



Mr Peter Duncan  
A/Chair  
Independent Planning Commission  
GPO Box 3415  
Sydney NSW 2001

Dear Mr Duncan

**Eastern Creek Business Hub Modification and SSD assessment  
SSD-5175-Mod-5 and SSD-8858**

The Department has completed its concurrent assessment of the merits of an application to modify the Eastern Creek Business Hub (ECBH) Concept Approval (SSD 5175 MOD 5) and a State significant development (SSD) application (SSD 8858) for the detailed design, construction and operation of a specialised retail centre on Lot 1 at Rooty Hill Road South, Eastern Creek.

In accordance with clause 8A of State Environmental Planning Policy (State and Regional Development) 2011, the Independent Planning Commission is the declared consent authority for SSD 8858 as Council has made an objection to the proposal within the mandatory community participation period.

As the two applications have been assessed concurrently, the Commission may also determine the Section 4.55(2) modification request with the SSD application, in accordance with the then Minister for Planning's delegation dated 14 September 2011.

Based on its detailed assessment, the Department is satisfied that the proposals are approvable subject to a range of conditions.

I have attached a copy of the Department's assessment report and all other relevant documents for the Commission's consideration.

For any further information or to arrange a briefing, please contact Anthony Witherdin, Director Key Sites Assessments, on (02) 9274 6173 or via email at [anthony.witherdin@planning.nsw.gov.au](mailto:anthony.witherdin@planning.nsw.gov.au).

Yours sincerely

12/5/2020

Anthea Sargeant  
**Executive Director**  
Regions, Industry and Key Sites