

3 July 2019

16258

Mr Jim Betts
Secretary
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Attn: Emily Dickson – Senior Planner, Key Sites Assessments

Dear Emily,

**RE: Response to Request for Information for SSD 5175 (Mod 4) and SDD 8588 (Mod 2)
Eastern Creek Business Hub**

Ethos Urban has prepared this letter on behalf of Frasers Property Australia in response to your letter dated 26 June 2019, and the associated submission from RMS relating to the Eastern Creek Business Hub development.

RMS has requested that access to Lot 2 from the proposed roundabout be modified from an entry/exit access to an entry only access arrangement to mitigate concerns that the roundabout may impact the operation of the Rooty Hill Road South / Cable Place intersection. Whilst the entry/exit access arrangement is still preferred and our analysis demonstrates no fundamental impacts, Frasers has amended the Concept Plans (SSD 5175) and detailed design plans (SSD 8588) (refer to **Attachment A**) to satisfy the RMS request. A traffic statement has also been prepared to address the suitability of the revised access arrangements into Lot 2 and has concluded that the proposed amendments will not detrimentally impact internal vehicular movements (**Attachment B**).

The revised access arrangement will also require the Civil Works Plans prepared by Henry & Hymas to be amended. Accordingly, it is proposed to include the following condition under Schedule 3 of the Concept Plan consent (SSD 5175):

Prior to the issue of a CC relevant to the construction of the roundabout, the applicant shall submit to the satisfaction of the Certifying Authority amended civil works plans reflecting the entry only access arrangements for Lot 2 of the Concept Plan.

This condition will ensure the entry only access arrangement is implemented in accordance with the amended Concept Plan and detailed design plans at **Attachment A**.

We note that Council has not raised any issues with regard to the proposed roundabout and the Council explicitly deferred assessment of this matter to the RMS. For this reason, we do not believe any further referrals need to occur. We understand the Department now has everything required to finalise their assessment of SSD 5175 (Mod 4) and SSD 8588 (Mod 2) and we look forward to receiving a set of draft conditions of consent for review in due course.

Should you have any further queries about this matter, please do not hesitate to contact me on 9409 4953 or cforrester@ethosurban.com.

Yours sincerely,



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