

17 December 2020

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Frasers Property Australia  
Level 2, 1C Homebush Bay Drive  
Rhodes NSW 2138

## Eastern Creek Stage 3 – Electrical Utility Services

### Introduction

This report has been prepared for Frasers Property Australia to support a State Significant Development Application (SSDA) submitted to the Department of Planning, Industry and Environment (DPIE) relating to Lot 3 of the Eastern Creek Quarter Site at Rooty Hill Road South, Eastern Creek. The application seeks Concept Plan approval for the staged construction of a new retail outlet centre at Lot 3 with supporting food and beverage tenancies, and ancillary entertainment and recreation usages.

This report addresses the following items of the Secretary's Environmental Assessment Requirements (SEARs):

#### **16. Utilities**

The EIS shall:

- 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.

### The Site

The 34ha Eastern Creek Quarter site is situated to the north of the Great Western Highway between Rooty Hill Road South and the M7 Motorway. Church Street marks the site's northern boundary. The site forms part of the Western Sydney Parklands and is located within the Blacktown Local Government Area. It is located approximately 1.5km south east of Rooty Hill Station.

This SSDA relates to Lot 3 of the ECQ site, which is the final lot proposed to be developed. It is located in the northern part of the site and has an area of approximately 7.29ha (refer to Figure 1 below).



Figure 1 – Site location  
Source: Nearmap

### Overview of the Proposed Development

The proposed State Significant Development Application (SSDA) seeks Concept Plan approval for a new retail outlet centre at Lot 3 of the Eastern Creek Quarter site. The Concept Plan will establish the following framework to guide the future detailed design of the Lot 3 development:

- Land uses, including retail (factory outlet), food and drink premises, amusement centre and indoor recreation facility;
- Building footprints, including basement, with a maximum height of 12m;
- A maximum GFA of 39,500m<sup>2</sup> at Lot 3 which will be staged as follows:
  - Phase A: 29,500m<sup>2</sup>
  - Phase B: 10,000m<sup>2</sup>
- Upgrade of Church Street for vehicular access, including traffic signals at the Church Street/Rooty Hill Road South intersection;
- Modifications to the Cable Place/Rooty Hill Road South/Site Access intersection; and
- Modifications to the Francis Street/Eastern Road/Rooty Hill Road South intersection.

It is also proposed to seek consent for a series of early works including:

- Removal of up to 0.73 ha of Cumberland Plains Woodlands in the south west corner of the site;
- Bulk earthworks within Lot 3; and
- Extension of the internal access road to connect to the basement car park.

The proposed outlet centre at Lot 3 will necessitate the inclusion of conditions of consent which requires the modification of SSD 5175 (the existing Concept Plan for the broader ECQ

site) to amend the overall allocation of GFA and associated uses, relevant Concept Plans and the existing Design Guidelines.

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



Figure 2 – Indicative concept drawing  
Source: i2C

#### Electrical Utilities

The site is proposed to be supplied by 4 to 6 off padmounted substations located wholly within the site. The substation infrastructure will be designed to Endeavour Energy requirements.

We trust the above meets your requirements. If you have any queries, please do not hesitate to ask.

Kind Regards,

**Tarek Kassab**

Director

Policom P/L

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## Eastern Creek Stage 3 Feasibility – Water and Sewer Servicing Advice

### Introduction

This Feasibility Report has been prepared for Frasers Property Australia to support a State Significant Development Application (SSDA) submitted to the Department of Planning, Industry and Environment (DPIE) relating to Lot 3 of the Eastern Creek Quarter Site at Rooty Hill Road South, Eastern Creek. The application seeks Concept Plan approval for the staged construction of a new retail outlet centre at Lot 3 with supporting food and beverage tenancies, and ancillary entertainment and recreation usages.

This report addresses the following items of the Secretary's Environmental Assessment Requirements (SEARs):

- Utilities
  - Existing capacity of the site to service the proposed development and any augmentation requirements for utilities, including arrangements for drinking water, wastewater and recycled water
  - Identification of the existing infrastructure on-site and any possible impacts of the construction and operation of the proposal on this infrastructure

### The Site

The 34ha Eastern Creek Quarter site is situated to the north of the Great Western Highway between Rooty Hill Road South and the M7 Motorway. Church Street marks the site's northern boundary. The site forms part of the Western Sydney Parklands and is located within the Blacktown Local Government Area. It is located approximately 1.5km south east of Rooty Hill Station.

This SSDA relates to Lot 3 of the ECQ site, which is the final lot proposed to be developed. It is located in the northern part of the site and has an area of approximately 7.29ha (refer to **Figure 1** below).



**Figure 1 – Site location**

Source: Nearmap

## Overview of the Proposed Development

The proposed State Significant Development Application (SSDA) seeks Concept Plan approval for a new retail outlet centre at Lot 3 of the Eastern Creek Quarter site. The Concept Plan will establish the following framework to guide the future detailed design of the Lot 3 development:

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- A maximum GFA of 39,500m<sup>2</sup> at Lot 3 which will be staged as follows:
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- Modifications to the Francis Street/Eastern Road/Rooty Hill Road South intersection.

It is also proposed to seek consent for a series of early works including:

- Removal of up to 0.73 ha of Cumberland Plains Woodlands in the south west corner of the site;
- Bulk earthworks within Lot 3; and
- Extension of the internal access road to connect to the basement car park.

The proposed outlet centre at Lot 3 will necessitate the inclusion of conditions of consent which requires the modification of SSD 5175 (the existing Concept Plan for the broader ECQ site) to amend the overall allocation of GFA and associated uses, relevant Concept Plans and the existing Design Guidelines.

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



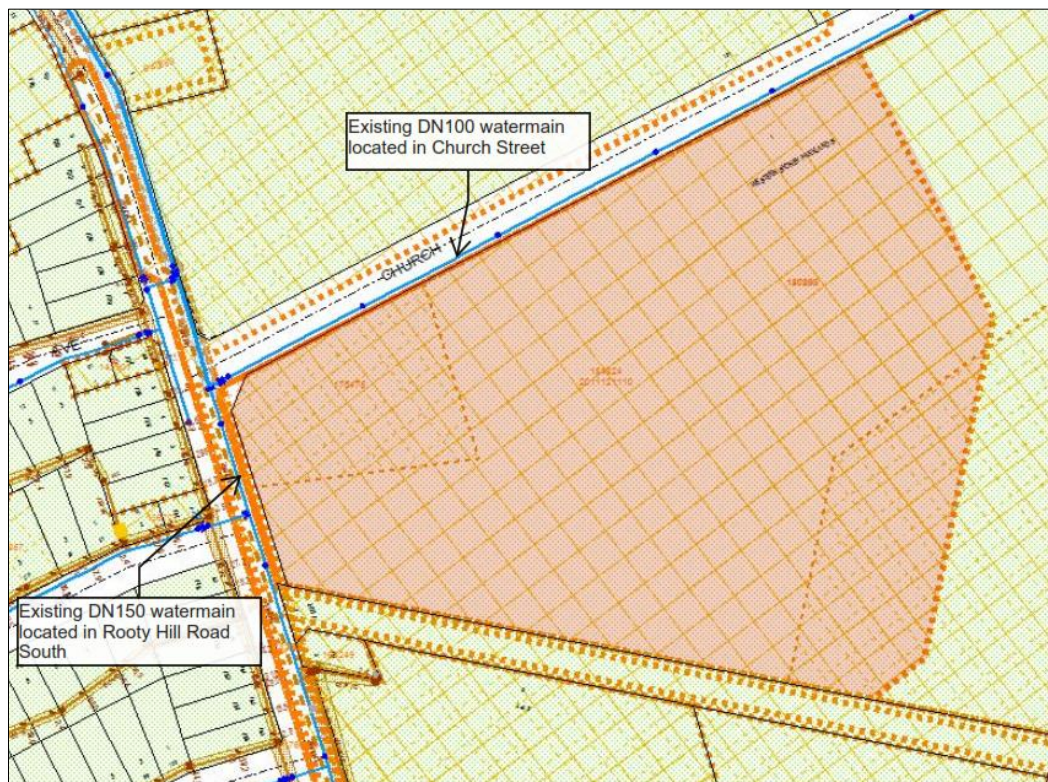
Figure 2 – Indicative concept drawing

Source: i2C



## Potable Water Infrastructure

There is an existing DN100 watermain in Church Street and an existing DN150 watermain in Rooty Hill Road South that could serve as a point of connection to the proposed development. The potable watermain requirements for each site have been assessed in consideration of the information contained in the Water Code (WSA 03-2011-3.1 Sydney Water Edition). According to Table SW 3.5 of the Water Code, minimum sized mains for potable water are DN150 based on the commercial zoning of the proposed development. As such it appears that there is an adequate capacity to service the site with potable water. The Sydney Water recycled water network does not extend to the area in which the site is located.



**Figure 3 – Sydney Water Hydra plan showing the location of existing potable water infrastructure.**

*Source: Sydney Water (eDeveloper)*

## Sewer Infrastructure

The proposed Lot 3 Development must have a sewer main that is the right size and can be used for connection. The sewer must also have a connection point within the development boundary. To achieve this, it is expected that a sewer extension is required to be constructed off the DN225 sewer lead-in infrastructure that has been delivered by Frasers under Sydney Water case number 147298WW. This sewer was constructed in 2019-2020 and was designed to cater for future flows generated by the Lot 3 Development and there is an inlet in the maintenance hole to facilitate a future sewer extension. Figure 4 shows the Work As Constructed (WAC) information for this sewer and we have indicated where the future extension would be located. A full copy of the WAC plan is included with this report.

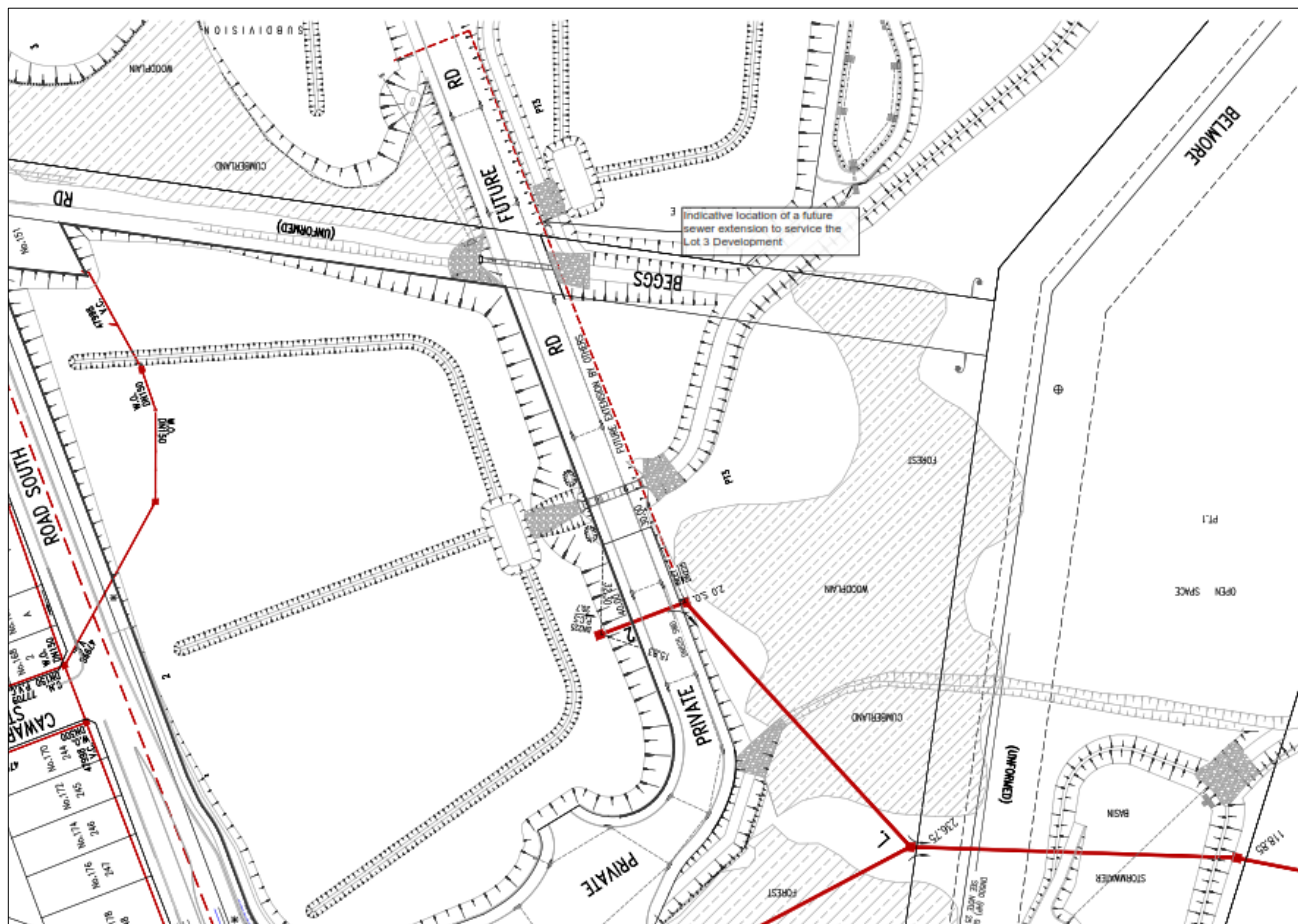


Figure 4 – Work As Constructed drawing for case 147298WW from which a future sewer extension is required to service the Lot 3 Development.

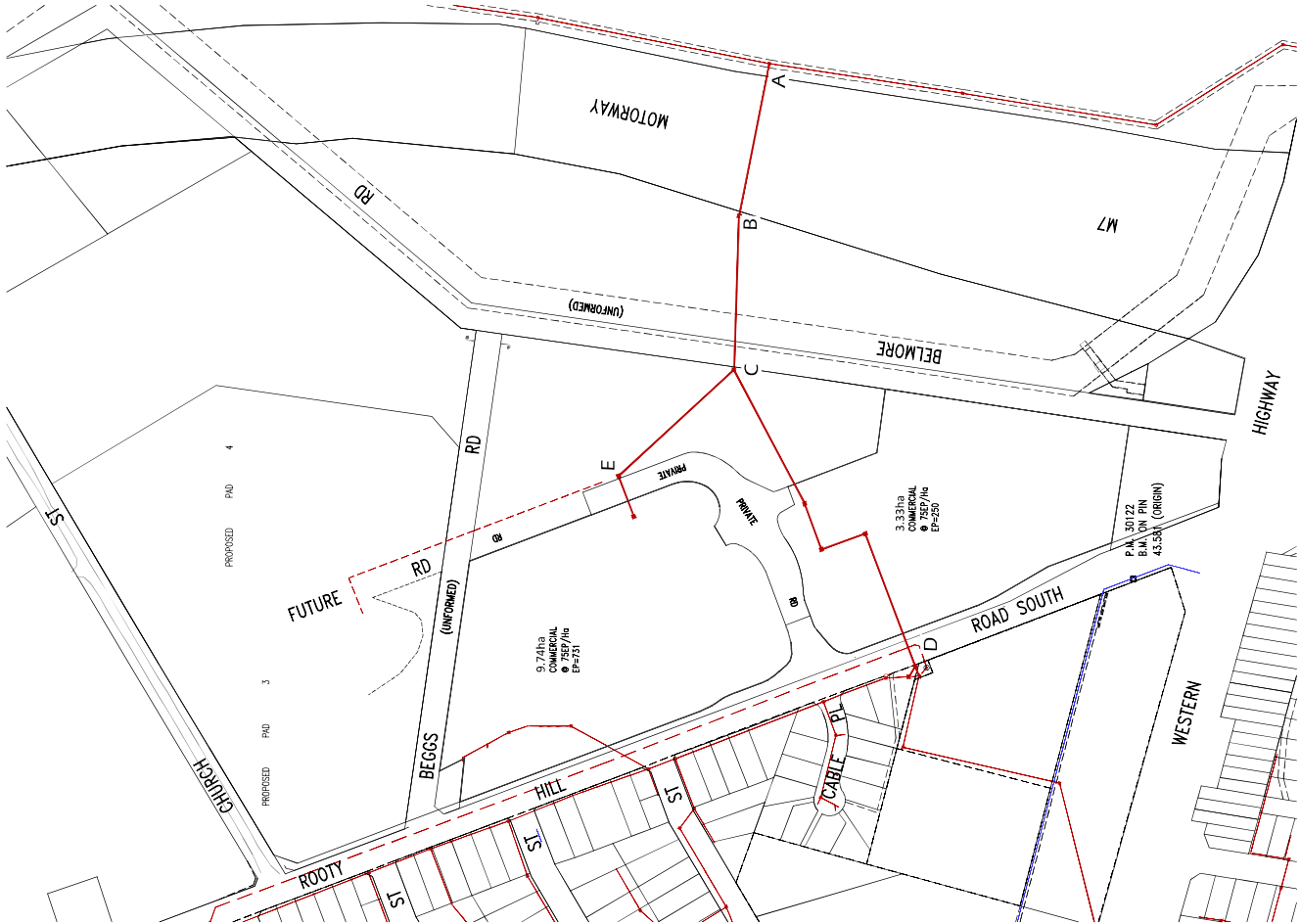
Source: Work As Constructed drawing completed by Rose Atkins Rimmer (infrastructure) Pty Ltd











INTERNAL CATCHMENT & B.M. DIAGRAM  
SCALE 1:2000

0 20 40 60 80 100 120 140 160 180 200 METRES

NOTE: LINE 1 HAS BEEN MODELLED AND CONFIRMED BY SYDNEY WATER (ISP).

DATE: REFERENCE: 5/23/24

DESIGNED: G.L.

DRAWN: G.L.

VERIFIED: D.S.

REVIEWED: M.A.

VARIATION: 02

APPROVAL: DATE:

MAINTENANCE STRUCTURE SCHEDULE  
(REFER NOTE B)

LINE NO.	CHAINAGE	TYPE	DN INLET	CLASS OF COVER	MATERIAL	COMMENTS
1	00	M14	-	-	-	EXISTING M.H. WITH DN375 INLET
1	118.85	M14	1200	D	CAST IN-SITU	DTC-2201F1 (18/3/15)
1	236.75	M14	1200	D	CAST IN-SITU	DTC-2201B1 (18/3/15) - L2
1	351.34	M14	1200	D	CAST IN-SITU	DTC-2201F1 (18/3/15)
1	389.78	M14	1200	D	CAST IN-SITU	DTC-2201B1 (18/3/15)
1	426.33	M14	1200	D	CAST IN-SITU	DTC-2201B1 (18/3/15)
1	534.88	M14	1200	D	CAST IN-SITU	DTC-2201B1 (18/3/15)
1	542.95	M14	1200	D	CAST IN-SITU	EXISTING M.H. WITH MULTIPLE INLETS
2	702.00	M14	1200	D	CAST IN-SITU	DTC-2201B1 (18/3/15) WITH DN225 INLET
2	752.70	M14	1200	D	CAST IN-SITU	DTC-2201B1 (18/3/15)
3	1113	M14	1200	B	CAST IN-SITU	DTC-2201B1 (18/3/15)

EXTERNAL GRAVITY CATCHMENT FROM SP395  
COMMERCIAL 3.33ha @ 0.5%  
75EP/ha = 17151  
MODELLED BY SYDNEY WATER

COMMERCIAL 9.74ha @ 0.5%  
75EP/ha = 17151  
CONTRIBUTING EP = 731

DN225 P.P. @ 0.5%  
OF = 35.3 1/6  
DN3 = 15.1 1/6  
OF = 7.1

E

C

D

A

B

C

D

E

WORK-AS-CONSTRUCTED CERTIFICATION

DEVELOPER: WESTERN SYDNEY PARKWAYS TRUST  
W.S.C.: ROSE ARONS RIMMER P.N. LTD.  
CONSTRUCTION: MAIN FLOW CHL & PUMPING SERVICES  
COMPLETED: 23/09/2020  
P.A.C. PREPARED: 23/11/2020  
DESIGNER: ROSE ARONS RIMMER P.N. LTD.  
IN ACCORDANCE WITH THE WORK-AS-CONSTRUCTED DRAWINGS

SYDNEY WATER

Case No. 147298WW SHT 3 OF 3 SHTS.

SYDNEY WATER CORPORATION

FOR DETAILS OF SERVICES SEE SHEET 1