

## Consultation Notes

<b>Consulting with:</b>	Western Parkland City Authority
<b>Applicant</b>	ESR
<b>Planner:</b>	Ethos Urban
<b>Description:</b>	Pre-DA Meeting with Western Parkland City Authority
<b>Date:</b>	23 March 2022, 4.00-4.35pm
<b>Project Name:</b>	Lot 1 Skyline Ave, Leppington – NSW Police SW Area Command
<b>Project No:</b>	2210849

### Attendees:

Grace Macdonald	ESR
Olivia Ridgewell	ESR
Kevin Kuo	Western Parkland City Authority
Yolanda Gil	Western Parkland City Authority
Chris Curtis	Ethos Urban
Gordon Kirkby	Ethos Urban
Renee Stavroulakis	Ethos Urban

### Noted:

**General comment:** no major issues which need to be raised – the proposal keeps in line with the approved Concept Plan for the site, and enables employment growth

### Questions

- Will the cul-de-sac be extended through to connect to Stuart Road?
  - There are high level plans for this however no timeframe, noting that is a matter for the Western Sydney Parklands Trust to pursue for future easement but for the Parklands Trust to pursue
- Is the proposal designed for a particular tenant?
  - There is a tenant in mind however this is being worked through to confirm – the application is purely seeking consent for the warehouse and use
- Who will operate the lot?
  - ESR will continue to operate and maintain the site consistent with the lease with the Western Sydney Parklands Trust (90 years)
- Is there anything needed from the WPCA?
  - Confirmation of this meeting and notes to confirm engagement has been undertaken
- Are there any issues with the proposed development?
  - There is a Jemena gas pipeline and easement that runs through the southern part of the site. Jemena have been consulted with to identify their requirements.
- How is the site to be serviced?

# ETHOS URBAN

- The lot is already serviced from the work done as part of the previous developments within the Bringelly Road Business Hub. The proposal merely needs to connect into the current access points for services.
- Services are generally within Skyline Crescent, and a substation is proposed on the site.
- Is the proposal looking into sustainable energy?
  - Yes, solar panels are proposed for the roof, with the system to be designed to cater for the needs of the building.

## Christopher Curtis

---

**From:** planningreferral <planningreferral@wpca.sydney>  
**Sent:** Friday, 1 April 2022 12:37 PM  
**To:** Christopher Curtis  
**Cc:** Gordon Kirkby; Renee Stavroulakis; Anna Paton; Yolanda Gil  
**Subject:** RE: Lot 1 Skyline Crescent, Horningsea Park - Bringelly Road Business Park  
**Attachments:** Pre-DA Meeting with Western Parkland City Authority.pdf

Dear Chris,

Thank you for meeting with WPCA representatives on the 23 March 2022 regarding the proposal at 5 Skyline Crescent, Horningsea Park (Lot 1, DP 1266533) as part of your pre-SSDA lodgement consultation (as required in the Planning SEARs). The attached meeting notes prepared by Ethos Urban generally reflect our discussion and is noted as a record of the meeting.

The proposal seeks development approval via the state significant development pathway for the construction of a new warehouse and distribution centre building and associated landscaping within the Bringelly Business Hub at the southern edge of the Western Sydney Parklands. The proposal relates to the final stage of delivery of an approved Concept Plan (SSD 6324) dated 13 January 2016 for the Bringelly Road, Business Hub.

The proposal is in keeping with providing jobs and economic activity in the Western Parkland City and also aligns with the intent of the Business Hubs in the Western Sydney Parklands.

Based on the above, we raise no further issues or additional requirements to be considered as part of the SSDA lodgement or EIS preparation.

If you have any further questions, please email [planningreferral@wpca.sydney](mailto:planningreferral@wpca.sydney) or contact me on 9228 5676.

Kind regards

### Kevin Kuo

Manager, Planning Delivery  
City Planning

T 9228 5676 E [kevin.kuo@wpca.sydney](mailto:kevin.kuo@wpca.sydney) W [wpca.sydney](http://wpca.sydney)

Level 2, 10 Valentine Ave  
Parramatta NSW 2150

**Working days** Monday to Friday, 9:00am - 5:00pm



**Western Parkland  
City Authority**

---

I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

---

**From:** Christopher Curtis <CCurtis@ethosurban.com>  
**Sent:** Thursday, 24 March 2022 10:16 AM  
**To:** Kevin Kuo <Kevin.Kuo@wpca.sydney>  
**Cc:** Gordon Kirkby <gkirkby@ethosurban.com>; Renee Stavroulakis <rstavroulakis@ethosurban.com>; Anna Paton <apaton@ethosurban.com>  
**Subject:** RE: Lot 1 Skyline Crescent, Horningsea Park - Bringelly Road Business Park

OFFICIAL

Hi Kevin,

Thank you to yourself and Yolanda for your time yesterday.

See attached our notes for your confirmation of the discussion.

Kind regards,

Chris

---

**Christopher Curtis**

Associate Director  
Planning



T. +612 9956 6962  
M. +61 419 660 592  
W. ethosurban.com

173 Sussex Street  
Sydney NSW 2000  
(Gadigal Land)



---

*Ethos Urban acknowledges and pays respect to the past, present and emerging Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.*

This email is confidential and may contain information that is confidential and privileged.  
If you are not the intended recipient please notify us by return email or phone, and delete the original message.

---

**From:** Christopher Curtis  
**Sent:** Monday, 21 March 2022 12:17 PM  
**To:** Kevin Kuo <[Kevin.Kuo@wpca.sydney](mailto:Kevin.Kuo@wpca.sydney)>  
**Cc:** planningreferral <[planningreferral@wpca.sydney](mailto:planningreferral@wpca.sydney)>; Gordon Kirkby <[GKirkby@ethosurban.com](mailto:GKirkby@ethosurban.com)>; Renee Stavroulakis <[rstavroulakis@ethosurban.com](mailto:rstavroulakis@ethosurban.com)>  
**Subject:** RE: Lot 1 Skyline Crescent, Horningsea Park - Bringelly Road Business Park

Hi Kevin,

4-5pm on Wednesday 23/3 would be great. I'll send through the meeting invitation shortly.

Kind regards,

Chris

---

**Christopher Curtis**

Associate Director  
Planning



T. +612 9956 6962  
M. +61 419 660 592  
W. ethosurban.com

173 Sussex Street  
Sydney NSW 2000  
(Gadigal Land)



---

*Ethos Urban acknowledges and pays respect to the past, present and emerging Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.*

This email is confidential and may contain information that is confidential and privileged.  
If you are not the intended recipient please notify us by return email or phone, and delete the original message.

---

**From:** Kevin Kuo <[Kevin.Kuo@wpca.sydney](mailto:Kevin.Kuo@wpca.sydney)>  
**Sent:** Monday, 21 March 2022 12:04 PM  
**To:** Christopher Curtis <[CCurtis@ethosurban.com](mailto:CCurtis@ethosurban.com)>  
**Cc:** planningreferral <[planningreferral@wpca.sydney](mailto:planningreferral@wpca.sydney)>; Gordon Kirkby <[gkirkby@ethosurban.com](mailto:gkirkby@ethosurban.com)>; Renee Stavroulakis <[rstavroulakis@ethosurban.com](mailto:rstavroulakis@ethosurban.com)>  
**Subject:** RE: Lot 1 Skyline Crescent, Horningsea Park - Bringelly Road Business Park

OFFICIAL

Hi Chris,

We have the following availabilities this week:

Wednesday 23/3 – 10am – 11am or 4pm-5pm, or

Thursday 24/3 – 3pm-4pm

Let me know if either of the above suits- once confirmed please send through a MS Teams appointment to Yolanda and myself.

Kind regards

**Kevin Kuo**

Manager, Planning Delivery  
City Planning

T 9228 5676 E [kevin.kuo@wpca.sydney](mailto:kevin.kuo@wpca.sydney) W [wpca.sydney](http://wpca.sydney)

Level 2, 10 Valentine Ave  
Parramatta NSW 2150

**Working days** Monday to Friday, 9:00am - 5:00pm



**Western Parkland  
City Authority**

I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

---

**From:** Christopher Curtis <[CCurtis@ethosurban.com](mailto:CCurtis@ethosurban.com)>  
**Sent:** Monday, 21 March 2022 11:12 AM  
**To:** Kevin Kuo <[Kevin.Kuo@wpca.sydney](mailto:Kevin.Kuo@wpca.sydney)>  
**Cc:** planningreferral <[planningreferral@wpca.sydney](mailto:planningreferral@wpca.sydney)>; Gordon Kirkby <[gkirkby@ethosurban.com](mailto:gkirkby@ethosurban.com)>; Renee Stavroulakis <[rstavroulakis@ethosurban.com](mailto:rstavroulakis@ethosurban.com)>  
**Subject:** RE: Lot 1 Skyline Crescent, Horningsea Park - Bringelly Road Business Park

OFFICIAL

Hi Kevin,

Are you able to provide 3-4 times this week that might work for yourself to discuss? I'll then get a time confirmed at our end with ESR to get the time locked in.

Kind regards,

Chris

---

**Christopher Curtis**

Associate Director  
Planning

T. +612 9956 6962  
M. +61 419 660 592  
W. [ethosurban.com](http://ethosurban.com)

173 Sussex Street  
Sydney NSW 2000  
(Gadigal Land)



---

*Ethos Urban acknowledges and pays respect to the past, present and emerging Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.*

This email is confidential and may contain information that is confidential and privileged.  
If you are not the intended recipient please notify us by return email or phone, and delete the original message.

---

**From:** Yolanda Gil <[Yolanda.Gil@wpca.sydney](mailto:Yolanda.Gil@wpca.sydney)>  
**Sent:** Monday, 21 March 2022 11:08 AM  
**To:** Christopher Curtis <[CCurtis@ethosurban.com](mailto:CCurtis@ethosurban.com)>  
**Cc:** planningreferral <[planningreferral@wpca.sydney](mailto:planningreferral@wpca.sydney)>; Kevin Kuo <[Kevin.Kuo@wpca.sydney](mailto:Kevin.Kuo@wpca.sydney)>; Gordon Kirkby <[gkirkby@ethosurban.com](mailto:gkirkby@ethosurban.com)>; Renee Stavroulakis <[rstavroulakis@ethosurban.com](mailto:rstavroulakis@ethosurban.com)>  
**Subject:** FW: Lot 1 Skyline Crescent, Horningsea Park - Bringelly Road Business Park

OFFICIAL

Hi Chris

Thanks for the email.

Please come back to Kevin Kuo (cc'd into email) with times for a meeting to brief and discuss the SSDA.

Cheers  
Yolanda

**Yolanda Gil**

Director, Planning Delivery & Project Director, SWS Community and Justice Precinct  
City Planning

**M** 0459 869 267 **E** [yolanda.gil@wpca.sydney](mailto:yolanda.gil@wpca.sydney) **W** [wpca.sydney](http://wpca.sydney)

Level 2, 10 Valentine Ave  
Parramatta NSW 2150

WPCA believes in "all roles flex" - I'm sending this message now because it's a good time for me, but I don't expect that you will read, respond or action it outside of your own regular hours.



---

I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

---

**From:** Christopher Curtis <[CCurtis@ethosurban.com](mailto:CCurtis@ethosurban.com)>  
**Sent:** Friday, 18 March 2022 6:54 PM  
**To:** Yolanda Gil <[Yolanda.Gil@wpca.sydney](mailto:Yolanda.Gil@wpca.sydney)>  
**Cc:** Gordon Kirkby <[gkirkby@ethosurban.com](mailto:gkirkby@ethosurban.com)>; Renee Stavroulakis <[rstavroulakis@ethosurban.com](mailto:rstavroulakis@ethosurban.com)>  
**Subject:** Lot 1 Skyline Crescent, Horningsea Park - Bringelly Road Business Park

Good afternoon Yolanda,

Please find attached a request for a meeting with the Western Parkland City Authority per the issued Industry Specific SEARs for a SSD application for an industrial development at Lot 1, Skyline Crescent, Leppington as part of the Bringelly Road Business Hub.

We request a meeting to discuss and gain feedback from the Authority on the proposal, which is to be lodged with the Department of Planning and Environment. If you're able to advise of suitable times to meet that would be great.

Kind regards,

Chris

---

**Christopher Curtis**

Associate Director  
Planning

T. +612 9956 6962



*Ethos Urban acknowledges and pays respect to the past, present and emerging Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.*

This email is confidential and may contain information that is confidential and privileged.  
If you are not the intended recipient please notify us by return email or phone, and delete the original message.

**OFFICIAL**

This email message and any attached files is confidential and intended solely for the use of the individual or entity to whom it is addressed and may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you have received this email in error, delete all copies and notify the sender.

This email is subject to copyright. No part of it should be reproduced, published, communicated or adapted without the copyright owner's written consent.

No employee or agent is authorised to conclude any binding agreement on behalf of the Western Parkland City Authority (WPCA) by email without express written confirmation.

The views or opinions presented in this email are solely those of the author and do not necessarily represent those of WPCA or the NSW Government.

WPCA accepts no liability for any loss or damage arising from the use of this email and the recipient should check this email and any attached files for the presence of viruses.

**OFFICIAL**

**OFFICIAL**

This email message and any attached files is confidential and intended solely for the use of the individual or entity to whom it is addressed and may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you have received this email in error, delete all copies and notify the sender.

This email is subject to copyright. No part of it should be reproduced, published, communicated or adapted without the copyright owner's written consent.

No employee or agent is authorised to conclude any binding agreement on behalf of the Western Parkland City Authority (WPCA) by email without express written confirmation.

The views or opinions presented in this email are solely those of the author and do not necessarily represent those of WPCA or the NSW Government.

WPCA accepts no liability for any loss or damage arising from the use of this email and the recipient should check this email and any attached files for the presence of viruses.

OFFICIAL

This email message and any attached files is confidential and intended solely for the use of the individual or entity to whom it is addressed and may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you have received this email in error, delete all copies and notify the sender.

This email is subject to copyright. No part of it should be reproduced, published, communicated or adapted without the copyright owner's written consent.

No employee or agent is authorised to conclude any binding agreement on behalf of the Western Parkland City Authority (WPCA) by email without express written confirmation.

The views or opinions presented in this email are solely those of the author and do not necessarily represent those of WPCA or the NSW Government.

WPCA accepts no liability for any loss or damage arising from the use of this email and the recipient should check this email and any attached files for the presence of viruses.