

# Modification of Development Consent

Section 4.55(1) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



**Cameron Sargent**  
Team Leader  
Key Sites Assessments

Sydney

28 June 2024

## SCHEDULE 1

**Development consent:**  
**For the following:**

**SSD 10457** granted by the Director on 24 April 2023  
A Concept Proposal with 39,500 m<sup>2</sup> of gross floor area in two stages with:

- a retail outlet centre and ancillary uses
- site layout and building height plane
- site specific design guidelines
- concept landscape design
- concept road upgrades.

Stage 1 early works consisting of:

- site subdivision
- tree and vegetation clearing
- temporary early bulk earthworks
- extension of Goldsbro Glade to Lot 3.

**Applicant:**

Frasers Property Retail Holdings Pty Limited

**Consent Authority:**

Minister for Planning and Public Spaces

**The Land:**

Lot 3 of the Eastern Creek Business Hub 141 Rooty Hill Road South, Eastern Creek, Blacktown

**Modification:**

**SSD-10457-MOD-4:** increase the maximum gross floor area (GFA) dedicated to circulation for Lots 1 and 2 by 31m<sup>2</sup>.

## SCHEDULE 2

1. Schedule 3 – Modifications to SSD 5175 – Conditions A4 and A7 are amended by the deletion of ~~struck out~~ words and the insertion of **bold underlined** words as follows:

### Development in Accordance with Plans and Documents

A4. The applicant shall carry out the development generally in accordance with the:

- a) *Eastern Creek Business Hub State Significant Development SSD 5175 Environmental Impact Statement* prepared by Architectus dated September 2012, as amended by the
- b) *Eastern Creek Business Hub State Significant Development SSD 5175 Response to Submissions* prepared by Architectus dated April 2014; and
- c) *Updated Eastern Creek Business Hub Design Guidelines* July 2022; and
- d) *S.96(2) SSD Modification 5175 Eastern Creek Business Hub* prepared by JBA Urban Planning Consultants Pty Ltd dated August 2015; and
- e) *State Significant Development (SSD 5175) MOD 1 Rooty Hill Road South, Eastern Creek Response to Submissions* prepared by JBA Urban Planning Consultants Pty Ltd dated January 2016; and
- f) *SSD 5175 Eastern Creek Business Hub Section 96(2) Modification Application* prepared by JBA Urban Planning Consultants, dated March 2017 as amended by the *Response to Submissions* prepared by JBA Urban Planning Consultants, dated 4 July 2017 and additional information submitted on 26 September 2017 and 5 and 14 December 2017; and
- g) *SSD 5175 Eastern Creek Business Hub Section 96(2) Modification Application* prepared by Ethos Urban Pty Ltd, dated 2 September 2017; and
- h) *Statement of Environmental Effects SSD 5175 MOD 4*, dated 8 November 2018, *Response to Submissions SSD 5175 MOD 4 and SSD 8588 MOD 2*, dated 11 April 2019 and *Additional Information SSD 5175 MOD 4 and SSD 8588 MOD 2*, dated 3 July 2019, all prepared by Ethos Urban; and
- i) *Statement of Environmental Effects SSD 5175 MOD 6*, dated 20 December 2018 and *Response to Submissions SSD 5175 MOD 6*, dated 2 August 2019, prepared by Ethos Urban; and
- j) *Statement of Environmental Effects SSD 5175 MOD 5*, dated 10 October 2018, *Response to Submissions Report*, dated 10 October 2019 and *Response to request for Information*, dated 9 January 2020, all prepared by Ethos Urban; and
- k) *Modification Report SSD 5175 MOD 7*, dated 6 November 2019, *Response to Request for Information*, dated 17 January 2020, prepared by Ethos Urban and *Additional Information* dated 19 March 2020 and 20 May 2020, prepared by CBRK; and
- l) *Modification report SSD 5175 MOD 9*, dated 19 October 2020, *Response to Submissions*, dated 25 November 2020 and *Additional Information* dated 11 December 2020, prepared by Ethos Urban;
- m) **Section 4.55 (1) Modification report prepared for SSD 10457 Mod 4 by Ethos Urban dated 21 May 2024; and**
- n) following drawings, except for:
  - i) any modifications which are 'Exempt' or 'Complying Development'; and
  - ii) otherwise provided by the conditions of this consent.

Concept Proposal			
Concept Plans prepared by i2C			
Drawing No.	Revision	Name of Plan	Date
SK40.7		Structure Plan	29.07.2022
SK-30.4		Phasing Plan	06.11.2019
Sk40.21		Masterplan	29.07.2022
SK40.6		Enabling Infrastructure Works	29.07.2022

SK40.9		Landscape Masterplan	29.07.2022
SK40.4		Pedestrian Access	29.07.2022
SK40.8		Superlot	29.07.2022
<b>Landscape Plans prepared by Urbis</b>			
		ECQ Stage 1 Landscape Plan	March 2019
	O	ECQ Stage 2 Concept Landscape Plan	November 2020

### Maximum Gross Floor Area (GFA)

A7. The maximum GFA for the total development shall not exceed ~~63,428~~ **63,159** sqm and the individual land use components shall have a maximum GFA as follows:

Land Use	Maximum GFA (sqm)	Comment
<b>Lot 1 and 2</b>		
Specialised retail premises	7,237	
Recreation facility (indoor)	3,000	Any residual recreation facility (indoor) or vehicle repair station GFA may be transferred to specialised retail remises GFA, provided the maximum GFA for specialised retail does not exceed 10,637m <sup>2</sup>
Vehicle repair station	400	
Convenience retail <ul style="list-style-type: none"> <li>• Supermarket</li> <li>• Specialty shops/small business</li> </ul>	10,599 3,794 6,805	
Child care centre	708	
Circulation	<del>1,684</del> <b>1,715</b>	<b>The additional 31m<sup>2</sup> included within the Lot 1 and 2 sub-total can only be used for the purposes of circulation.</b>
<b>Lot 1 and 2 sub-total</b>	<del>23,628</del> <b>23,659</b>	
<b>Lot 3</b>		
Retail outlet premises	26,000	
Recreation facility (indoor) / Recreation facility (outdoor) / Amusement Centre	1,800	
Food and drink / specialty shop	2,200	
Circulation/amenities	9,500	
<b>Lot 3 sub-total</b>	39,500	
<b>Grand total</b>	<del>63,428</del> <b>63,159</b>	<b>The additional 31m<sup>2</sup> included within the Lot 1 and 2 sub-total can only be used for the purposes of circulation.</b>

**End of modification  
(SSD-10457-MOD-4)**