



27 May 2020

Fraser Property Australia
c/o Mr Chris Forrester
Principal, Planning
Ethos Urban
173 Sussex Street
Sydney NSW 2000

via email: [REDACTED]

Dear Mr Forrester

Eastern Creek Business Hub Concept Proposal SSD 5175 Mod 5 and SSD 8858

I write in relation to the above Applications which are currently before the Independent Planning Commission (Commission) for determination. In its consideration, the Commission has identified a number of matters that require further clarification.

1. Can you provide an indication of the types of shops that may occupy the various tenancies and buildings?
2. In which building and tenancies will the indoor recreation centre and the vehicle repair station be located?
3. Do you consider the Economic Analysis still applicable/relevant under the present economic situation? If so, can you provide the reasoning in support of the finding?
4. It is noted that the 'pad site' shown in the modification to the approved concept proposal is for a proposed restaurant, subject to a future DA. Is there a building envelope proposed for this part of the site?
5. It is noted that the concept plan originally approved separate GFA limitations on what was then 'bulky goods retailing' and 'large format retailing'. The proposal seeks just to update the terminology. However, considering the types of uses envisaged and originally assessed, are the actual impacts of the GFA attributable to what is now called 'specialised retail premises' still the same as that approved as 'bulky goods retailing', eg, with regards to traffic impacts, employment and economic impacts?
6. Could you provide a notation or a revised version of Table 3 of the EIS (on p13) that identifies the GFA in the proposed modification that is attributed to lot 1?
7. Is there a more detailed Schedule of Finishes and Materials in the DA that identifies specific colours for the buildings?



The Commission would be grateful if the Applicant could prepare a response to these matters by 4 June 2020.

Should you have any questions, I have asked Ms Heather Warton, [REDACTED] or [REDACTED] to liaise directly with you.

Yours sincerely

Stephen Barry
Planning Director