

10 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 the draft conditions of consent for SSD 5175 (MOD 4) and SSD 8588 (Mod 2) relating to the Eastern Creek Business Hub development. Frasers has reviewed the draft conditions of consent and confirm that they are acceptable subject to the following proposed amendment to condition B27 (d) of SSD 5175 (MOD 4).

It is proposed to amend condition B27 (d) to provide flexibility and clarification in the application of the non-potable water demand requirements, where agreed by Council. This is consistent with the approach taken for condition B22 of SSD 8588 relating to the detailed design of Stage 1 of the development which permits alternative solutions to be implemented. It is noted that the detailed design of the Stage 1 development does not include waterless urinals (as agreed by Council) and so the proposed amendment will also ensure consistency between consents SSD 5175 and SSD 8588.

Stormwater Drainage

B27.

...

*(d)The rainwater tanks are required to all the developments and are to be designed to achieve a minimum 80% of non-potable demand to be met through rainwater. When sizing the rainwater tank increase the calculated volume by 20% to account for anaerobic zones, mains water top up levels and overflow levels. **Where the 80% demand cannot be met through rainwater alone waterless urinals are to be installed unless otherwise agreed by Council. Provide a hydraulic plan to detail how the rainwater is distributed throughout the site including water meters on pump flow and mains bypass to determine actual non-potable percentage water use.***

We thank you for the opportunity to review the draft conditions of consent and look forward to the determination of the applications 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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