

28 July 2022

Attention: Angela Wang
Frasers Property Australia
Level 2, 1C Homebush Bay Drive
Rhodes, NSW, 2138

Dear Ms Wang,

Eastern Creek Quarter, Stage 3—Consistency Review, Historical Archaeology

Extent Heritage Pty Ltd (Extent Heritage) prepared a Historical Archaeological Assessment (HAA) in December 2020 for Frasers Property Australia to support a State significant development application (SSD-31515622) submitted to the Department of Planning and Environment (DPE) relating to Lot 3 of the Eastern Creek Quarter Site at Rooty Hill Road South, Eastern Creek. The application seeks approval for the detailed design and operation of a new retail outlet centre at Lot 3 with supporting food and beverage tenancies, and ancillary entertainment and recreation usages.

The 2020 HAA report addressed the following items of the Secretary's Environmental Assessment Requirements (SEARs):

20. Environmental Heritage

Where there is a potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.

This letter confirms that the archaeological impacts of the Eastern Creek Quarter Lot 3 proposal assessed in the 2020 HAA is consistent with the current proposed development (Figure 1). The findings of our 2020 HAA remain unchanged, and the report satisfies the requirements of the relevant SEARs.

Study area

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.

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P 03 6134 8124

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 (Figure 1).

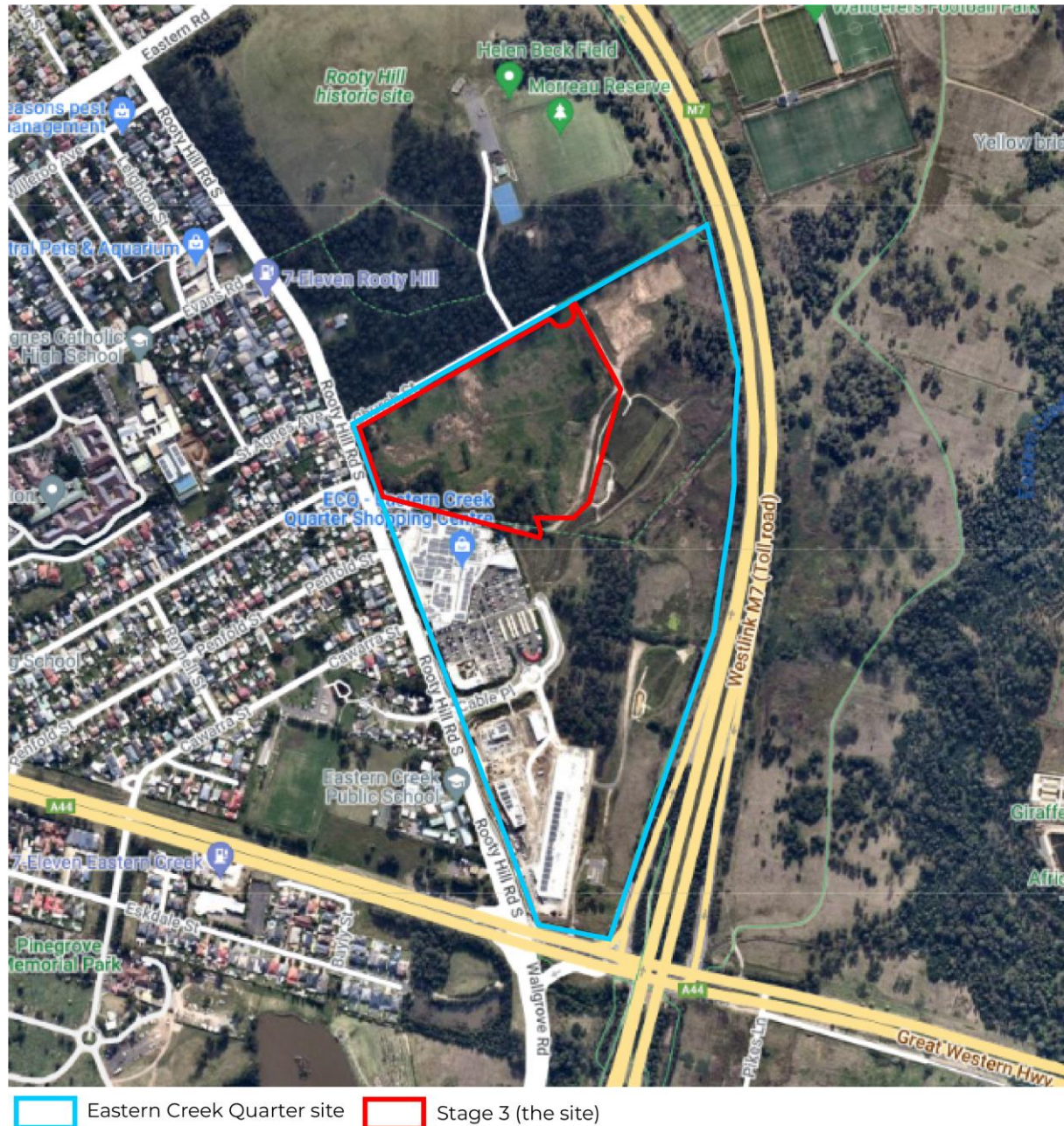


Figure 1. Site location. Source: Ethos Urban

Overview of the Proposed Development

This SSDA seeks approval for the detailed design and operation of Phase A of the outlet centre in accordance with the proposed Concept Plan (SSD-10457). Phase A of the outlet centre will have a total GFA of **29,688m²** (out of a total of 39,500m² for Lot 3) including **16,360m²** of retail outlet tenancies, **1,500m²** of amusement centre uses, and **1,876m²** of food and drink tenancies/pop-up retail shops.

In summary, the proposal includes:

- the construction and operation of a single storey retail factory outlet centre on Lot 3 of DP31130 with approximately **122** tenancies (subject to prospective tenant requirements), the majority of which will accommodate retail factory outlet stores;
- the extension of ECQ Social;
- signage zones;
- ground level car parking in the northern portion of the site with approximately **448** spaces;
- basement level car parking with approximately **727** spaces;
- detailed landscape design; and
- external infrastructure upgrades, including the upgrade of the Rooty Hill Road South / Church Street intersection.

This report is based on the Detailed Design prepared by i2C. The Site Plan illustrating the proposal is provided at Figure 2 below and attached to this letter.

Key findings

- The Eastern Creek Quarter Stage 3 study area was formerly part of the Rooty Hill Run, a 38,728-acre parcel of land reserved by Governor King in 1802 for use in breeding and grazing government livestock.
- The Rooty Hill Government Depot was located 700m north of the study area, and no development was identified within the study area until 1917. The land was used for grazing as part of the 'Sheep Paddock' of Rooty Hill Run.
- Any archaeological evidence associated with the Rooty Hill Run was likely highly ephemeral in the first instance and then disturbed by later phases of development.
- There is nil-low potential for archaeological evidence associated with Rooty Hill Run or the associated Government Depot within the study area.
- There is high potential for archaeological remains associated with post-1917 use of the site for poultry farming, rural residences and an equestrian centre. These remains are unlikely to meet the threshold for local significance.
- The study area is unlikely to contain significant historical archaeological remains or 'relics', as defined by the Heritage Act.

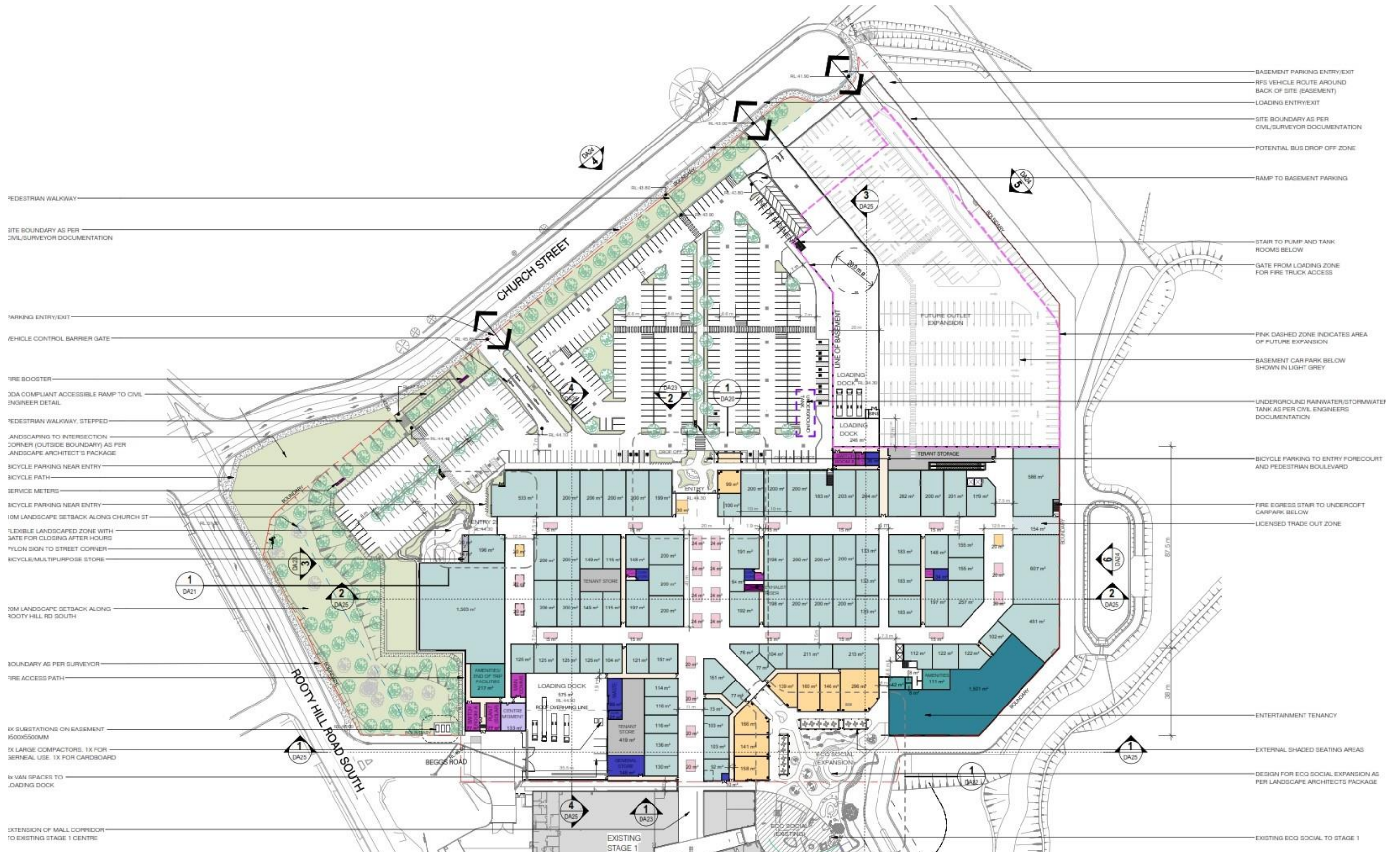


Figure 2. Proposed site plan. Source: i2C (not to scale)

Recommendations

- The proposed development of a direct factory outlet and associated carpark is unlikely to impact on significant historical archaeological remains.
- No further mitigation or intervention with regard to historical archaeology is recommended in association with redevelopment of the site.
- In the unlikely event of the discovery of unexpected historical archaeological remains not identified in this report, all works in the affected area should stop and a qualified historical 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.
- In the event that evidence of the Aboriginal occupation of the site is identified during any phase of onsite works, all works in the affected area should stop, the area be adequately protected and Heritage NSW informed about the discovery under section 89(A) of the *National Parks and Wildlife Act 1974*.

We note that the findings of our 2020 HAA remain unchanged for the final iteration of site design and no archaeological mitigation is recommended. For further information relating to the above, please refer to the 2020 HAA or contact me (0487 786 637; jjtravers@extent.com.au).

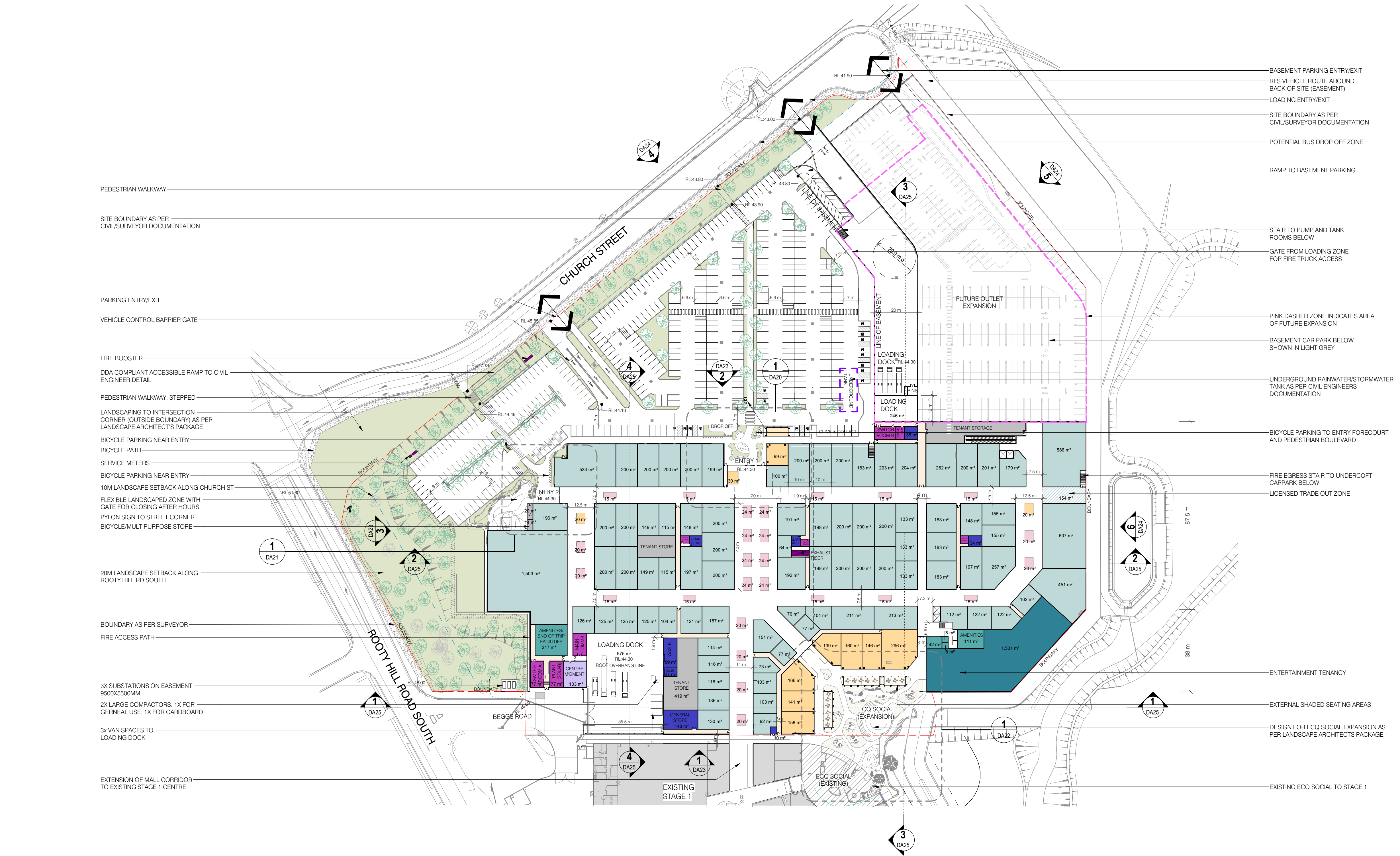
Kind regards,



Dr Jennifer Jones-Travers
Senior Associate | Extent Heritage

Attachment:

- 'Eastern Creek Stage 3, Stage 3 Proposed Floor Plan', i2C, 19 July 2022



- BASEMENT PARKING ENTRY/EXIT
- RFS VEHICLE ROUTE AROUND BACK OF SITE (EASEMENT)
- LOADING ENTRY/EXIT
- SITE BOUNDARY AS PER CIVIL/SURVEYOR DOCUMENTATION
- POTENTIAL BUS DROP OFF ZONE
- RAMP TO BASEMENT PARKING
- STAIR TO PUMP AND TANK ROOMS BELOW
- GATE FROM LOADING ZONE FOR FIRE TRUCK ACCESS
- PINK DASHED ZONE INDICATES AREA OF FUTURE EXPANSION
- BASEMENT CAR PARK BELOW SHOWN IN LIGHT GREY
- UNDERGROUND RAINWATER/STORMWATER TANK AS PER CIVIL ENGINEERS DOCUMENTATION
- BICYCLE PARKING TO ENTRY FORECOURT AND PEDESTRIAN BOULEVARD
- FIRE EGRESS STAIR TO UNDERCOFT CARPARK BELOW
- LICENSED TRADE OUT ZONE

GA PLAN COLOUR LEGEND

- AMENITIES
- BOH
- CENTRE MANAGEMENT
- CIRCULATION
- BOH CIRCULATION
- ENTERTAINMENT
- FOOD & BEVERAGE
- OUTDOOR SEATING
- KIOSK
- LICENSE TRADE OUT
- RETAIL OUTLET
- STORAGE
- SERVICES

NEW/EXISTING TREES KEY

- NEW TREES (GREEN)
- EXISTING TREES (GREY)

AREAS GFA - SK25 - STAGE 3A

AMENITIES	387 m²
BOH	396 m²
BOH CIRCULATION	926 m²
CENTRE MANAGEMENT	133 m²
CIRCULATION	6,892 m²
ENTERTAINMENT	1,501 m²
FOOD & BEVERAGE	1,375 m²
KIOSK	502 m²
LICENSED TRADE OUT	154 m²
RETAIL OUTLET	16,431 m²
TENANT STORAGE	990 m²
TOTAL	29,688 m²

AREAS NLA - SK25 - STAGE 3A

ENTERTAINMENT	1,501 m²
FOOD & BEVERAGE	1,305 m²
FOOD & BEVERAGE	30 m²
FOOD & BEVERAGE	40 m²
KIOSK	502 m²
LICENSED TRADE OUT	154 m²
RETAIL OUTLET	1,427 m²
RETAIL OUTLET	15,004 m²
TENANT STORAGE	957 m²
TENANT STORAGE	33 m²
TOTAL	20,954 m²

PARKING - SK24 STAGE 3A

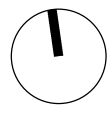
BASEMENT	727
GROUND	445
TOTAL	1172

17	19.03.22	DRAFT DA ISSUE	MDA
16	15.02.22	ISSUE TO CONSULTANTS	HLU
15	09.02.22	DRAFT ISSUE TO CONSULTANTS	CHL
14	28.09.22	DRAFT ISSUE TO CONSULTANTS	MDA
13	27.08.22	FOR INFORMATION ONLY	MDA
12	17.08.22	FOR INFORMATION	HLU
06	date	ISSUE / revision	by

EASTERN CREEK STAGE 3
ROOTY HILL ROAD SOUTH, NSW, 2766



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STAGE 3 PROPOSED FLOOR PLAN
DEVELOPMENT APPLICATION

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project	2018-217	drawing no.	DA17	issue	17
As indicated	HLU	designed	MDA	checked	MDA