

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



David McNamara
Director
Key Sites Assessments

Sydney 18 July 2019

SCHEDULE 1

Development consent: SSD 8588 granted by the Independent Planning Commission on 20 July 2018

For the following: Detailed design, construction and operation of a convenience retail development on approved Lot 2 (Stage 1) with a gross floor area of 11,438 sqm comprising:

- a supermarket
- specialty shops, food and drink premises
- a medical centre
- pharmacy
- gymnasium
- car parking for 433 car spaces
- end-of-trip facilities
- community garden
- signage zones
- loading dock facilities
- associated landscaping and infrastructure

Applicant: Frasers Property Australia

Consent Authority: Minister for Planning and Public Spaces

The Land: Lot 2, Eastern Creek Business Hub, Rooty Hill Road South, Rooty Hill

Modification: SSD 8588 MOD 2: Modifications to the layout of Lot 2 car park and location of the future development site building envelopes, to be consistent with the changes proposed concurrently under the Concept Plan (SSD 5175).

SCHEDULE 2

- (a) Schedule 2 Part A – Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent
 - (b) in accordance with all written directions of the Planning Secretary
 - (c) generally in accordance with the EIS and Response to Submissions,
 - (d) in accordance with the management and mitigation measures
 - (e) generally in accordance with the approved modification(s)
 - (f) **the Statement of Environmental Effects MOD 2, dated 13 November 2018, Response to Submissions SSD 5175 MOD 4 and SSD 8588 MOD 2, dated 11 April 2019 and Additional Information SSD 5175 MOD 4 and SSD 8588 MOD 2, dated 3 July 2019, all prepared by Ethos Urban**
 - (g) in accordance with the following drawings

Architectural Drawings prepared by i2C			
Drawing No.	Revision	Name of Plan	Date
DA05 <u>38</u>	<u>C P3</u>	Proposed Site Plan – Stage 1 <u>Stage 1 Proposed Plan</u>	23.07.18 <u>02.07.19</u>
DA06	B	Stage 1 Proposed Roof Plan	31.08.18
DA07		Entry 1	
DA08	A	Entry 2	11.09.17
DA09	A	Entry 2	11.09.17
DA10-A	C	Elevations 1	23.07.18
DA10-B	C	Elevations 2	23.07.18
DA11-A	B	Elevations 3	16.07.18
DA11-B	B	Elevations 4	23.07.18
DA12	A	True Elevations	11.09.17
DA13	A	Sections	11.09.17
DA18	C	3D Perspectives	16.07.18
DA18-A	B	3D Perspectives	16.07.18
SD01	A	Shopfront Design – Key Plan	11.09.17
SD02	A	Shopfront 1	11.09.17
SD03	A	Shopfront 2	11.09.17
SD04	A	Shopfront 3	11.09.17
SD05	A	Shopfront 4	11.09.17
SD06	A	Shopfront 5	11.09.17
SZ01	A	Signage Zones	11.09.17
SZ02	A	Signage Zones	11.09.17
SZ03	A	Signage Zones	11.09.17
SZ04	A	Signage Zones	11.09.17
SZ05	A	Signage Zones	11.09.17
SZ06	A	Signage Zones	11.09.17
SZ07	A	Signage Zones	11.09.17

SZ08	A	Signage Zones	11.09.17
SZ09	A	Signage Zones	11.09.17
SZ10	A	Signage Zones	11.09.17

- (b) Schedule 2 Part B – Condition B4 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

DESIGN VERIFICATION

- B4. A design verification statement from a qualified designer shall be submitted for review and endorsement of the Planning Secretary. The statement shall confirm the Construction Certificate plans and specifications achieve or improve the design quality of the development for which consent is granted, having regard to Eastern Creek Business Hub Design Guidelines dated ~~4 July 2017~~ **11 April 2019**. The statement shall include:
- a detailed material and finishes schedule of all the boundary fencing, acoustic wall/screening, concealment of rooftop plant (excluding minor elements such as individual tenancy exhaust fans and the like), building facades including the roof, the pedestrian entry, alfresco dining area, outdoor seating areas, pathways and external signage.
 - plans, sections and photomontages of the architectural wall along RHRS frontage of the site
 - details of a high quality timber finish (not a lapped and capped timber fence) or other natural material between the stone feature walls of the architectural wall along RHRS
 - details of a 2.5m high acoustic fence at the common boundary of the adjacent residential properties at Beggs Road.
- (c) Schedule 2 Part B – Condition B5 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

DETAILED LANDSCAPE PLAN

- B5. A comprehensive landscape design plan and specifications prepared by a qualified landscape designer and incorporating the planting and landscape elements in the ~~Eastern Creek Quarter Development Application Issue B landscape concept prepared by Arcadia dated September 2017~~ **ECQ Stage 1 Landscape Plan prepared by Arcadia dated March 2019** shall be submitted for review and endorsement of the Planning Secretary prior to the issue of a Construction Certificate. The required comprehensive landscape design plan and specifications shall include:
- cross sections at various locations through the landscape setbacks at the perimeter of the site
 - proposed contours or spot levels
 - botanical names, quantities and container size of all proposed trees, shrubs and ground cover,
 - details of any retaining walls and drainage
 - on-going maintenance.
- (d) Schedule 2 Part B – Condition B11 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

CAR PARKING

- B11. The development shall provide car parking in accordance with the following requirements:
- a total of ~~433~~ **432** on-site car parking spaces comprising:
 - ~~448~~ **417** retail/**ancillary** car parking spaces
 - 10 accessible car spaces

- iii. 4 pick-up spaces for the supermarket tenancy
 - iv. 1 pick-up/drop-off space
- b) The layout of the proposed car parking areas associated with the subject development (including driveways, ramps, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) shall be in accordance with AS 2890.1-2004, AS 2890.6 for accessible spaces and AS2890.2- 2002 for heavy vehicles where applicable.

**End of modification
(SSD 8588 MOD 2)**