

21 October 2019
218088

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: Resubmission of SDD 8588 (Mod 3) - Eastern Creek Business Hub Stage 1

Ethos Urban has prepared this letter on behalf of Frasers Property Australia in response to your letter dated 27 September 2019 requesting additional information prior to acceptance of the modification application. **Table 1** below outlines our response to each of the matters raised. The proposed modifications to the conditions of consent are provided below the table.

Table 1 Response to issues

Issue	Response
<p>1. Screening around plant room/ condenser Clarify any changes to acoustic screening in addition to the screen material changes proposed. It is noted the typical plant screen section on the approved roof plan stage 1, DA06, issue B, shows a 2.4m high acoustic screen however on the proposed roof plan, DA06, issue P1, the acoustic screen is not shown.</p>	<p>The acoustic screen is identified in the amended roof plan. It includes the newly proposed materiality along with the 2.4m high acoustic screen.</p>
<p>Identify the location of the screening on the roof plan.</p>	
<p>2. Shade Sails Provide advice from a landscape designer, confirming the void between the shade sails is sufficient for tree growth and the proposed Spotted Gum trees can be successfully accommodated with the proposed shade sails.</p>	<p>Advice has been provided by Arcadia Landscape Architecture making this confirmation.</p>
<p>Update the shade sail and landscape details plan to show all trees to be planted, noting that the detailed landscape plan (currently submitted to satisfy Condition B5 of the consent) indicates seven trees and other planting will be provided in the landscaped areas between carparking bays, noting the proposal shows only four trees in the landscaped areas.</p>	<p>The shade sail and landscape details plan have been updated to satisfy this request.</p>

Issue	Response
<p>3. Signage Strategy Signs N and O:</p> <ul style="list-style-type: none"> - The location of signs 'N' and 'O' should be reconsidered, or additional justification and/or mitigation measures should be provided for the proposed relocation. In this regard, it is noted that signs 'N' and 'O' are located closer to Beggs Road and the two residential dwellings on the corner of Beggs Road and Rooty Hill Road South. As the two signs are proposed to be illuminated (from dawn to midnight as per the approved conditions of consent) concern is raised about adverse amenity impacts for the two residential dwellings. - In addition, clarify where view 9 is taken from as the associated view 9 arrow on plan - SK28-A does not point to the location of these two signs. 	<ul style="list-style-type: none"> - Comments have been provided by DDP Electrical Services Pty. Ltd confirming that the proposed lighting will not adversely impact on the two nearby residential dwellings. - The arrow pointing towards view 9 and the image showing view 9 have been adjusted to clarify its location. - SK28-A has been amended to correctly point to the location of signs N and O.
<p>Clarify the following inconsistencies on the signage strategy views and elevation plans:</p> <ul style="list-style-type: none"> - view 1 – the description for sign B points to one sign zone, it is noted three others are shown with no sign type allocated. - view 3 - two different sign types are shown as F (centre signage and tenant signage). Sign G points to one blue sign zone, it is noted three others are shown with no sign type allocated. - view 4 - there are two white boxes above the awning, clarify if these are signs. - view 5 - there is one white box below the wall, clarify if this is a sign. - view 10 – there is one white box below the awning, clarify if this is a sign. - on the Centre Signage Elevations 1 plan, the ECQ Social sign, marked as 'I' isn't visible on the views provided - clarify the Red hash shown on Centre Signage elevations 1 plan. 	<ul style="list-style-type: none"> - View 1 has been amended to identify all four sign Bs shown in the plan. - View 3 has been amended to address these matters raised. - View 4 – these white boxes have been removed. - View 5 – this white box has been removed. - View 10 – this white box has been removed. - The ECQ Social Sign marked as 'I' is visible in view 3. - The red hash has been removed from the Centre Signage Elevations 1 Plan.
<p>4. Planning matters The proposed outdoor gym space to be defined to ensure the use of this space does not conflict with the pedestrian access adjacent to this area. The use of this space to be restricted to ensure it does not have an adverse impact on the patrons of the retail centre by way of noise, obstructions and viewing.</p>	<p>The outdoor gym area has been delineated in the amended architectural plans.</p>
<p>The turning circle for the servicing of the supermarket appears to have decreased in size from 27m to 23m in diameter. A review of this is required to ensure adequate manoeuvring area is provided for the largest size trucks proposed to service the supermarket in accordance with the relevant Australian Standards, the minimum being a large rigid truck. If a semi-trailer is unable to be catered for in this area, this must be conditioned on the consent, and signposted accordingly.</p>	<p>The size of the turning circle on the amended architectural plans is 27m.</p>

The proposed modifications to the consent conditions are identified below. Words proposed to be deleted are shown in ~~bold strike through~~ and words to be inserted are shown in ***bold italics***.

PART A ADMINISTRATIVE CONDITIONS

CONDITION 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) in accordance with the following drawings

Architectural Drawings prepared by i2C			
Drawing No.	Revision	Name of Plan	Date
DA38	P3 <i>P4</i>	Stage 1 Proposed Plan	02.07.19 <i>01.10.19</i>
DA06	B <i>P3</i>	Proposed Roof Plan – Stage 1	31.08.18 <i>09.10.19</i>
<i>DA38A</i>	<i>P2</i>	<i>Stage 1 – Shade Sail Landscape Details</i>	<i>09.10.19</i>
<i>S-6776-DG-500-001.2</i>	<i>C</i>	<i>Proposed Car Park Shade Structures</i>	<i>11.07.19</i>
<i>S-6776-DG-500-001.3</i>	<i>C</i>	<i>Proposed Car Park Setout Plan</i>	<i>11.07.19</i>
<i>S-6776-DG-500-001.4</i>	<i>C</i>	<i>Proposed Car Park Structure Plan</i>	<i>11.07.19</i>
<i>S-6776-DG-500-001.5</i>	<i>C</i>	<i>Proposed Car Park Elevations</i>	<i>11.07.19</i>
<i>S-6776-DG-500-001.6</i>	<i>C</i>	<i>Electrical Routing Provision Plan</i>	<i>11.07.19</i>
SZ01 <i>SK28.1</i>	<i>A</i>	Signage Zones	11.09.17 <i>20.04.2018</i>
SZ02 <i>SK28.3</i>	<i>A</i>	Signage Zones	11.09.17 <i>20.04.2018</i>
SZ03 <i>SK28.4</i>	<i>A</i>	Signage Zones	11.09.17 <i>20.04.2018</i>
SZ04 <i>SK28.5</i>	<i>A</i>	Signage Zones	11.09.17 <i>20.04.2018</i>
SZ05 <i>SK28.6</i>	<i>A</i>	Signage Zones	11.09.17 <i>20.04.2018</i>

SZ06 SK28.7	A	Signage Zones	11.09.17 20.04.2018
SZ07 SK28.8	A	Signage Zones	11.09.17 20.04.2018
SZ08 SK28.9	A	Signage Zones	11.09.17 20.04.2018
SZ09 SK28.10	A	Signage Zones	11.09.17 20.04.2018
SZ10 SK28.11	A	Signage Zones	20.04.2018
A9025	P4	Centre Signage Content – Elevations 1	09.10.19
A9026	P2	Centre Signage Content – Elevations 2	09.10.19

Based on the above clarifications and amended application, it is considered that the proposed modifications will clearly result in only minimal environmental impact. As the Department is aware, it is not the extent of new elements proposed, but the environmental impacts of the amendments that constitute whether an application falls within the scope of section 4.55(1A) of the EP&A Act. Accordingly, as demonstrated by the amended application, the modifications will result in minimal environmental impact and we respectfully request that the Department undertakes their assessment of the application in accordance with s4.55 (1A) of the EP&A Act.

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

Yours sincerely,



Costa Dimitriadis
Junior Urbanist
9956 6962
cdimitriadis@ethosurban.com



Jim Murray
Associate Director
9956 6962
jmurray@ethosurban.com