

1 July 2014

Department of Planning and Environment
GPO Box 39
Sydney
NSW 2001

Architecture
Urban Design
Planning
Interior Architecture

Attention: Thomas Mithen
Planner
Email: thomas.mithen@planning.nsw.gov.au

cc. Kerry Jahangir
Manager, Finance and Business Development
Western Sydney Parklands Trust
Email: Kerry.Jahangir@wspt.nsw.gov.au

RE: Eastern Creek Business Hub State Significant Development (SSD 5175)
Clarification of staged DA works

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Dear Thomas,

I respond to your email request dated 1 July 2014 seeking clarification of the staged development component of the Eastern Creek Business Hub State Significant Development application (SSD 5175). Your email requests clarification that:

"you seek approval for concept proposal and Stage 1 subdivision and early works (as proposed in your original EIS).

You have changed the originally lodged application by taking the subdivision component out of Stage 1 in the RtS. This has implications for the structure of any consent and is not consistent with a staged application under section 83B of the EP&A Act which grants consent for 'concept and first stage'."

For clarity in relation to the Section 83B of the *Environmental Planning and Assessment Act 1979*, I suggest the consent for the application is reworded and restructured from the Response to Submissions to be consistent with the description in the Environmental Impact Statement, as follows (note additions and omissions to the Response to Submission description are shown in red text below):

a) Concept Proposal including development structure, site layout, land uses, building envelopes and design guidelines to accommodate 'retail premises', 'bulky goods premises', and 'business premises' uses (up to 52,800m² Gross Floor Area), landscaping, 'environmental protection works', roads, early works, and stormwater infrastructure;

b) Superlot subdivision

b) Stage 1 super lot subdivision and early works comprising:

- Superlot subdivision
- Bulk and detailed earthworks;
- New access road (staged construction);
- Estate infrastructure;
- Estate landscaping;
- Rehabilitation of existing woodland in areas identified for open space/conservation.

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Architectus Group Pty Ltd
ABN 90 131 245 684

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Ray Brown
Nominated Architect
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I hope this provides suitable clarification and that the Department can now proceed to finalisation of their assessment of the application.

Please do not hesitate to contact me should you require further clarification or assistance.

Yours sincerely,

A handwritten signature in cursive script, reading 'Jane Fielding'.

Jane Fielding
Associate, Planning