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**Fw: Wallgrove Business Hub - Dedication of Internal Access Road**

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**From** Rod Pascoe <rod.pascoe@gsp.nsw.gov.au>  
**Date** Tue 2/06/2026 8:35 AM  
**To** Dave Auster <dave.auster@dpie.nsw.gov.au>

Hi Dave,

Please see below further correspondence from Council on the dedication process.

Thanks  
Rod

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**From:** Zahid Hassan <ZHassan@fairfieldcity.nsw.gov.au>  
**Sent:** Tuesday, 2 June 2026 8:30 AM  
**To:** Rod Pascoe <rod.pascoe@gsp.nsw.gov.au>  
**Cc:** Ibrahim Diab <IDiab@fairfieldcity.nsw.gov.au>  
**Subject:** FW: Wallgrove Business Hub - Dedication of Internal Access Road

Hi Rod

Council has no objection in principle to the proposed dedication of the road to Council.

The following process is required to be followed for the dedication and subsequent acceptance of the road as a Council asset.

The developer may apply to either Council or a registered private certifier for the Subdivision Works Certificate (SWC) and Subdivision Certificate (SC). A SWC is required prior to the commencement of subdivision works, including roadworks, stormwater works and earthworks, while the SC is required to facilitate registration of the subdivision plan.

For Council to accept the road as a public asset, the road must be designed and constructed in accordance with the approved design, the relevant SSD approval requirements, Council's Engineering Standards, Council's Specification for Roadworks and Drainage, applicable DCP requirements, relevant Australian Standards, and any applicable Transport for NSW (TfNSW) and service authority requirements.

The inspection and certification process will depend on the certification pathway selected by the developer. Where Council issues the Subdivision Works Certificate (SWC), Council will undertake the required inspections. Where a private certifier issues the SWC, the certifier may undertake inspections and provide the relevant compliance certification, with Council relying on that certification and the certifier taking responsibility for the certification of the works. Alternatively, the developer may engage Council to undertake inspections where a private certifier issues the SWC. The selection of the inspection and certification pathway is a matter for the developer

Regardless of the certification pathway adopted, Council must be satisfied that the road has been constructed in accordance with the approved design and Council's requirements prior to acceptance as a Council asset.

Prior to acceptance of the road, the developer must provide all required completion and handover documentation, including works-as-executed plans, compliance certificates, test results, asset

information, service authority clearances (where applicable), and confirmation that any identified defects have been rectified.

A maintenance bond will also be required prior to Council accepting the road. The bond will be held for a period of 12 months in accordance with Council's requirements.

Final acceptance of the road will only occur once all construction, certification, handover and asset acceptance requirements have been satisfactorily completed, including payment of the required maintenance bond.

For any future correspondence regarding this matter, please contact Antonio Inzitari, Coordinator Engineering Assessment on 9725 0748 or via email at [Alnzitari@fairfieldcity.nsw.gov.au](mailto:Alnzitari@fairfieldcity.nsw.gov.au)

Regards,

**Zahid Hassan**

Asset Manager – Civil and Built | Asset Management  
City Assets Directorate

PO Box 21, Fairfield NSW 1860  
P 9725 0248 | M 0418 863 087

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[mail@fairfieldcity.nsw.gov.au](mailto:mail@fairfieldcity.nsw.gov.au)



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**From:** Ibrahim Diab <IDIab@fairfieldcity.nsw.gov.au>  
**Sent:** Wednesday, 27 May 2026 9:23 AM  
**To:** Rod Pascoe <rod.pascoe@gsp.nsw.gov.au>  
**Cc:** Zahid Hassan <ZHassan@fairfieldcity.nsw.gov.au>  
**Subject:** RE: Wallgrove Business Hub - Dedication of Internal Access Road

Hi Rod,

Thank you for your email.

Zahid, Civil and Built Manager, is currently compiling the required information regarding Council's requirements and will respond to you over the next couple of days.

If you have any questions in the meantime, please do not hesitate to contact me.

Regards,

**Ibrahim Diab**  
Manager City Assets

## Directorate City Assets

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 86 Avoca Rd, Wakeley NSW 2176 | PO Box 21 Fairfield NSW  
 1860

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**From:** Rod Pascoe <[rod.pascoe@gsp.nsw.gov.au](mailto:rod.pascoe@gsp.nsw.gov.au)>  
**Sent:** Wednesday, 27 May 2026 9:00 AM  
**To:** Ibrahim Diab <[IDiab@fairfieldcity.nsw.gov.au](mailto:IDiab@fairfieldcity.nsw.gov.au)>  
**Subject:** Re: Wallgrove Business Hub - Dedication of Internal Access Road

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You don't often get email from [rod.pascoe@gsp.nsw.gov.au](mailto:rod.pascoe@gsp.nsw.gov.au). [Learn why this is important](#)  
 Good Morning Ibrahim,

Thank you for your assistance with the below. It would be great to understand the next steps as we currently have received draft conditions from DPHI.

If you would like to call to discuss my number is 0419 371 030 otherwise I am happy to call you.

Thanks  
 Rod

**From:** Kerry Jahangir <[Kerry.Jahangir@gsp.nsw.gov.au](mailto:Kerry.Jahangir@gsp.nsw.gov.au)>  
**Sent:** Tuesday, 26 May 2026 6:19 PM  
**To:** Margaret Diebert <[MDiebert@fairfieldcity.nsw.gov.au](mailto:MDiebert@fairfieldcity.nsw.gov.au)>  
**Cc:** Ibrahim Diab <[IDiab@fairfieldcity.nsw.gov.au](mailto:IDiab@fairfieldcity.nsw.gov.au)>; Rod Pascoe <[rod.pascoe@gsp.nsw.gov.au](mailto:rod.pascoe@gsp.nsw.gov.au)>  
**Subject:** RE: Wallgrove Business Hub - Dedication of Internal Access Road

Hi Margaret,

I highly appreciated your consideration and review of council's decision in approving the road dedication Wallgrove Road Business Hub ,

Our Project Manager, Rod Pascoe will be in touch to map out the next steps with Ibrahim Diab.

Thanks Again!

Regards,  
Kerry

**From:** Margaret Diebert <[MDiebert@fairfieldcity.nsw.gov.au](mailto:MDiebert@fairfieldcity.nsw.gov.au)>  
**Sent:** Tuesday, 26 May 2026 4:45 PM  
**To:** Kerry Jahangir <[Kerry.Jahangir@gsp.nsw.gov.au](mailto:Kerry.Jahangir@gsp.nsw.gov.au)>  
**Cc:** Ibrahim Diab <[IDiab@fairfieldcity.nsw.gov.au](mailto:IDiab@fairfieldcity.nsw.gov.au)>  
**Subject:** FW: Wallgrove Business Hub - Dedication of Internal Access Road

Good Afternoon Kerry

The Assets team have reviewed the application, and your subsequent commentary and Fairfield City Council will be approving the road dedication at Wallgrove Road Business Hub, 97-151 Wallgrove Road, Cecil Park 2171. I have asked Councils Asset Manager, Mr Ibrahim Diab to contact GSP to discuss the "next steps".

Please do not hesitate to contact me if I can provide any further assistance

Regards

**Margaret Diebert**

Director  
City Assets  
PO Box 21, Fairfield NSW 1860  
P 9725 0273 | M 0419 411 965

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**From:** Kerry Jahangir <[Kerry.Jahangir@gsp.nsw.gov.au](mailto:Kerry.Jahangir@gsp.nsw.gov.au)>  
**Sent:** Friday, 22 May 2026 1:11 PM  
**To:** Margaret Diebert <[MDiebert@fairfieldcity.nsw.gov.au](mailto:MDiebert@fairfieldcity.nsw.gov.au)>  
**Subject:** RE: Wallgrove Business Hub - Dedication of Internal Access Road

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Hi Margaret,

I appreciate your reply.

We provide the following response on the assumption that “points one and three” are the bullet points within our letter dated 14 May 2026. Further detail is provided below.

14/05/2026: The previous dedication of the internal access road at two other business hubs in Wetherill Park in equivalent circumstances.

**Update:** ‘Horsley Drive Business Park Stage 1’ is located on the northwest corner of the intersection of The Horsley Drive and Cowpasture Road in Wetherill Park. In this instance, Burilda Close was dedicated to Council. ‘Horsley Drive Business Park Stage 2’ is located north of Stage 1 and has frontage to Cowpasture Road and Trivet Street. In this example, Moriarty Close was dedicated to Council. These two business hubs are the only other WSPT Business Hubs in Fairfield LGA.

14/05/2026: The proposed estate road will support a minimum of two owners based on the current subdivision plan and additional Vegetation Area retained in Lot 3.

**Update:** Per the draft subdivision attached to your email, the proposed road is required to provide access to:

- Lot 1 - proposed industrial development
- Lot 2 - proposed industrial development
- Lot 3 - vegetated lot.

Further development is highly unlikely to occur in this particular area.

Please let me know if you need anything further.

Regards,  
Kerry

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**From:** Margaret Diebert <[MDiebert@fairfieldcity.nsw.gov.au](mailto:MDiebert@fairfieldcity.nsw.gov.au)>

**Sent:** Thursday, 21 May 2026 3:37 PM

**To:** Kerry Jahangir <[Kerry.Jahangir@gsp.nsw.gov.au](mailto:Kerry.Jahangir@gsp.nsw.gov.au)>

**Subject:** Wallgrove Business Hub - Dedication of Internal Access Road

Good afternoon, Kerry

Apologies for the delay in responding however I have been investigating this issue further.

The correspondence from Council to NSW Department of Planning, Housing, and Infrastructure in May 2025 did note that Council did not support the dedication of the internal estate road to Council. Below is the extract from SLUP in response to the SSD in Aug 2025 rejecting the dedication of the internal road based on insufficient justification. Your correspondence dated 14 May 2026 does provide GSP points for Council to consider however not all points provide justification for Council to accept the road and further details are requested in relation to points one and three. Also, I have attached the plans. Are you in a position to advise if further developments are planned? This would provide an understanding of possible future use (if any) for “Estate Road”. I can then discuss further with the General Manager & Director City Strategy and respond to your request.

will remain as the owners of the site.

The following comments are provided in response to the second RTS letter from the applicant Keylan Consulting on behalf of the WSPT dated 6 August 2025.

Internal Estate Road and Noise Wall

Council acknowledges and supports the amended plans which ensure the proposed noise walls and internal estate road will remain under the ownership and responsibility of the WSPT.

Fairfield City Council, Administration Centre, 86 Avoca Road, Wakeley NSW 2176  
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This reflects Council's position that dedication of the internal estate road to Council would not be supported as the estate road primarily serves a single owner and is therefore a driveway as opposed to a "public road".

Regards

**Margaret Diebert**

Director  
City Assets  
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**From:** Kerry Jahangir <[Kerry.Jahangir@gsp.nsw.gov.au](mailto:Kerry.Jahangir@gsp.nsw.gov.au)>  
**Sent:** Thursday, 14 May 2026 2:42 PM  
**To:** Margaret Diebert <[MDiebert@fairfieldcity.nsw.gov.au](mailto:MDiebert@fairfieldcity.nsw.gov.au)>  
**Cc:** Rod Pascoe <[rod.pascoe@gsp.nsw.gov.au](mailto:rod.pascoe@gsp.nsw.gov.au)>  
**Subject:** Wallgrove Business Hub - Dedication of Internal Access Road

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Hi Margaret,

Thanks for your time today, further to our discussion at the Biannual meeting between FCC & GSPT, I am attaching formal request on behalf of the Trust relating to access road dedication at Wallgrove Road Business Hub, 97-151 Wallgrove Road, Cecil Park 2171, for your consideration.

Should you require anything further please don't hesitate to contact me or Rod Pasco 0419 371 030.

Regards,

**Kerry Jahangir | Director Finance and Business Services**

Western Sydney Parklands, Parramatta Park, Centennial Parklands - **Greater Sydney Parklands**  
P: 02 9895 7984 | M: 0439 495 883

M: PO Box 3064 Parramatta NSW 2124

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