



Our Ref: PSM2802-022L REV1

23 August 2017

Property Development Solutions Pty Ltd
Level 1, 63 York Street
SYDNEY NSW 2000

ATTENTION: VANESSA ENGLISH

Dear Vanessa

**RE: EASTERN CREEK RETAIL CENTRE
STAGE 1 DEVELOPMENT APPLICATION
GEOTECHNICAL ASSESSMENT**

1 INTRODUCTION

The Eastern Creek Retail Centre (ECRC) is a proposed multi-stage development to be located between Rooty Hill Road South and the M7 Motorway at Eastern Creek, NSW. It is understood that Stage 1 of the masterplan is to be submitted for a Development Application (DA).

PSM previously undertook geotechnical investigation works within the proposed development site in September 2015 and March 2016 as part of due diligence works prior to a lease acquisition.

This letter has been prepared to support State Significant Development Application SSD 8588 for the detailed design and construction of a convenience retail shopping centre, medical centre, gym and associated car parking on Lot 2, Rooty Hill Road South, Eastern Creek.

The assessment undertaken in this letter has been prepared to address the following:

- Secretary's Environmental Assessment Requirements (SEARs) for SSD 8588 - dated 26 July 2017
- Relevant conditions of development consent under Concept Approval SSD 5175 – dated 7 January 2015

The following drawings were provided to PSM and used as the basis for assessing the suitability of the site for the proposed Stage 1 development:

- 2015 – 088 Eastern Creek RC Context Plan (Drawing No. DA01 Rev A)
- 2015 – 088 Eastern Creek RC Site Analysis (Drawing No. DA02 Rev A)
- 2015 – 088 Eastern Creek RC Proposed Site Plan – Stage 1 (Drawing No. DA05 Rev A)
- 2015 – 088 Eastern Creek RC Sections (Drawing No. DA12 Rev A)

We understand the following about the proposed Stage 1 development:

- The development will be located on Lot 2, between Beggs Road and a new access road from Rooty Hill Road South, opposite Cable Place.
- The development will be approximately 10,200 m² in size and comprise:
 - Single storey retail shops and supermarket, with food court and central plaza alfresco dining deck
 - Car park area for 414 cars
 - Development area for future childcare centre
 - Pad site for future development.

2 SUPPORTING DOCUMENTS

PSM undertook geotechnical investigation works within the development site on 14 and 15 September 2015, and 11 March 2016. The following documents were provided to Parramatta Park & Western Sydney Parklands Trusts (WSPT) based on the results of the geotechnical investigation:

- A geotechnical investigation factual report dated 7 April 2016 (Ref. PSM2802-007L Rev 1) following the fieldwork in September 2015 and March 2016.
- A bulk earthworks specification dated 9 October 2015 (Ref. PSM2802-008S).
- An interim geotechnical design advice (IGDA) dated 7 April 2016 (Ref. PSM2802-009L Rev 1). The IGDA is directed towards typical warehouse facility developments.
- A soil salinity and aggressivity investigation report dated 7 April 2016 (Ref. PSM2802-010L Rev 1).
- A salinity management plan dated 7 April 2016 (Ref. PSM2802-011L Rev 1).

3 CONCLUSION

PSM consider that the site discussed in Section 1 is suitable for the proposed ECRC Stage 1 development, provided the following is satisfied:

- Any earthworks are undertaken in accordance with PSM bulk earthworks specification (Ref. PSM2802-008S)
- The design for the development is based on PSM interim geotechnical design advice (IGDA) – (Ref. PSM2802-009L Rev 1).

We have not identified any unusual geotechnical constraints or risks for development that will affect the DA.

Please do not hesitate to contact the undersigned if you have any questions.

For and on behalf of
PELLS SULLIVAN MEYNINK



GARRY MOSTYN
Principal