

MEETING MINUTES

Type:	Burrah Park – DPHI/TfNSW/PCC
Location:	Microsoft Teams
Date:	Thursday 27 th March 2025
Start:	2:00pm (NSW time)

ATTENDANCE:

Name	Organisation	Initial	Attendance
Craig Sims	HBB Property – Development Director	CS	✓
Liam Donsworth	HBB Property – Development Manager	LD	✓
Alex Hancock	ISPT – Development Manager	AH	✓
Belinda Thomas	Urbis – Planning	BT	✓
Christophe Charkos	Urbis – Planning	CC	✓
Brett Morrison	TfNSW	BM	✓
Brenden Pegg	TfNSW	BP	✓
David Schwebel	DPHI	DS	✓
Natalie Stanowski	PCC	NT	✓
Carolyn Scott	DPHI	CS	✓
Louise Moran	TfNSW	LM	✓
Sasha Kovacina	TfNSW	SK	✓
Bailey Byrnes	Arcadis	BB	✓
Kevin McAreavey	Arcadis	KM	✓
Mukit Rahman	Arcadis	MR	✓
Suyash Pareek	Urbis	SP	✓
Andrew Lee	Urbis	AL	✓
David Hoy	Urbis	DH	✓

No.	Item	Action
1	Client (The Trustee for Burra Park Prop Trust 1)	
2	Development Manager (HB+B Property & ISPT)	
3	Meeting Minutes	
3.1	<u>Elizabeth Drive Intersection</u>	
3.2	TfNSW have requested a traffic signal plan to assess the intersection.	NOTE
3.3	TfNSW requested a concept plan with swept paths that shows staggard crossings on east and west side of the intersection.	NOTE
3.4	TfNSW confirmed that the intersection on Elizabeth Drive is in the correct location.	NOTE
3.5	TfNSW to share updated road design for Elizabeth Drive.	TfNSW
3.6	Project team to consider and not preclude WSIA from getting access into their site through the Elizabeth Drive intersection.	NOTE
3.6	<u>Road Layout</u>	

3.7	DPHI confirm they understand the reasoning behind the change from Sub-Arterial east road to Collector Road as the road connection doesn't serve a regional benefit.	NOTE
3.8	PCC made note the Penrith City Council Contributions Plan follows the road hierarchy that is in the Precinct Plan.	NOTE
3.9	PCC recognizes that the contributions plan may change. This can be done through a VPA or a Contributions Plan amendment.	NOTE
3.10	PCC made note they are willing to continue conversations relating to VPA options for the internal estate road.	NOTE
3.12	<u>Luddenham Road Connection</u>	
3.13	Project team confirmed they are not intending to deliver the Luddenham Road connection point unless traffic modelling unveils capacity constraints on the Elizabeth Drive intersection.	NOTE
3.14	<u>Precinct Plan Variation</u>	
3.15	TfNSW confirmed that the signalized intersection on Luddenham Road intersecting the east west sub arterial and Luddenham Road as shown in the Precinct Plan is too far south and creates queuing issues with the Luddenham Road and Elizabeth Drive Intersection.	NOTE
3.16	TfNSW want to ensure that PCC internal road network is catered for and considered.	NOTE
3.17	TfNSW want to ensure that the applicants intersection design and road upgrade align with the Elizabeth Drive ultimate road design.	NOTE
4	Action Items	
4.1	TfNSW to share the latest M12 road design.	TfNSW
4.2	DPHI to arrange follow up meeting with policy team to discuss process of making variations to the precinct plan.	DPHI

