



SITE INSPECTION & LOCALITY TOUR NOTES

- Development:** Eastern Creek Business Hub SSD 5175 MOD 5 & SSD 8858
- Meeting Location:** Eastern Creek Business Hub Site, Eastern Creek and nearby retail centres
- Date:** Friday 22 May 2020
- Time:** 10 am to 12 noon

ATTENDANCE

Commission Members: Adrian Pilton (Chair) and Soo-Tee- Cheong

Office of IPC: Heather Warton, Senior Consultant Planner

Note: The attendees adhered to the Commission's *Temporary Site Inspection Policy – COVID19 Pandemic Arrangements* including observance of 1.5m social distancing. Members travelled separately to the site and on the visit.

LOCATIONS and KEY FEATURES

- Members met at Cable Place, Eastern Creek. This residential cul-de sac is opposite the proposed new road entry (already constructed) to the Site, off Rooty Hill Road South.
- As per the route shown on Map 1 below, the Panel Members first walked east along the new access road (northern boundary lot 1, the SSD Site) as far as the roundabout. Access to the Site's entry (to the south of the roundabout) was not possible due to construction works.
- Then the Panel walked south along the western boundary of the Site as far as possible until the footpath no longer existed, noting current earthworks occurring on the Site (these works approved under the Stage 1 Early Works DA). Opposite the Site single houses and the fencing of a school were observed.
- Observed the extent of civil works undertaken and that trees had already been removed from the Site.
- Vehicles travelling on the M7 Motor Way, to the east, behind a filtered treeline, past the boundary of the Site were observed
- The proposed locations of Buildings 1,2 and 3 and car parking were noted.
- The intersection of Rooty Hill Road South/Great Western Highway and Wallgrove Road at the southern boundary of the SSD Site appears to carry significant traffic volumes.
- Closer access to the Site was obstructed by the construction works barriers (part of footpath not available on the eastern side of Rooty Hill Road South).



- On return to the starting point, the Panel observed the almost completed retail development directly to the North of the Site (on lot 2, also approved as an SSD under Concept Plan 5175; this is part of the larger concept plan site, subject to MOD 5). This contains a Woolworths supermarket. Access to this facility is via the same access road that will be the access to the Site, via the roundabout.



MAP 1. SSD Site lot 1

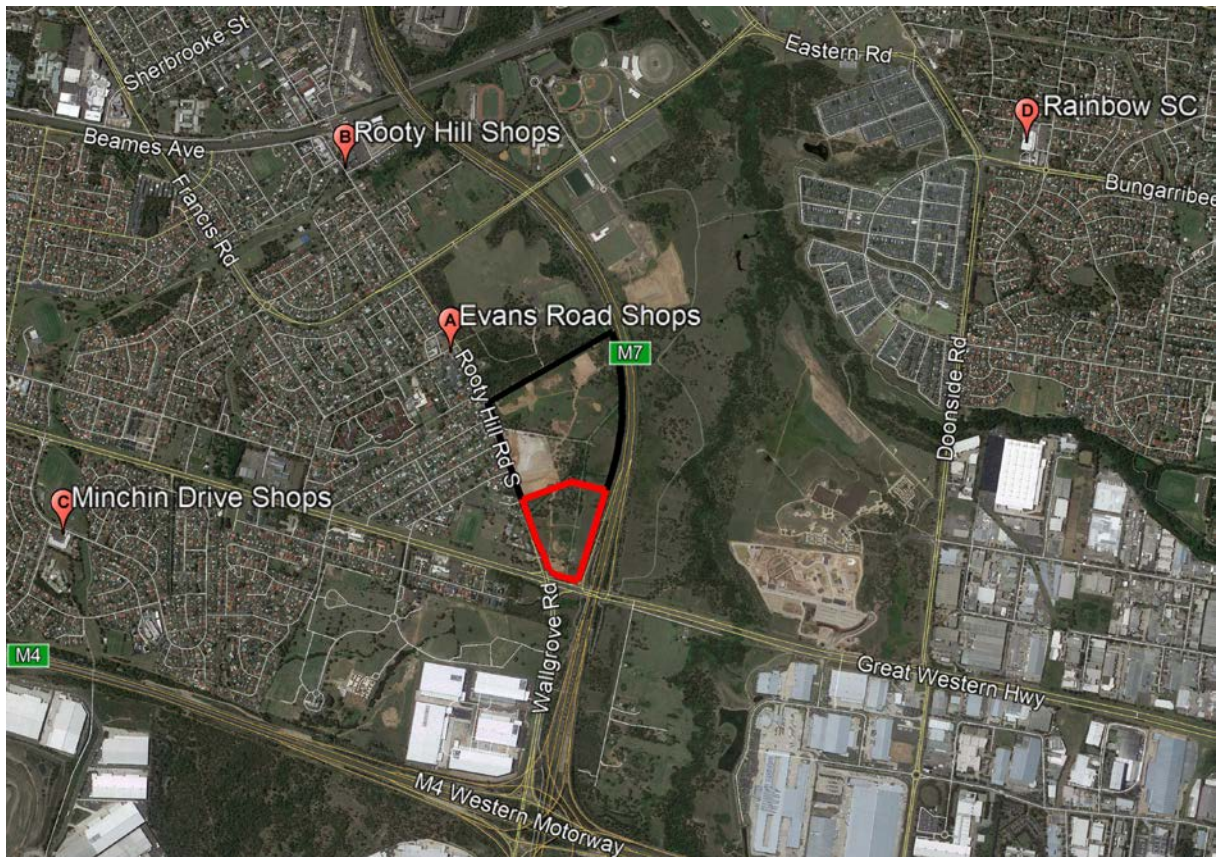
[Source: Nearmaps]

The SSD Site is bounded by new access road, Rooty Hill Road South, Great Western Highway, access to M7 Motorway; concept plan larger site to the north

Route walked by Panel —————



- The Panel then drove to view four shopping centers within a 4km radius (see Map 2 below). These were referred to in the Applicant's retail Economic Assessment report and the Department's Assessment Report:
- - Evans Road Shops, Rooty Hill – a small neighborhood centre, with angle car parking, older premises. Limited retailing – including a mower shop, restaurant, bottle shop. Convenience store (7-11) in nearby service station.
 - Rooty Hill Shops (south of Railway line) – a larger centre adjoining Rooty Hill railway station, ample parking and a range of retail and business premises. Also some new residential apartment development. Some vacant premises were noted
 - Rainbow shopping centre, Doonside – a stand-alone mall with an IGA supermarket and shops for everyday needs (bakery, newsagency etc); and a large car parking area
 - Minchin Drive shops, Minchinbury – a neighbourhood centre with an IGA supermarket and a range of shops, quite busy, with ample parking.
- None of the above centres were observed to have retail premises of the 'specialised retailing' nature (formerly bulky goods) that will be provided in the subject development.



Map 2: Shopping centres viewed
SSD 8858 Site in red outline