



Pells Sullivan Meynink

Engineering Consultants
Rock-Soil-Water

G3 56 Delhi Road
North Ryde NSW 2113
P: 61-2 9812 5000
F: 61-2 9812 5001
mailbox@psm.com.au
www.psm.com.au

Our Ref: PSM2802-023L REV4

9 October 2018

Frasers Property Australia
Level 2, 1C Homebush Bay Drive
RHODES NSW 2138

ATTENTION: NICKY BLENKHORN

Dear Nicky,

**RE: EASTERN CREEK RETAIL CENTRE
STAGE 2 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 2 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. PSM have provided a geotechnical assessment for Stage 1 of the masterplan for a DA submission (Ref. PSM2802-022L Rev 1, dated 23 August 2017).

This letter has been prepared to support State Significant Development Application SSD 8588 for the detailed design and construction of a retail store, child care centre, café, and associated car parking on Lot 1, 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 the Eastern Creek Business Hub – Stage 2 (LOT 1) Construction of bulky good retail, childcare centre, café and pad sites (SSD 8588) - dated 14 December 2017, and

- 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 2 development:

- 2017–164 Proposed Site Plan – Stage 2 (Drawing No. DA04-A dated 9 October 2018), and
- Proposed New Shopping Centre, Rooty Hill Road South, Eastern Creek NSW – Detailed Civil Plan (Sheets 1 to 4) (Drawing Nos. 17B42_DA_C101 Rev 03 to 17B42_DA_C104 Rev 03).

We understand the following about the proposed Stage 2 development:

- The development will be located on Lot 1, between Belmore Road, Rooty Hill Road South, and a proposed access road from Rooty Hill Road South, opposite Cable Place.
- The development will be approximately 12,670 m² in size and comprise:
 - Major retail stores and café,
 - Car park area for 401 cars,
 - Sports courts, and
 - Pad site for fast food outlet.

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 2 development, provided the following is satisfied:

- Any earthworks are undertaken in accordance with PSM bulk earthworks specification (Ref. PSM2802-008S), and
- 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



WILLIAM PIPER
Senior Geotechnical Engineer



GARRY MOSTYN
Principal