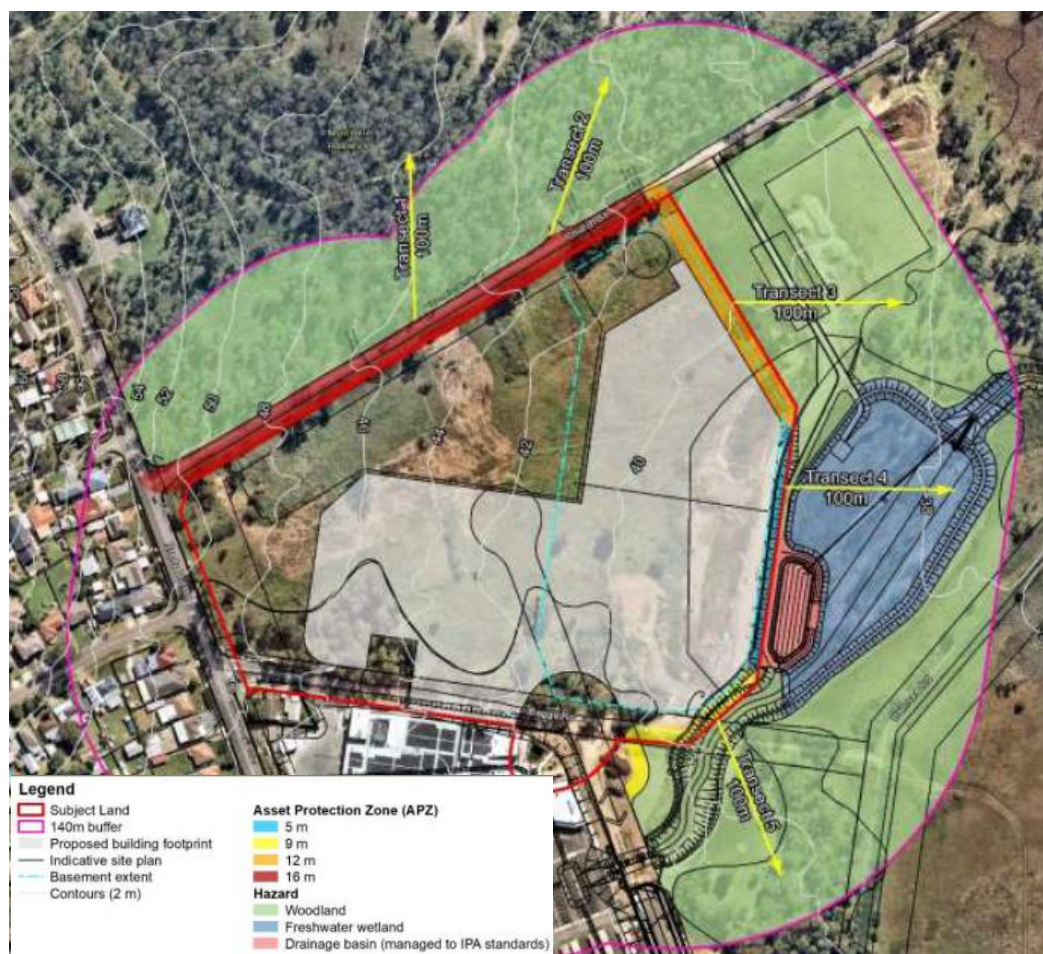


Figure 27 Required APZ

Source: Ecological Australia

6.15 Crime prevention

A Crime Prevention Through Environmental Design (CPTED) report has been prepared by Ethos Urban (**Appendix Z**). Acknowledging the site context, the Crime Risk Rating of the proposed development is rated within the 'low' category. The report includes a range of mitigation measures to be considered as part of the future design of the centre that will ensure the rating would remain within the 'low' category. This includes recommendations regarding surveillance, lighting and technical supervision, territorial reinforcement, environmental maintenance, management and access control. Overall, it is considered that the proposed development will increase activity and management of the site which will in turn improve the safety and security of the local area and generally increase the image of the area.

6.16 Water, drainage and stormwater

Amended Concept Stormwater Plans have been prepared by Henry & Hymas and provided at **Appendix E**. It is noted that the plans are conceptual only and will be refined as part of the subsequent application(s) for the detailed design and construction of the centre.

As per SSD 5175, it is proposed to direct the site's stormwater to the previously approved stormwater channel that connects to the northern precinct water quality and detention basins to the south east of the site. As such, all flows from Lot 3 will be controlled to rates specified by Blacktown Council's On Site Detention Policy and Development Control Plan 2015. Accordingly, by meeting these water quantity and quality targets, the future development will not result in any adverse impacts on existing systems downstream.

Temporary sediment and erosion measures have been incorporated onto the proposed Early Earthworks cut and fill plan (20224_DA_BE50[01]) which will control any stormwater runoff impacts until such time as the detailed civil design is implemented.

6.17 Flooding

J Wyndham Prince has prepared a Flood Assessment (**Appendix W**) for the Concept Plan based on the findings of their previous investigations relating to SSD 5175. This found that the extent of development proposed is generally consistent with the original layout plan contained in the 2013 study and subsequent PMF Flood Assessment undertaken in 2014, however; the nature of the built form is somewhat different in that it proposes a loading dock on Beggs Road and a retail building adjacent to the existing Stage 1 development.

Based on the review of the proposed Concept, J Wyndham Prince conclude that an appropriate flood management solution for the ECQ Stage 3 site can be achieved. This could include overland flow being conveyed via an open channel or trunk drainage culverts under or beside the building. The potential for blockages will need to be considered to ensure the PMF event can be safely managed and safe pedestrian and vehicular evacuation from the loading dock off Beggs Road can be achieved.

Detailed flood modelling is currently underway and will be used to inform the detailed design process and ensure all identified flood constraints are addressed. This will be further detailed as part of the subsequent detailed design application(s).

6.18 Geotechnical

PSM undertook geotechnical investigation works within the development site in September 2015 and March 2016. Based on these investigations, a number of reports were prepared to address site geotechnical conditions, bulk earthwork specifications, design requirements and soil salinity and aggressivity.

PSM has reviewed the detailed design of the proposed Stage 3 development and has not identified any unusual geotechnical constraints or risks that would affect the development. A letter summarising these findings is provided at **Appendix X**.

6.19 Utilities

Policom has reviewed the proposed Concept and has identified that up to six pad mounted substations will be required to power the development. These will be designed to Endeavour Energy requirements and located wholly within the site (refer to **Appendix Y**).

Rose Atkins Rimmer has reviewed the Water and Sewer servicing requirement for the development and conclude that (refer to **Appendix Y**):

- Existing watermains in Church Street and Rooty Hill Road South could serve as points of connection and that these likely have adequate capacity to service the site; and
- A sewer extension can be constructed from the sewer lead-in infrastructure previously constructed by Frasers to service the rest of the ECQ development.

6.20 Construction impacts

A preliminary Construction Management Plan (CMP) has been prepared by Frasers Property Australia (**Appendix AA**) which details the site construction and environmental management principles for the proposed development. Key components of the plan include:

- The principal contractor is to develop a comprehensive Workplace Health and Safety Management Plan, Safe Work Method Statement or Risk Assessment, and a Detailed Traffic and Pedestrian Management Plan;
- Construction hours in accordance with Blacktown City Council's standard construction hours;
- A detailed Noise and Vibration Management plan will be prepared for construction certificate. A preliminary assessment has been prepared by Acoustic Logic and is included at **Appendix P**;
- A detailed Construction Traffic Management Plan will be prepared for construction certificate with all construction vehicles anticipated to gain site access from Rooty Hill Road South. A preliminary Pedestrian and Traffic Construction Management Plan has been prepared by CBRK and is included within the Transport Assessment at **Appendix I**;
- Establishment of perimeter fencing, site office and facilities;
- Construction waste will be minimised and the principal contractor will be responsible for transporting all contaminated and non-recyclable wastes to EPA approved landfill sites; and
- Construction staging will ensure appropriate separation of construction and retail zones through hoarding treatments that provide a sense of community. The traffic management plan will also be updated for each stage to suit the changing environment.

It is noted that the Acoustic Assessment (**Appendix P**) identified likely exceedances to the Noise Affected Management Level when concrete pumping occurs close to the eastern site boundaries. Mitigation measures are therefore recommended (such as avoiding sensitive receivers where possible and the use of localised noise barriers) which will be further considered as part of a subsequent application for the construction of the centre.

A detailed Construction Management Plan for the proposed early works will be provided for Construction Certificate. A further assessment of the potential construction impacts associated with the construction of the outlet centre will be provided as part of the subsequent application(s) for this component of works.

7.0 Mitigation Measures

The collective measures required to mitigate the impacts associated with the proposed development are detailed in **Table 12** below. These measures have been derived from the previous assessment in Section 5.0 and those detailed in appended consultants' reports.

Table 12 Mitigation Measures

| Mitigation Measures |
|--|
| <p><u>Economic impact</u></p> <ul style="list-style-type: none"> The incorporation of appropriate restrictions on future development consents which ensure the centre operates as an outlet centre (refer to Section 3.4 above). |
| <p><u>Noise and vibration</u></p> <ul style="list-style-type: none"> Implementation of the recommendations of the Acoustic Report prepared by Acoustic Logic dated 17 December 2020 (Appendix P) and undertake an assessment of any likely impacts as part of the detailed design of each development stage. |
| <p><u>Traffic, transport, parking and access</u></p> <ul style="list-style-type: none"> The incorporation of a condition of consent requiring the road infrastructure upgrades identified in the Transport Assessment, prepared by CBRK and dated December 2020 (Appendix I), to be confirmed as part of the subsequent detailed design applications and carried out prior to the centre opening. |
| <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> 20 ecosystem credits should be retired prior to removal of any CPW from Lot 3 in accordance with the recommendations of the BDAR prepared by Ecological dated 16 December 2020 (Appendix K). |
| <p><u>Ecologically sustainable development</u></p> <ul style="list-style-type: none"> The future design of the centre should ensure the commitments of the ESD Statement (Appendix Q) are achieved. |
| <p><u>Aboriginal Heritage</u></p> <ul style="list-style-type: none"> The recommendations of the ACHAR prepared by Kayanel and dated November 2020 (Appendix T) should be implemented. This includes: <ul style="list-style-type: none"> Consultation continues to inform RAPs about the progression of the project until such time as the works approved under the SSD have been completed; If, during the course of development works, suspected historic cultural heritage material is uncovered, work should cease in that area immediately. Heritage NSW should be notified and works only recommence when an approved management strategy has been developed; and, A copy of the final report should be sent to the relevant RAPs identified. |
| <p><u>Bushfire</u></p> <ul style="list-style-type: none"> The recommendations of the Bushfire Assessment prepared by Eco Logical and dated 21 December 2020, including incorporation of relevant APZ's, should be considered as part of the detailed design of the future centre (Appendix V). |
| <p><u>Water, drainage and stormwater</u></p> <ul style="list-style-type: none"> <u>Implementation of the temporary sediment and erosion measures</u> shown on the proposed Early Earthworks cut and fill plan (20224_DA_BE50[01]). Refer to Appendix E. |
| <p><u>CPTED</u></p> <ul style="list-style-type: none"> As part of a future application for the detailed design, consideration should be given to the recommendations contained within the CPTED report prepared by Ethos Urban and dated December 2020 (Appendix Z). |

8.0 Justification of the Proposal

In general, investment in major projects can only be justified if the benefits of doing so exceed the costs. Such an assessment must consider all costs and benefits, and not simply those that can be easily quantified. As a result, the EP&A Act specifies that such a justification must be made having regard to biophysical, economic and social considerations and the principles of ecologically sustainable development.

This means that the decision on whether a project can proceed or not needs to be made in the full knowledge of its effects, both positive and negative, whether those impacts can be quantified or not.

The proposed development seeks concept approval for the planning parameters relating to Stage 3 of the Eastern Creek Quarter development including land uses, building envelopes, preliminary landscape design, built form design guidelines, access arrangements and development staging. The assessment must therefore focus on the identification and appraisal of the effects of the proposed change over the site's existing condition. Various components of the biophysical, social and economic environments have been examined in this EIS and are summarised below.

8.1 Social and economic

A Social Impact Assessment of the proposal has been undertaken by Ethos Urban (**Appendix U**) and an Economic Impact Assessment has been prepared by Macroplan (**Appendix O**). The environmental impact assessment of the proposed development has demonstrated that the proposed outlet centre will result in a greater range of economic and social benefits compared to a specialised retail premises development. In addition to the social and economic impacts of the current ECQ development, including ongoing financial sustainability of Western Sydney Parklands Trust, the proposal will:

- Alleviate some of the undersupply of retail outlet floorspace in Sydney, particularly Western Sydney;
- Attract visitors from across Greater Sydney into the Blacktown LGA;
- Provides synergies with surrounding family destination uses;
- Provides upgrades to the surrounding road network, including Church Street which will be upgraded to improve access to Council's playing fields and to contain a cycleway connecting to the M7;
- Offer an opportunity for the provision of new recreation facilities;
- Provide additional funding for the WSPT from this site to maintain and enhance the public open space and recreational offering of the regional open space associated with the Parklands; and
- Increased employment opportunities for residents with up to 555 direct construction jobs and a net increase of 488 ongoing jobs.

8.2 Biophysical

An assessment of biodiversity impacts is included at Section 6.9 of this report and the mitigation measures at Section 7.0 demonstrates that the proposed development will not result in any significant adverse environmental impacts that cannot be appropriately addressed through standard conditions of consent or the mitigation measures. The environmental impact assessment of the proposed development demonstrated that:

- The proposal would not have any unjustified effect on threatened species, populations or ecological communities on their habitats arising from the construction or use of the site (subject to the retiring of offset credits for the proposed removal of vegetation); and
- The proposal will not result in any undue impacts on air quality, bushfire, noise, waste, or stormwater quality (which will be further assessed as part of a subsequent application for the detailed design).

8.3 Ecologically Sustainable Development

In addition to the ESD principles outlined for the development at **Section 6.10** above, the following section analyses the project against the four principles of ecologically sustainable development in accordance with the EP&A Regulations. They are:

- The precautionary principle;
- Intergenerational equity;
- Conservation of biological diversity and ecological integrity; and
- Improved valuation and pricing of environmental resources.

Precautionary Principle

The precautionary principle is utilised when uncertainty exists about potential environmental impacts. It provides that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. The precautionary principle requires careful evaluation of potential environmental impacts in order to avoid, wherever practicable, serious or irreversible damage to the environment.

This EIS has not identified any serious threat of irreversible damage to the environment and therefore the precautionary principle is not relevant to the proposal. It is noted, however, that a conservative approach has been applied to all specialist studies supporting the application.

Intergenerational Equity

Inter-generational equity is concerned with ensuring that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations. The proposal has been designed to benefit both the existing and future generations by:

- Securing funding for the ongoing management and improvement of the environmental, recreational and sporting facilities and requirements of the Parklands;
- Implementing safeguards and management measures to protect environmental values, including the offsetting of the proposed vegetation removal;
- Facilitating job creation and new services in proximity to existing populations; and
- Ensuring a high quality public domain and amenity within and around the site.

The proposal has integrated short and long-term social, financial and environmental considerations so that any foreseeable impacts are not left to be addressed by future generations. Issues with potential long term implications such as waste disposal would be avoided and/or minimised through construction planning and the application of safeguards and management measures. This will be further addressed as part of the subsequent application(s) for the detailed design of the development.

Conservation of Biological Diversity and Ecological Integrity

The principle of biological diversity upholds that the conservation of biological diversity and ecological integrity should be a fundamental consideration.

The proposal would not have any significant effect on the biological diversity and ecological integrity of the site subject to the relevant offset credits being obtained for the removal of the CPW.

Improved Valuation, Pricing and Incentive Mechanisms

The principles of improved valuation and pricing of environmental resources requires consideration of all environmental resources which may be affected by a proposal, including air, water, land and living things. Mitigation measures for avoiding, reusing, recycling and managing waste during construction and operation would be implemented to ensure resources are used responsibly in the first instance. Additional measures will also be implemented to ensure no environmental resources in the locality are adversely impacted during the construction or operational phases.

9.0 Conclusion

The Environmental Impact Statement (EIS) has been prepared to consider the environmental, social and economic impacts of the proposed Concept Plan for a new outlet centre at Lot 3 of the Eastern Creek Quarter. The EIS has addressed the issues outlined in the SEARs (**Appendix A**) and accords with Schedule 2 of the EP&A Regulation.

Having regard to biophysical, economic and social considerations, including the principles of ecologically sustainable development, the carrying out of the project is justified for the following reasons:

- It is permissible with consent and meets all requirements of the relevant planning controls for the site;
- The environmental impacts can be appropriately mitigated and will be further assessed as part of the subsequent detailed design application(s);
- It will result in an ongoing monetary contribution towards the management, maintenance, and improvement of the Parklands for the use and enjoyment of the wider community.
- It will attract visitors and investment into the Blacktown LGA without generating any unreasonable impacts on the economic viability of surrounding centres.
- It will result in upgrades to key intersections in the surrounding road network which will result in broader improvements to traffic flow.
- It will create 555 construction jobs and a net increase of 488 ongoing jobs which will contribute to Western Sydney economic recovery post Covid-19.

Overall, the application will facilitate the appropriate future use of the site as an outlet centre which will meet the significant demand for this type of retail in Western Sydney.

Given the merits described above it is requested that the application be approved.