

9 September 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 22 August 2019 requesting additional information prior to acceptance of the modification application. **Table 1** below outlines our response to each of the matters raised.

**Table 1**      **Response to issues**

Issue	Response
<p><b>1. Odour Assessment and Updated Exhaust</b> It is unclear why an odour assessment has been provided, as the fitout and use of the commercial tenancies are subject to separate approval (Condition A14 of the consent). An odour assessment should accompany the fitout and operation development applications for any restaurants. It is recommended this element of the modification application is removed.</p>	<p>In accordance with the Department's recommendations, this component of the application has now been removed. Approval for these elements will be sought by the project certifier and/or Council as relevant.</p>
<p>Further, Conditions B14 and E8 provides that the design and installation of mechanical ventilation is to the satisfaction of the Certifying Authority. As no detail of the updated exhaust services has been provided, the reason for seeking updated exhaust and exhaust services as part of this modification is unclear, given that mechanical ventilation is allowed for by the conditions of consent.</p>	
<p><b>2. Shade Sails</b> Additional detail is required demonstrating how the landscaping and tree planting in the carpark will be impacted by the proposed shade sails. This detail is to be provided on an updated plan including a landscape plan.</p>	<p>Additional plans are included as part of the amended application demonstrating the relationship between the shade sails and trees.</p>
<p>Provide additional information for the reason and location of the proposed shade sails.</p>	<p>The shade sails are required to provide additional sun protection to the car park and have been requested to support the leasing of major tenancies in the centre. The location of the shade sails has been selected as these car spaces are located furthest away from the main retail centre and are therefore the least amenable. The shade sails will improve the amenity of these spaces and make them more attractive for customers. In addition, the proposed shade sails are located to the rear of the site and therefore will not detract from the character or appearance of the centre when viewed from Rooty Hill Road South.</p>
<p>Identify how many car spaces the shade sails will cover.</p>	<p>The shade sails will cover 77 car spaces. This is now shown on the architectural plans submitted with the amended application.</p>

Issue	Response
<b>3. Solar Panels</b> The SEE indicates an updated photovoltaic layout on the roof is sought. It is unclear whether photovoltaic panels were approved in the original application. As such this should be updated to seek the addition of photovoltaics to the roof	Solar panels were approved under SSD 8588 MOD 1 as shown on Plan DA06B (31.08.18; attached) and described as part of the Green Star Energy Modelling Report (prepared by Northrop, dated 28.07.2018) approved as part of the application. This application proposes to amend the layout of the solar panels to accommodate additional panels to improve environmental sustainability and to meet the capacity required to achieve the approved ESD strategy for the centre.
Provide detail of the number and size of the photovoltaic system proposed.	The requested details are provided as part of the amended application.
Please provide a copy of the approved roof plan (DA06, Stage 1 Proposed Roof Plan, issue B dated 31.8.18) as a comparison plan.	A copy of this plan is included as part of the amended application.
<b>4. Screening Detail</b> Provide elevation detail, in addition to the section detail, of the new screen cladding around the plant room and condenser deck as identified on the roof plan. Also confirm the colour of the timber look veneer proposed for the cladding.	No change is provided to the screening detail around the plant room, except for a minor change to materials. SSD 8588 MOD 1 approved the current screening and it is now only proposed to introduce a timber-look veneer to reflect the character of the centre. Therefore, the detailed sections remain as approved and an updated material sample has been submitted.
<b>5. Site Plan Changes</b> Provide additional detail/ clarify the following changes: <ul style="list-style-type: none"> <li>The new concrete egress path marked at the top of the site plan is shown on the approved site plan</li> </ul>	This item has been removed from this application.
<ul style="list-style-type: none"> <li>The new outdoor area for the gym is shown on the approved site plan as 'communal produce – growing edible gardens'</li> </ul>	It is proposed to convert the produce garden to an outdoor area for the gym. The edible garden was originally intended to be associated with a food and drink tenancy, however this component has not eventuated during leasing.
<ul style="list-style-type: none"> <li>A new walkway and planter layout is proposed near entry 2. If new landscaping is proposed this detail should be indicated on an updated Concept Landscape Plan</li> </ul>	This item has been removed from this application.
<ul style="list-style-type: none"> <li>The approved site plan shows an alfresco deck, which differs from the proposed alfresco area on the proposed site plan.</li> </ul>	This item has been removed from this application.
<b>6. Carpark / Road</b> The site plan indicates Beggs Road is to be updated to the latest approved civil design. Please provide additional detail.	This item has been removed from the application. It was originally included to reflect the design currently being certified by Council in accordance with the Concept Plan approval (SSD 5175)
The SEE indicates changes include an updated carparking layout and a red bubble is provided around the child care future development site indicating an updated carparking layout and connection with entry/ exit crossovers. The plan appears to be the same as approved under MOD 2. Please clarify the car parking layout changes	No additional changes are proposed to this part of the car park and the red cloud has therefore been removed from the amended application.
<b>7. Internal Layout Changes</b> It is noted the loading dock wall and doors has been removed. Provide detail of this modification and consideration of any impacts, including acoustic impacts.	This item has been removed from this application.
Identify any additional tenancies created as a result of the layout changes and any changes to the gross floor area, noting the GFA on the site plan does not add up to the total.	Internal changes to tenancies, facilities and circulation areas are identified on the amended plans. The GFA of the amended application is 11,438m <sup>2</sup> which is consistent with the maximum approved under SSD 8858.

Issue	Response
It is noted planting and seating shown on the approved site plan around the three kiosks has been removed in the proposed site plan, please clarify.	Planting and seating around the kiosks are not fixed structures and can be moved as required by the centre under the exempt development provisions of the Parklands SEPP.

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 [cforrester@ethosurban.com](mailto:cforrester@ethosurban.com).

Yours sincerely,



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