

File No: MC-12-1769

9 November 2012

Department of Planning and Infrastructure
Major Projects Assessment
GPO Box 39
SYDNEY NSW 2001

Attention: Thomas Mithen

Dear Mr Mithen,

Re: Concept Proposal and Stage 1 early works for Eastern Creek Business Hub SSD 5175-2012 Rooty Hill Road South, Rooty Hill

Reference is made to the above proposal and Council's earlier detailed submission to you dated 29 October 2012 in which serious concerns were raised. Council would like to add 2 more issues to be considered along with those already stated.

1. Council's Property Section have reviewed the proposal and advise the following:

Council owns the half width of Beggs and Belmore Roads within the development site. Whilst these are unformed paper roads, as this proposal does not intend to utilise these roads as public roads Council's Property Section requests that the Applicant seek formal closure of these half width roads. Council does not want any vested interest in the land. As such the closure application is likely to result in the roads being vested in the Crown. The applicant's intention to retain Belmore and Beggs Roads as buffers to the Gas Main and Open Space, but not to formally close the roads first, is unacceptable to Council and this must be finalised prior to any subdivision or Stage 1 early works being commenced on the site for any development.

2. Draft Design Guidelines

With regard to the Draft Design Guidelines (DDG) prepared by Architectus which were located on the DPI's website but not in the package of information submitted to Council, the focus is mainly on providing building envelopes and car parking rates. However the draft controls fail to address bulk / scale / massing of proposed buildings having regard to their setting in the Parklands or to the heritage view lines to The Rooty Hill. Nor do they provide for the orientation of buildings to the Parklands. Also, the site is undulating and not flat so there will need to be significant cut and fill and the controls do not respond to this, i.e. there are no retaining wall treatment requirements or maximum cut / fill levels requirements in the draft DGRs.

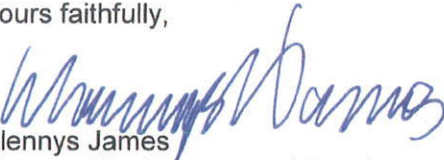
It is necessary that the draft design Guidelines be further developed prior to determination to include the issues raised above to ensure that the future built form better responds to its site constraints and surroundings.

As previously outlined in Council's letter, the Applicant is requested to address these and all the issues in Council's earlier letter dated 29th October 2012 before any determination is made by the Minister and that Council be given the opportunity to respond to the revised information.

Council trusts that DPI will take into serious consideration all the issues raised in both submissions.

Please do not hesitate to contact me on 9839 6515 should you wish to discuss this matter further.

Yours faithfully,



Glennys James
Director City Strategy and Development