



Request for Director General Environmental Assessment Requirements

Commercial Development
Fifteenth Avenue, West
Hoxton

Lot 2, DP307334
Lot 304, DP2475
Lot 305, DP2475
Lot 306, DP2475
Lot 346, DP2475

Prepared by McKenzie Group Consulting Planning on behalf of
Western Sydney Parklands Trust

February 2013

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1 INTRODUCTION

This document has been prepared by McKenzie Group Consulting Planning (NSW) on behalf of Western Sydney Parklands Trust and is submitted to the Department of Planning and Infrastructure (DoPI) in support of a formal request for Director-General's Environmental Assessment Requirements (DGEARs).

The DGEARs are requested in relation to the proposed Staged Commercial Development at Fifteenth Avenue, West Hoxton.

This application satisfies the definition of State Significant Development pursuant to Schedule 2 Clause 5 of *State Environmental Planning Policy (State and Regional Development) 2011* as the proposal will involve works on land identified as being within the Western Parklands with a capital investment value of more than \$10 million.

This document provides a brief overview of the proposal including the planning framework applying to enable to the issue of DGEARs that will guide the preparation of a formal Environmental Impact Statement.

The proposal supports the continued development of the Western Sydney Region, providing employment and contributing to the retention and growth of commercially and environmentally sustainable development in Sydney.

Background to the Western Sydney Parklands

In 2010 the Western Sydney Parklands Trust (Trust) developed a 10 year Plan of Management to guide the long-term future of the Western Sydney Parklands (Parklands).

To ensure the Plan of Management remains a valuable and relevant document for the future, the Trust has developed a draft supplement to the original Plan. The draft supplement updates the key priorities and sets out the opportunities to secure a sound financial base to deliver ongoing improvements. At the heart of the Draft Plan of Management 2020 Supplement, is a commitment to ensure the Parklands remains a valuable recreational resource for residents and visitors of Western Sydney.

Also included in the Draft Plan of Management Supplement is the location of the proposed Parklands business hubs that will be within the Liverpool Local government area. As identified in the endorsed Plan of Management, 2% of the land area of the Western Sydney Parklands is identified as business hubs. The subject site of this request for DGEARs is located within the Fifteenth Avenue Business Hub, and has been identified for commercial development.

The business hubs form an important role in securing the long term, sustainable revenue base that funds Parklands infrastructure, maintenance and improvements, and will provide significant levels of employment within Western Sydney.

In addition to business hubs, 15% of the Parklands is earmarked for recreational uses including a mountain bike centre and general sport and active recreation hubs, whilst an additional 10% of land is identified for indoor and outdoor sport and recreation facilities.

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2 SITE DETAILS

The subject site which forms this application comprises five allotments, located at the corner of Fifteenth Avenue and Twenty-Seventh Avenue, West Hoxton. **(Figure 1)**

The subject site of this application is approximately 6.69 hectares in area with frontage of approximately 178m along Fifteenth Avenue and is within the Liverpool Local Government Area. The subject site is contained within the wider Parklands **(Figure 2)** which extends across the Local Government Areas of Blacktown, Fairfield and Liverpool and is adjacent to two emerging residential growth centers. The Parklands are managed by the Western Sydney Parklands Trust.

The allotments that make up the site are detailed in **Table 1** below.

Table 1 – Site Details

<i>Property Description</i>	<i>Address</i>
Lot 2 DP 307334	195 Fifteenth Avenue, West Hoxton
Lot 304 DP 2475	195 Fifteenth Avenue, West Hoxton
Lot 305 DP 2475	195 Fifteenth Avenue, West Hoxton
Lot 306 DP 2475	195 Fifteenth Avenue, West Hoxton
Lot 346 DP 2475	195 Fifteenth Avenue, West Hoxton

The existing site conditions are shown in **Figure 3**.

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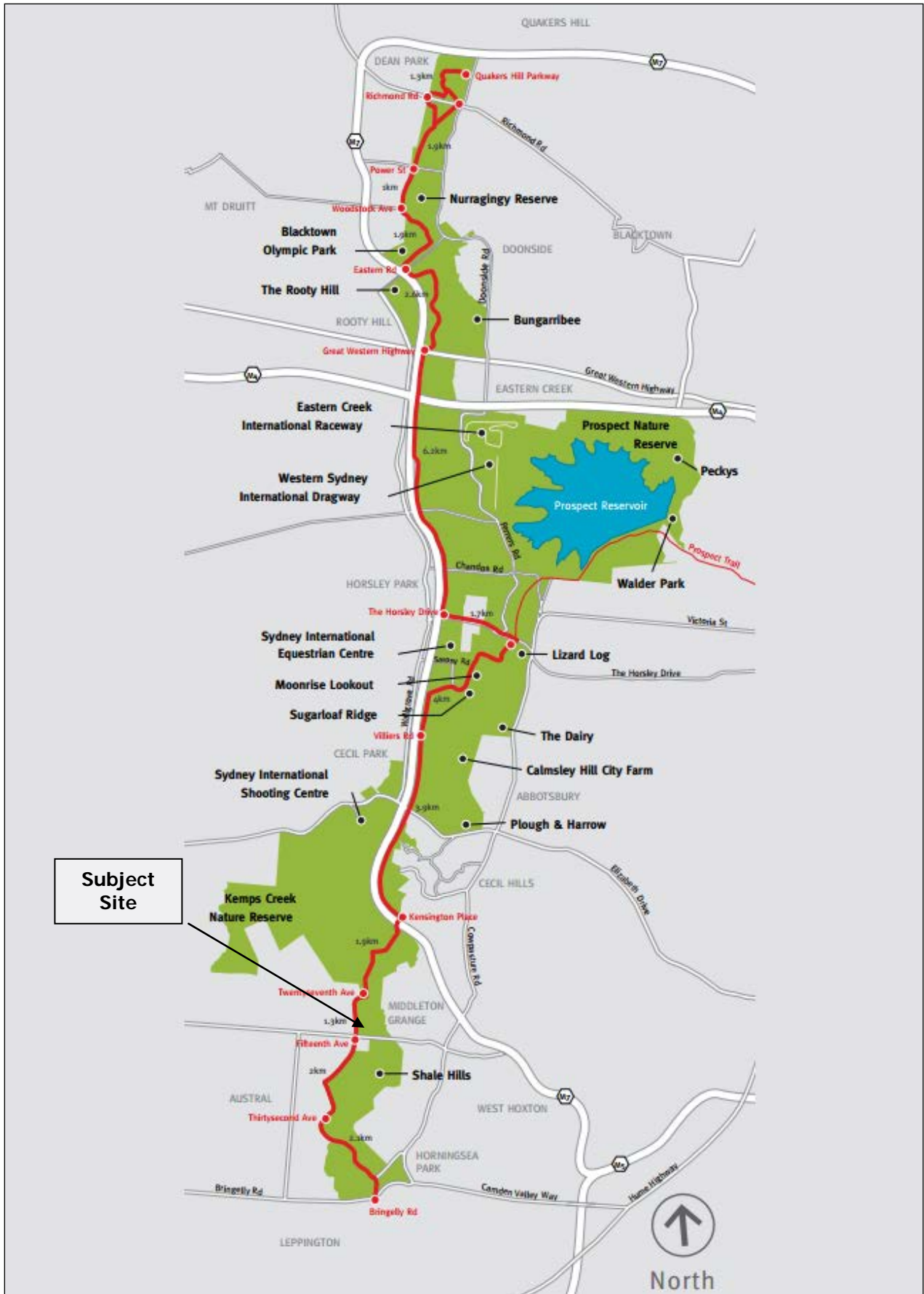


Figure 2. Western Sydney Parklands Map (Source: Western Sydney Parklands Trust, 2013)



Figure 3. Existing Site Conditions (Source: Land and Property Information, 2013)

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3 SITE CONTEXT

The site is located within the West Hoxton Precinct of the Parklands in an area which is predominantly characterised by residential, large lot rural residential and emerging industrial/retail development. The site is located in the local government area of the City of Liverpool. The Parklands objectives for the precinct include:

- Enhance the interface with existing and future residential areas.
- Protect the natural landscape character of ridgelines and bushlands.
- Maintain and improve the management of existing rural land uses.
- Protect the Upper Canal and water supply quality.

The site is situated at the intersection of Fifteenth Avenue and Twenty-Seventh Avenue, West Hoxton and is immediately adjacent to the Austral Precinct of the South West Growth Precinct (SWGc). The site fronts south onto Fifteenth Avenue, and west onto Twenty-Seventh Avenue surrounding the Kirkpatrick-Boylard Park, and the northern boundary is Flynn Avenue. Fifteenth Avenue is proposed to be extended to link the SWGC to Badgery's Creek and will form a major east-west connecting road with up to three lanes of traffic in each direction being accommodated.

Land to the north and east of the site is part of the Parklands and is predominantly undeveloped. Land adjacent to the site on the southern side of Fifteenth Avenue comprises of low density residential and retail development. Land beyond the residential area to the south consists of Western Sydney Parklands. Land west of the site is zoned for future rural primary production purposes. While a number of these nearby sites have undergone recent development, many remain in a vacant state.

Alternative transport is provided by bus services along Fifteenth Avenue which run west towards Austral and Rossmore and east towards the Liverpool CBD. The site is located adjacent to an existing bus depot and route served by Westbus and is used as a place for commuters to park their car and catch the bus. There are current plans for the Westbus depot to be redeveloped to serve as a bus maintenance/refueling area. These bus services provide links to the mainline rail system to the east including Liverpool, Glenfield, Cabramatta and Warwick Farm Stations.

Excluding the adjacent Westbus depot and residential/retail precinct to the south the locality has little development to date. Opportunities presented by the subject land relate to its location and accessibility. This precinct is believed to be commercially viable for retail operators. Notwithstanding this, future commercial uses on this site should not detract from planned retail provisions within the SWGC.

The desired future character of the site is as a commercial precinct meeting local community economic, social and recreational needs and potentially includes commercial employment land uses. This is evidenced by the transition currently being undertaken throughout the wider locality where a large number of estates have been developed under the NSW Government's employment lands policy *State Environmental Planning Policy (Western Sydney Employment Area) 2009*, however the subject site itself is not located within the Western Sydney Employment Area.

Other potential future land use opportunities within the area may include private schools, childcare facilities or other community uses which capitalise on the accessibility nature of the site, its visibility to passing traffic, its proximity to existing residents in West Hoxton and its location as a transport hub.

The local context is shown in **Figure 4**.

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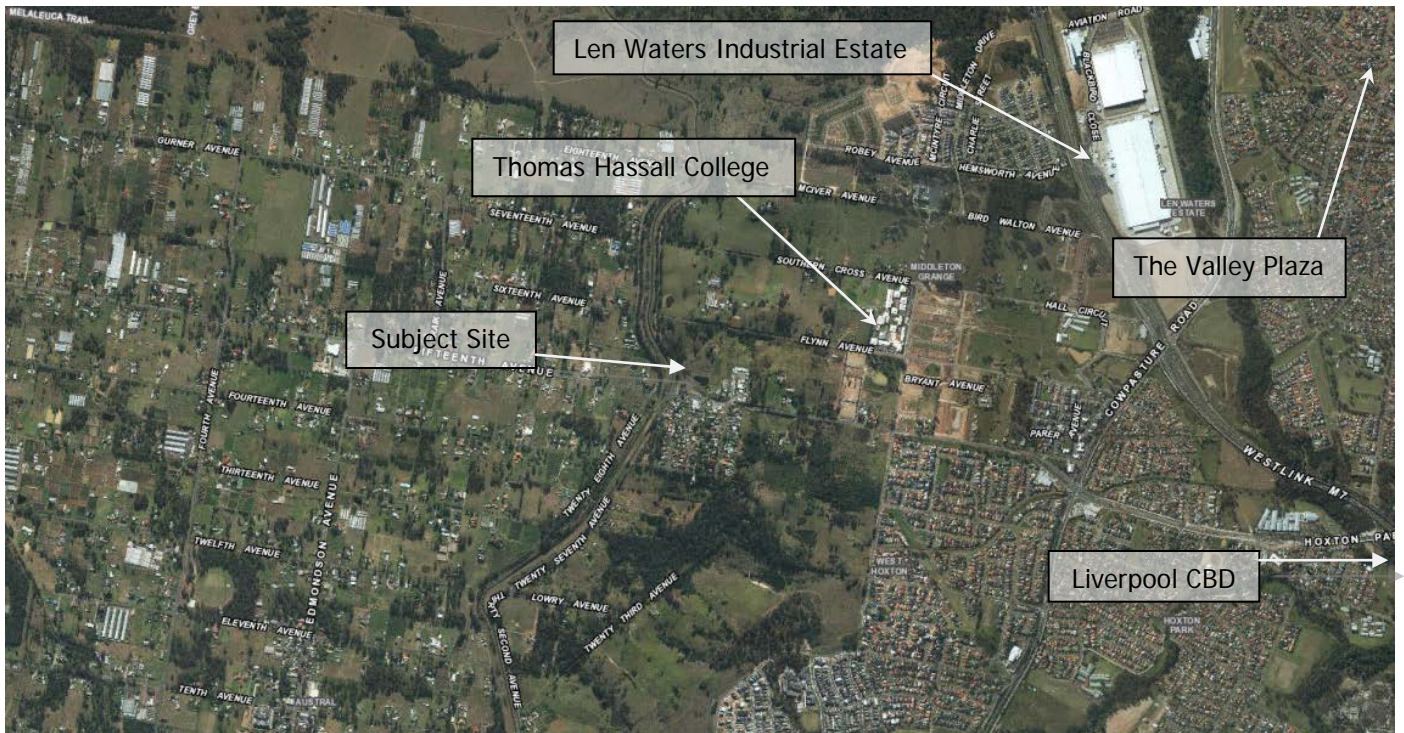


Figure 4. Local Context (Source: Land and Property Information, 2013)

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4 PROJECT SUMMARY

The proposed development will provide for a commercial precinct. The specific use of the land and proposed development is yet to be determined as it is the intention of the Trust to further investigate the context of existing and proposed surrounding development and have future uses of land market driven to some extent. The use of the site will capitalise on the clear strengths of the location including: a public transport hub; gateway to the northern SWGC and on a future major vehicular route; and within Western Sydney Parklands.

The overall development of the site has been separated into two Stages as identified in **Figure 5** below. The overall area of the subject site related to this SSD is 66,918m², consisting of a site area for Stage 1 of 18,574m² and a site area of Stage 2 of 48,344m². Concept Development plans are attached as **Appendix A** of this report.

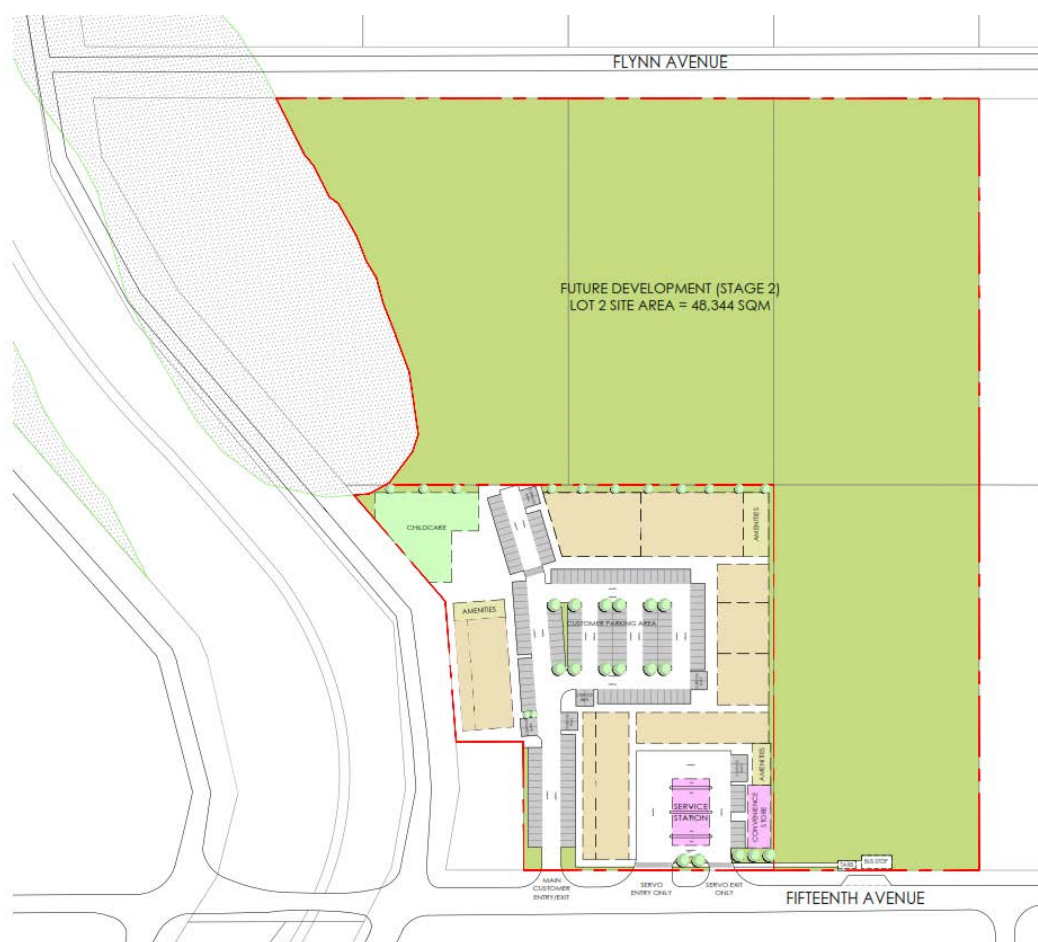


Figure 5. Development Staging (Source: Leffler Simes Architects)

The future development of the overall subject site will be staged and subject of multiple Staged SSD applications, the first of which relates to this request for DGEARs.

In summary this Staged State Significant Development application as shown in **Figure 5** proposes the following works for which DGEARs are requested that will be further addressed in a subsequent Environmental Impact Statement (EIS):

- External services and infrastructure amplifications;
- Internal site development and infrastructure (Stage 1 and 2 of the site);

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- Conceptual land uses (Stage 1 and 2 of the site)
- Proposed site layout and buildings (excluding internal layouts which will be subject of future development approval to meet future tenant requirements) (Stage 1 site only)

The following provides a detailed breakdown of the proposed Stage 1 SSD application relating to both the Stage 1 and 2 sites that forms part of this request for DGRs.

Internal and External Infrastructure Development and Amplifications

- All external services and infrastructure amplifications.
- Site earth works including excavation, cutting and filling.
- Provision of all site infrastructure including water and energy supply, site drainage and storm water requirements.

Land Use

The Stage 1 SSD application request for DGEARs and the subsequent EIS that will respond to the DGEARs seeks conceptual approval for a range of land uses across the entire site (Stage 1 and 2 sites) in accordance with the defined land uses of the Standard Instrument Local Environmental Plan. These conceptual land uses include:

- Community Facility: Parts of the site could be developed for use by a public authority or non-profit community organisations for physical, social, cultural or intellectual development or welfare of the community.
- Commercial: Given its locality within the Western Sydney Parklands the site would be ideally suited towards commercial uses which complement the Parklands. These facilities would support the financial viability of retail uses elsewhere in the precinct and provide active separation between retail facilities and the Parklands. Future land uses may include the provision of:
 - Business premises
 - Retail;
 - Office premises;
- Medical facility: future use of the site could include medical facilities to support the surrounding residential catchment and the wider Liverpool LGA.
- Educational Establishment: an educational establishment or college could be established on part of the site.
- Recreational facilities: Recreational facilities to include recreational facility (indoor) that could potentially consist of squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation.
- Childcare Centres: The site is suitable to be used as a place for the supervision and care of children. Such a use would support surrounding residential uses and future commercial uses within the Parklands.

Future Staged SSD applications will confirm and finalise specific land uses for the site from the above mentioned conceptual land uses once future occupiers/tenants are identified.

In preparation of the proposed conceptual land uses, a range of due diligence reporting has been completed in recent years for the Western Sydney Parklands area. Various sites within the Parklands were identified as having lower environmental value relative to their commercial potential. The purpose of these precincts such as West Hoxton is to provide a sustainable revenue stream for the Parklands to achieve its development objectives including the provision of buildings, recreation and parkland infrastructure, conservation initiatives and cultural events.

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Based on the Economic Assessment findings undertaken by Deloitte Access Economics Pty Ltd (2013), future development of the Parklands forecasts (by 2030) over 2,000 additional jobs within Western Sydney; Additional economic activity between \$313-\$470 million per year; International tourism visitor nights of 50,000 p.a; improved efficiency of State's transport sector; a net present value of the developments between \$1.77-\$2.61 billion over the modelling period of 20 years. (*Source: Deloitte Access Economics Pty Ltd, August 2013*)

Building Footprints and Envelopes

Conceptual building footprints and envelopes for Stage 1 of the site form part of the Staged State Significant Development application as shown in **Figure 5**. The footprints and overall layout is conceptual and will reflect future tenancy requirements. The proposed building envelopes are typical of commercial developments site coverage. Typical site coverage of commercial developments can range from 30%-40% and a conceptual example is shown in **Figure 5**.

No conceptual building footprints and envelopes are proposed for the Stage 2 site area as part of this Staged State Significant Development application.

Car Parking and Access

- A primary vehicular access to the Stage 1 site is proposed from Fifteenth Avenue connecting to the proposed internal circulation areas. Potential exists for internal site circulation to extend into Stage 2 of the site in the future.
- Vehicular entries and exits are also proposed to the potential future service station.

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5 JUSTIFICATION

The intention of the proposal is to provide facilities that meet the requirements of the Western Sydney Parklands within a location that:

- Allows for the activities as a permissible use,
- The site is very accessible for consumers within the surrounding LGA's therefore providing excellent business exposure,
- Relatively flat topography requiring minimal cut and fill earthworks,
- Is compatible with the surrounding development and local context,
- Low ecological/conservation significance therefore low impact to the surrounding conservation areas and bushland corridors, and
- Will allow for the implementation of suitable mitigation measures where required.

The Project fulfils the objectives of the Parklands Plan of Management as it allows for the commercial use with excellent access to the surrounding major road network (M7 and M5 Motorways) with minimal site constraints.

The proposal represents an appropriate use of the Western Sydney Parkland land assets under the *Western Sydney Parklands Plan of Management* and *Western Sydney Parklands Act* in order to maintain a self-sustaining organisation that will provide long term open space and ecological benefits to the Greater Sydney Region.

The Western Sydney Parklands' southern section is part of the Liverpool Local Government Area. Fifteenth and Bringelly Roads Business Hubs are located on key roads to the South West Growth Centre (300,000 new residents) and therefore will become major gateway sites to the Austral and Leppington North areas expected to deliver 17,000 new homes and a population of 54,000.

The Western Sydney Parklands Plan of Management draft supplement identifies proposed land uses for the Fifteenth Avenue business hub as specialist community facilities (eg. childcare, medical), commercial /offices and retail.

As outlined in section 8 of this report the proposal is consistent with the objectives and strategies outlined within the *Metropolitan Plan for Sydney 2036*, and *State Environmental Planning Policy (Western Sydney Parklands) 2009*.

The proposal is considered to be justified in the context of environmental, social and economic terms and is compatible with the locality in which it is proposed.

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6 CONSULTATION

The proponent has undertaken ongoing consultation with Council in recent years in relation to the Southern business hubs, with the most recent being February 2014 with Liverpool City Council. Council were briefed of the Trusts intention to lodge the request for DGEARs, and were briefed of the proposal outlined in this request.

It is the intention of Western Sydney Parklands Trust to continue to proactively engage with Liverpool City Council as an interested party and to ensure that all community and stakeholder consultation requirements are seamlessly addressed.

Prior to the lodgement of this request for DGEARs, attempts were made to brief the NSW Department of Planning and Infrastructure (DoPI) SSD team specifically of the proposal. Unfortunately no briefing took place prior to the lodgement of this request, and the Western Sydney Parklands Trust would welcome ongoing dialogue with the DPI leading up to and post lodgement of the Environmental Impact Statement. It is however noted that the proposed business hub at Fifteenth Avenue has been detailed in other meetings with DPI in relation to business hubs strategy and other proposed business hubs.

Consultation with the RMS (October 2013) and Sydney Water (November 2012) in relation to the Southern Business hubs have also occurred. It is the proponents intention to continue to engage with both stakeholders.

Consultation with relevant stakeholders will also be undertaken whilst preparing a detailed Environmental Impact Statement in keeping with the Department's Major Project Community Consultation Guidelines October 2007.

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7 CAPITAL INVESTMENT VALUE

While costs have not yet been finalised, the estimated capital investment of this project is expected to be in excess of \$13,354,000.00. The costs will be finalised once the final design is prepared.

A copy of the Capital Investment Value Report prepared by Northcroft (Australia) Pty Ltd is attached at **Appendix B**.

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8 PLANNING FRAMEWORK

8.1 Commonwealth Planning Context

Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection & Biodiversity Conservation Act 1999* (EPBC Act) requires consideration of the potential for a "significant impact" to be imposed by an activity on a Matter of National Environmental Significance (MNES).

The proponent is not aware of any flora or fauna on site considered critically endangered under the EPBC Act.

8.2 State Planning Context

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the overarching governing document for all development in NSW and pursuant to Section 89D (2) provides that:

A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.

The proposed development has been identified as State Significant Development under *State Environmental Planning Policy (State and Regional Development) 2011* as outlined below.

State Environmental Planning Policy (State and Regional Development) 2011

Proposals involving activities that are listed in Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011* (State and Regional Development SEPP) are identified as being State Significant Development (SSD).

Part 5 of Schedule 2 to this SEPP states:

5 Development in the Western Parklands

Development that has a capital investment value of more than \$10 million on land identified as being within the Western Parklands on the Western Sydney Parklands Map within the meaning of State Environmental Planning Policy (Western Sydney Parklands) 2009.

The proposal will be located within land identified on the Western Sydney Parklands Map with a Capital Investment Value of approximately \$13,354,000.00. As such, the proposal is classified as SSD and will need to follow the new procedures established for this category of development. This Request for Director-Generals Environmental Assessment Requirements represents the first step in the SSD process for the proposal.

State Environmental Planning Policy (Western Sydney Parklands) 2009

Land Use and Permissibility

All land within the Western Sydney Parklands is unzoned under the provisions of the *State Environmental Planning Policy (Western Sydney Parklands) 2009* (SEPP WSP). Pursuant to Clause 11(2), the proposal represents an 'innominate development' and is therefore permissible with consent. Nothing in the SEPP WSP prohibits or restricts the permissibility of the proposed commercial development.

Bulk Water Supply

The site is not identified by the SEPP WSP as being Bulk Water Supply Infrastructure. Although the site is identified as being located adjacent to the Bulk Water Supply Infrastructure the appropriate mitigation

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measures will be imposed to limit the direct and indirect impacts on the Bulk Water Supply Infrastructure to the west of Twenty-Seventh Avenue (**Figure 6**).

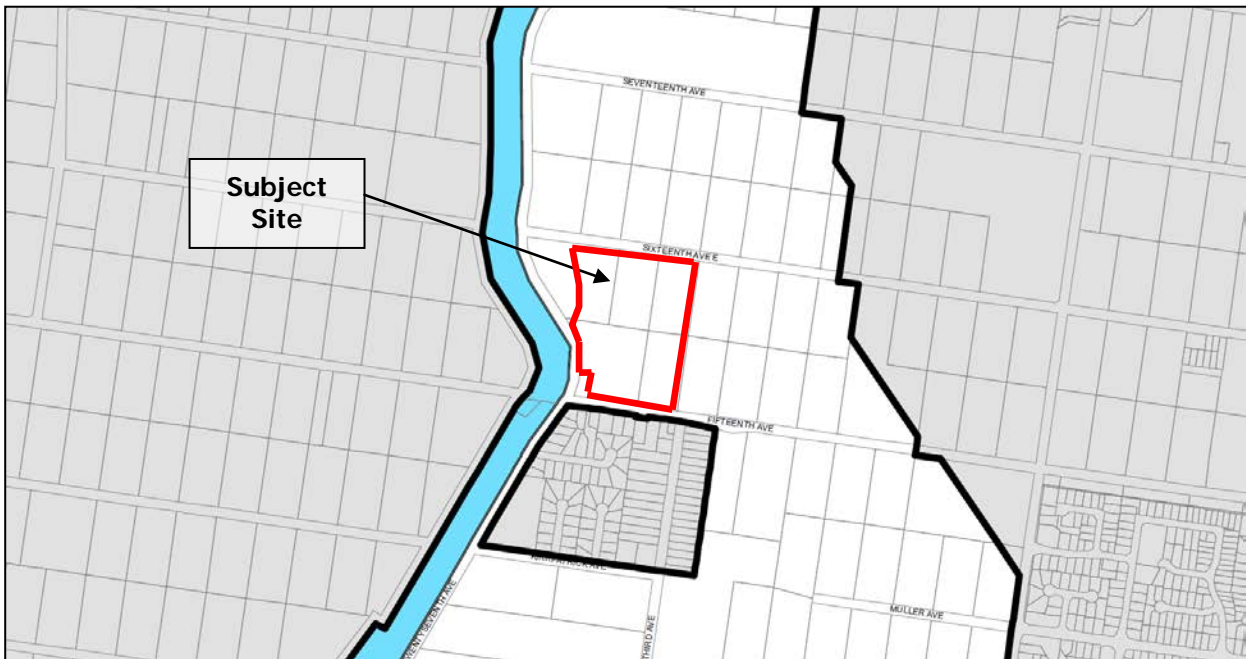


Figure 6 Bulk Water Infrastructure Map (Source NSW Legislation 2013)

Nature Reserves and Environmental Conservation Areas

The site is not identified by the SEPP WSP as being a nature reserve or an Environmental Conservation Area (**Figure 7**).



Figure 7 Nature Reserves and Environmental Conservation Areas Map (Source NSW Legislation 2013)

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Heritage Conservation

The site is not identified by the SEPP WSP as being a heritage item or as being within a heritage conservation area. It is noted that Kirkpatrick-Boyland Park adjoining the site (Lot 1 DP307334) has historical associations and is a local heritage listed item. The site is also adjacent to the state heritage listed Sydney Water Supply Upper Canal (Bulk Water Supply) (**Figure 8**).

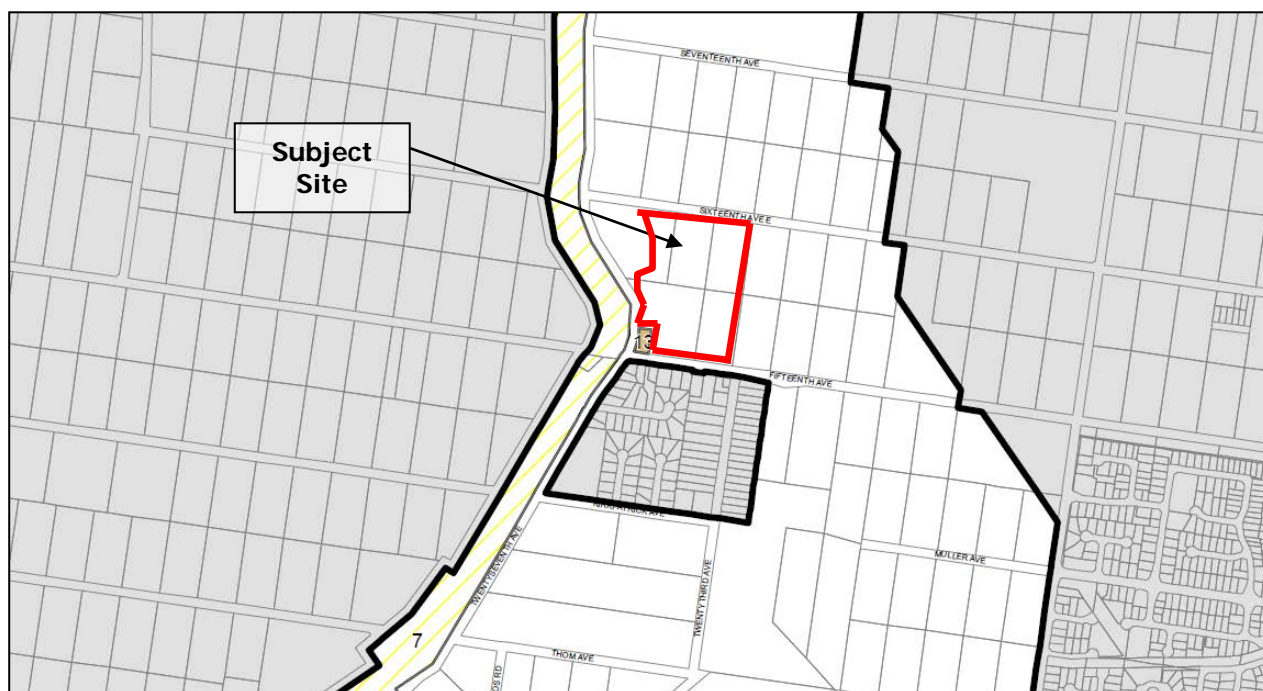


Figure 8 Heritage Conservation Map (Source NSW Legislation 2013)

State Environmental Planning Policy No. 19 – Bushland in Urban Areas

The provisions of *State Environmental Planning Policy No 19 – Bushland in Urban Areas* (SEPP 19) do not apply to land to which the SEPP WSP applies.

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

At this stage no specific use forms part of the proposed development. Future separate applications will be made for intended activities to be undertaken within the precinct. Although the proposal will likely be used for commercial activities which may involve warehousing, the ethos and role of the Trust is not compatible with any storage of substances that may be harmful to the environment. In this regard it is not envisaged that future use of the precinct will involve any activity that would require the issue of an Environmental Protection Licence in order to operate.

State Environmental Planning Policy No. 44 – Koala Habitat Protection

The Liverpool Local Government Area is subject to *State Environmental Planning Policy No. 44 – Koala Habitat Protection* (SEPP 44). In the case that the land be identified as being potential koala habitat the appropriate plans of management will be carried out.

State Environmental Planning Policy No. 55 – Remediation of Land

No known contamination issues affect the subject site. The land has been previously used for rural/agricultural purposes. No intensive purposes such as industrial use are known to have occurred on the site.

The prior use of the land indicates that the land is unlikely to have been contaminated.

State Environmental Planning Policy No. 64 – Advertising and Signage

Detail of proposed signage will be assessed as part of an Environmental Impact Statement.

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State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure) repeals the former *State Environmental Planning Policy No. 11 – Traffic Generating Development* and provides for certain proposals, known as Traffic Generating Development, to be referred to NSW Roads and Maritime Services (RMS) for concurrence.

Schedule 3 lists the types of development that are defined as Traffic Generating Development. The referral thresholds for the development are:

Commercial Premises:

- 10,000m² or more in area with site access to any road; or
- 2,500m² or more in area where the site has access to a classified road or to a road that connects to a classified road (if access is within 90 metres of connection, measured along the alignment of the connecting road).

The development proposes a commercial floor area with access to Fifteenth Avenue and Twenty-Seventh Avenue. Subsequent to these floor areas, referral to the RTA is not required for the commercial premises component of the development.

Parking:

- 200 or more motor vehicles with site access to any road; or
- 50 or more motor vehicles where the site has access to a classified road or to a road that connects to a classified road (if access is within 90 metres of connection, measured along the alignment of the connecting road).

The development proposes in excess of 200 parking spaces for the precinct. Given the parking proposed within the precinct referral to the RTA is required.

Service Stations:

- 200 or more vehicles in an area with site access to any road; or
- Any size or capacity in area where the site has access to a classified road or to a road that connects to a classified road (if access is within 90 metres of connection, measured along the alignment of the connecting road).

A traffic assessment will be carried out to determine the likelihood of the service station generating 200 or more vehicle movements per day. Should the traffic assessment forecast the service station as generating more than 200 vehicle movements per day referral to the RTA will be required.

Bulk Stores:

- 8,000m² in area with site access to any road.

Subsequent to these floor areas referral to the RTA will be required for any bulk stores component of the development.

8.3 Local Planning Context

Liverpool Local Environmental Plan 2008

The *Liverpool Local Environmental Plan 2008* does not apply to land which SEPP WSP applies and as such does not apply to the proposal.

Liverpool Development Control Plan 2008

It is noted that Section 11 of *State Environmental Planning Policy (State and Regional Development) 2011* states:

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11 Exclusion of application of development control plans

Development control plans (whether made before or after the commencement of this Policy) do not apply to:

(a) State significant development

Notwithstanding, the proposal is generally consistent with the provisions of the adopted Development Control Plans applicable to this development.

8.4 Draft Planning Instruments

No draft Environmental Planning Instruments apply to the site.

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9 ENVIRONMENTAL ASSESSMENT

A screening analysis of the environmental issues applicable to the proposal is presented in **Table 1** below. This risk-based analysis has been used to identify the key environmental issues for further assessment, and assist the preparation of the DGEARs for the proposed development.

The analysis is based on preliminary environmental assessment of the site only. The Environmental Impact Statement (EIS) for the proposal will fully address these and other environmental issues relevant to the proposal.

Table 1 Environmental Assessment Table

Issue	Analysis/comment
Land Use	<ul style="list-style-type: none"> A range of conceptual commercial land uses are proposed for Stage 1 and Stage 2 of the development site. Confirming future land use of the site will be subject of future development.
Erosion and Sedimentation	<ul style="list-style-type: none"> Detail to be provided once further geological assessment has been completed.
Riparian Areas and Flora and Fauna	<ul style="list-style-type: none"> The site is predominantly cleared and covered with pasture grasses. Scattered trees are located across the site and some scrub is located in the north and north-western area of the site. Limited aquatic habitat exists within the site including the on-site dam in the southern portion of the site. All existing vegetation will likely require removal for the proposal. The site is not within or near an environmental conservation area under SEPP WSP A flora and fauna assessment will be carried out for the proposal to assess the impact on the flora and fauna values of the site. A detailed Estate Landscape Plan will also be prepared for the proposal, incorporating locally endemic species.
Flooding	<ul style="list-style-type: none"> Liverpool City Council flood maps indicate no portion of the site as being contained within flood prone land or the flood planning area. The development will not increase flood hazard or damage to other properties or adversely impact them in any way. The current flood information is general only and should not be relied upon to set floor levels or identify flood extents.
Noise	<ul style="list-style-type: none"> The closest sensitive receiver outside the precinct is the residential area located adjacent to the site on southern side of Fifteenth Avenue. Any noise generated by the proposal is not expected to impact sensitive noise receptors.
Air Quality and Green House Gases	<ul style="list-style-type: none"> The proposal is not expected to generate significant air or greenhouse gas emissions, subject to implementation of standard best practice management controls during construction and operation of the site.
Heritage	<ul style="list-style-type: none"> Preliminary Aboriginal archaeological assessment indicates that there are no known Aboriginal sites/objects on the site The site does not contain any known non-indigenous heritage items. The site is also adjacent to the state heritage listed Sydney Water Supply Upper Canal (Bulk Water Supply). The EIS, will include a heritage statement of impact to address any impacts to the canal.
Traffic and Parking	<ul style="list-style-type: none"> The site enjoys direct access from Fifteenth Avenue and Twenty-Seventh Avenue.

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	<ul style="list-style-type: none">• The site is within close proximity to Sydney's major road network including The M7 Motorway and the M5 Motorway.• A traffic impact study will be submitted as part of the EIS.
Visual Amenity	<ul style="list-style-type: none">• The site is not adjacent to, or in close viewing proximity to, any sensitive visual receivers outside the precinct.• A detailed Landscape Plan will be prepared for the proposal, which will seek to minimise any identified visual impacts.
Hazards and Wastes	<ul style="list-style-type: none">• The proposal does not involve any significant storage or use of hazardous materials and substances.• The materials stored will be fully detailed in the EIS once quantities are obtained. The materials stored will not result in the site being classified as a Hazardous or Offensive Development under the provisions of State Environmental Planning Policy No 33—Hazardous and Offensive Development.• The proposal is not expected to generate a significant quantity of waste, although a Waste Management Plan will be prepared for the proposal
Telecommunications	<ul style="list-style-type: none">• Telecommunication services are readily available within the area and will be able to be augmented to adequately service the proposed development.

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10 CONCLUSION

The proposed commercial development at Fifteenth Avenue, West Hoxton will involve works on land identified as being within the Western Sydney Parklands with a capital investment value of more than \$10 million. As such, the development is defined as State Significant Development pursuant to Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*.

The subject site is appropriately zoned to permit the proposed use and no departure from any development standard is required to enable the development. Additionally, the site is located close to major roads making it a convenient location with good accessibility to and within the region.

It requested that the Department issue formal Director-General's Requirements Environmental Assessment (DGEARs) for the preparation of an Environmental Impact Statement for the proposal as State Significant Development.

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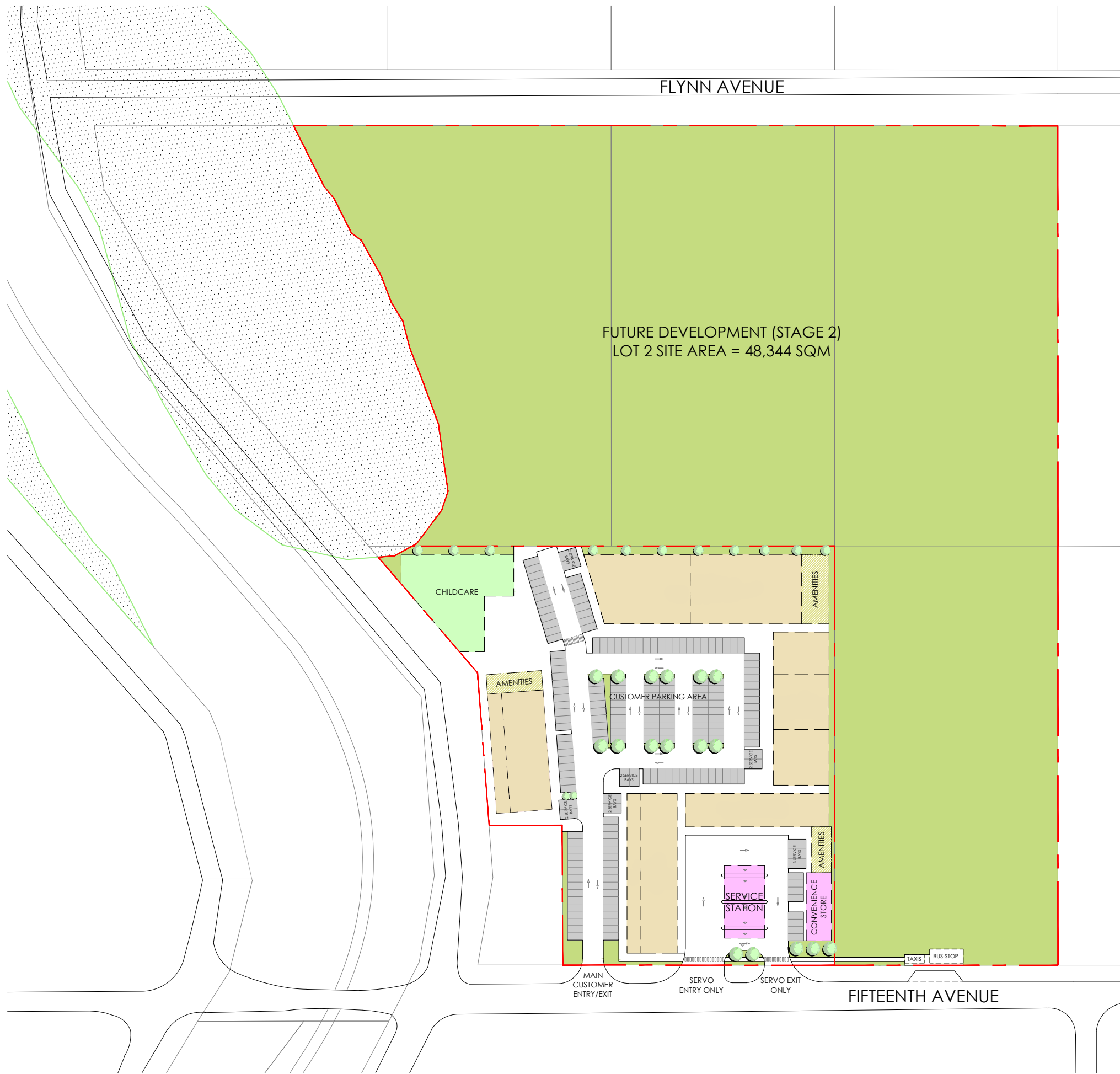
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Appendix A
Concept Development Plans

PROPOSED DEVELOPMENT
FIFTEENTH AVE, WEST HOXTON (NSW)

DATE: 06 JANUARY 2014



PLANNING DATA	
STAGE 1 SITE AREA (LOT 1)	= 18,574 SQM
STAGE 2 SITE AREA (LOT 2)	= 48,344 SQM
TOTAL SITE AREA	= 66,918 SQM
TOTAL STAGE 1 GFA	= 7030 SQM
SITE COVERAGE	= 37.9%
STAGE 1 CAR PARKING (LOT 1)	= 181 SPACES (1:38.9 SQM)

0 15 30 45 SCALE 1:1500@A3

3678 - SK01
STAGE 1 SITE PLAN
(OPTION 3)

LEFFLER SIMES ARCHITECTS



LEVEL 2, 18 OLIVER LANE,
MELBOURNE, VIC 3000. Tel. +61 3 9654 6344

2/290 BOUNDARY ST, SPRING HILL,
BRISBANE, QLD 4000. Tel. +61 7 3123 5544

7 YOUNG STREET, NEUTRAL BAY,
SYDNEY, NSW 2089. Tel. +61 2 9909 3344

Request for Director General Environmental Assessment Requirements

Commercial Development

Fifteenth Avenue, West Hoxton

Appendix B
Preliminary Quantity Surveyors Report



Construction Consultants

CAPITAL INVESTMENT VALUE REPORT FIFTEENTH AVENUE BUSINESS HUB

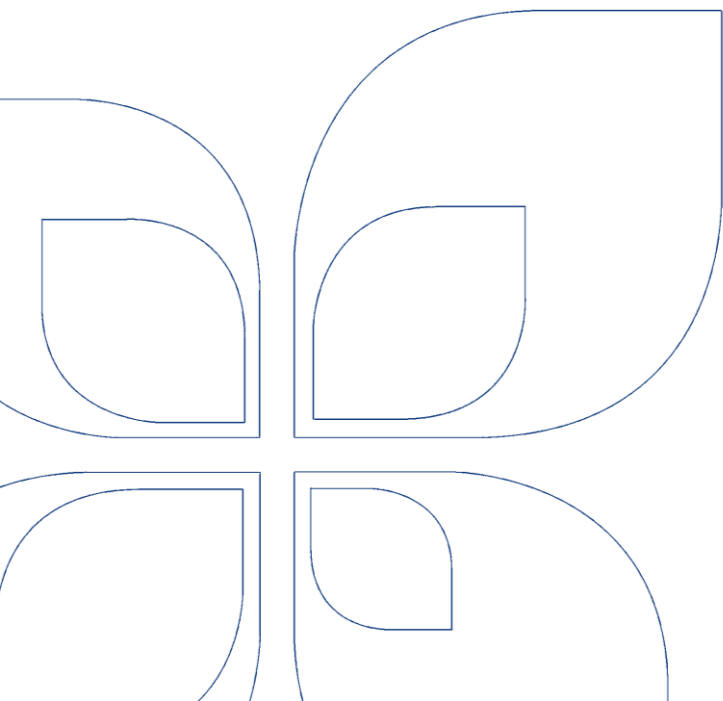
Parramatta Park & Western Sydney Parklands Trusts
Department of Premier and Cabinet
Level 7, 10 Valentine Avenue
Parramatta NSW 2124

Mr Tim Ireson, Project Manager

February 2014

Northcroft (Australia) Pty Ltd
Suite 109, 40 Yeo St
Neutral Bay, Sydney
NSW 2089
Australia

Tel: +61 (02) 9909 0000
Fax: +61 (02) 9908 8800
Contact: sydney@northcroft.com.au
www.northcroft.asia



1.0 Introduction

This Capital Investment Value cost assessment has been prepared from a review of costs associated with the proposal prepared by Leffler Simes Architects for a new Business Hub development at Fifteenth Avenue, West Hoxton, NSW for Parramatta Park & Western Sydney Parklands Trusts.

The assessment is based on advice from the project consultant team on concept design, value management, management of construction works and co ordination for development of 'Cold Shell' Retail/Commercial, Childcare, Service Station, associated parking facilities and earthworks.

Should any further information regarding this submission be required, please do not hesitate to contact:

David Yong

Director/Senior Quantity Surveyor

Northcroft (Australia) Pty Ltd
Suite 109, 40 Yeo St
Neutral Bay, Sydney
NSW 2089
Australia

Tel: +61 (02) 9909 0000
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Mobile: +61 403 904 506
Email: dyong@northcroft.com.au

2.0 Capital Investment Value


Fifteenth Avenue Business Hub, West Hoxton

The lump sum amounts shall include all costs in carrying out the Project. All amounts, rates and allowances are exclusive of Goods and Services Tax (GST)

DESCRIPTION OF WORKS	Gross Floor Area	Lump Sum Value
1. Siteworks – Stages 1 & 2 <ul style="list-style-type: none"> • Bulk Earthworks • Embankment/Retaining Walls 		\$2,678,000.00
2. External Roadworks <ul style="list-style-type: none"> • Footpath crossovers • Footpath • Taxis stand and bus stop shelter • Bus setdown • Turfing to nature reserve 		\$160,000.00
3. Authority Services <ul style="list-style-type: none"> • Substation • Water supply • Sewer main • Signalised intersection 		\$1,160,000.00
4. Site Services, Carpark & Driveway <ul style="list-style-type: none"> • Sewer, water and fire • Carpark, driveways and hardstands • Landscaping 		\$1,816,000.00
5. Building Structures <ul style="list-style-type: none"> • Retail/Commercial • Childcare • Convenience store 	5,739 m2 953 m2 338 m2	\$4,949,000.00
6. Builders Preliminaries, OH & Margin		\$1,588,000.00
Construction Cost:	7,030 m2	\$12,351,000.00
7. Fees		\$1,003,000.00

8. Fitout works and operation equipment <ul style="list-style-type: none"> • Separate applications 		Excluded
CAPITAL INVESTMENT VALUE:		\$13,354,000.00

Signature

Date:	10 th February, 2014
Signed for the Consultant by: <i>(Authorised Officer)</i>	 David Yong
In the Office Bearer capacity of:	Director/Senior Quantity Surveyor

Project: Capital Investment Value Building: 15th Avenue Business Hub	Details: 14096_MB_1 Budget Assessment 15th Avenue Business Hub West Hoxton
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Trd No.	Trade Description	Trade Percentage	Cost/m2	SubTotal	Factor	Trade Total
1	SITE PREPARATION	15.06	286	2,011,000		2,011,000
2	BOUNDARY EMBANKMENT	5.00	95	667,000		667,000
	Subtotal					2,678,000
3	ROADWORKS	1.20	23	160,000		160,000
	Subtotal					160,000
4	AUTHORITY SERVICES	6.07	115	810,000		810,000
5	SIGNALISED INTERSECTION	2.63	50	350,000		350,000
	Subtotal					1,160,000
6	HYDRAULIC SERVICES WITHIN SITE	3.85	73	513,000		513,000
7	FIRE SERVICE	1.13	21	150,000		150,000
8	LANDSCAPING	1.74	33	232,000		232,000
9	INTERNAL ROADWAYS AND PAVINGS	6.90	131	921,000		921,000
	Subtotal					1,816,000
10	BUILDING STRUCTURES	37.07	704	4,949,000		4,949,000
11	PRELIMINARIES, OVERHEADS & MARGIN	11.90	226	1,588,000		1,588,000
12	FEES	7.52	143	1,003,000		1,003,000
13	COMMERCIAL OPERATIONS FITOUT/ EQUIPMENT EXCLUDED					
14	GOODS AND SERVICES TAX (GST) EXCLUDED					
	TOTAL COST EXCL GST					13,354,000

GFA: 7,030.00 m2

|3,354,000

|3,354,000

Project: Capital Investment Value	Details: 14096_MB_1
Building: 15th Avenue Business Hub	Budget Assessment 15th Avenue Business Hub West Hoxton

Trd No.	Trade Description	Quantity	Unit	Rate	Factor	Trade Total
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SITE PREPARATION

1	Assume excavated material can be reused and excavated material is classified as ENM		note			
2	As advised, Stages 1 and 2 earthworks to be carried out concurrently		note			
3	Exclude rock excavation		note			
4	Allow for setting out	1	item	20,000.00		20,000
5	Allow for traffic management control as required	1	item	25,000.00		25,000
6	Allow for clean up and truck wash down	1	item	10,000.00		10,000
	STAGE 1 SITE - BULK EARTHWORKS					
7	Site clearance	18,574	m2	0.10		1,857
8	Strip & dispose top soil (80mm deep assumed)	18,574	m2	4.00		74,296
9	Bulk excavation over site and stockpile for reuse	700	m3	3.00		2,100
10	Bulk filling with stockpiled material from Stage 1 site	700	m3	9.00		6,300
11	Bulk filling with excess stockpiled material from Stage 2 site	19,000	m3	9.00		171,000
12	Bulk filling with imported material	5,900	m3	40.00		236,000
13	Proof roll subgrade	18,574	m2	0.30		5,572
14	Trim and grade paved/building area	15,936	m2	2.95		47,011
15	Sedimentation control	18,574	m2	0.50		9,287
	STAGE 2 SITE - BULK EARTHWORKS					
16	Site clearance	48,344	m2	0.10		4,834
17	Strip & dispose top soil (80mm deep assumed)	48,344	m2	4.00		193,376
18	Bulk excavation over site and stockpile for reuse	80,400	m3	3.00		241,200
19	Bulk filling with stockpiled material	61,400	m3	9.00		552,600
20	Excess excavated material used for bulk filling in Stage 1 site		note			
21	Proof roll subgrade	48,344	m2	0.30		14,503
22	Sedimentation control	48,344	m2	0.50		24,172
23	Topsoil and grass seeding to exposed subgrade for future development	48,344	m2	7.70		372,249
24	C/O					-359

SITE PREPARATION
2,010,999
BOUNDARY EMBANKMENT

1	Retaining Wall 1 - Reinforced earth wall with geotextile envelope (assumed)	1,500	m2	50.00		75,000
2	Retaining Wall 2 - Battering comprising excavation, removal of spoil and trimming of excavated surface (face area measured)	8,225	m2	72.00		592,188
3	C/O					-188

BOUNDARY EMBANKMENT
667,000
ROADWORKS

1	Footpath crossing	305	m2	180.00		54,959
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Project: Capital Investment Value	Details: 14096_MB_1
Building: 15th Avenue Business Hub	Budget Assessment 15th Avenue Business Hub West Hoxton

Trd No.	Trade Description	Quantity	Unit	Rate	Factor	Trade Total
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ROADWORKS
(Continued)

2	1200mm wide footpath	130	m	100.00		13,030
3	Taxis stand and bus stop shelter	1	item	51,000.00		51,000
4	Bus setdown	69	m2	330.00		22,740
5	Turfing to road reserve	557	m2	33.00		18,381
6	C/O					-111

ROADWORKS
160,000
AUTHORITY SERVICES

	SUBSTATION					
1	Allowance for substation works (PC Sum)	1	item	100,000.00		100,000
2	Allowance for Level 3 design	1	item	15,000.00		15,000
3	Allow for Builder's Work in connection with Electrical Services installation	1	item	20,000.00		20,000
	WATER SUPPLY					
4	Tap into existing 200mm water main on southern side of Fifteenth Avenue and bring water supply to site (PC Sum)	25	m	3,000.00		75,000
	SEWER MAIN					
5	150 dia sewer main to site (PC Sum)	1,000	m	600.00		600,000

AUTHORITY SERVICES
810,000
SIGNALISED INTERSECTION

1	Signalised intersection	1	item	350,000.00		350,000
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SIGNALISED INTERSECTION
350,000
HYDRAULIC SERVICES WITHIN SITE

	STORMWATER DRAINAGE:					
1	Stormwater drainage within site	18,574	m2	12.00		222,888
2	Stormwater detention tank and GPT	1	item	100,000.00		100,000
3	Oil separator for fuel station	1	item	60,000.00		60,000
	SEWER DRAINAGE:					
4	Sewer drainage to external face of buildings	18,574	m2	4.00		74,296
	POTABLE WATER:					
5	Potable water service to external face of buildings	18,574	m2	3.00		55,722
6	C/O					94

HYDRAULIC SERVICES WITHIN SITE
513,000
FIRE SERVICE

1	Fire hydrants and booster assembly	1	item	150,000.00		150,000
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FIRE SERVICE
150,000

Project: Capital Investment Value	Details: 14096_MB_1
Building: 15th Avenue Business Hub	Budget Assessment 15th Avenue Business Hub West Hoxton

Trd No.	Trade Description	Quantity	Unit	Rate	Factor	Trade Total
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LANDSCAPING
(Continued)

	LANDSCAPING					
1	Allow for landscaping including drip irrigation, drainage layers, soil and soft landscaping	2,638	m2	68.00		179,384
2	Boundary fencing	378	m	140.00		52,961
3	C/O					-345

LANDSCAPING
232,000
INTERNAL ROADWAYS AND PAVINGS

1	Internal asphalt driveway and carpark	5,321	m2	77.00		409,736
2	Fuel station driveways and handstand	1,860	m2	138.00		256,658
3	Pedestrian pathways	1,726	m2	98.00		169,124
4	Lot lighting	8,900	m2	9.00		80,100
5	Sundry directional signs	1	item	5,000.00		5,000
6	C/O					382

INTERNAL ROADWAYS AND PAVINGS
921,000
BUILDING STRUCTURES

1	Fitout works excluded		note			
2	Underground fuel tanks and pipework excluded		note			
3	Single level retail/commercial building	5,739	m2	605.00		3,472,095
4	Childcare	953	m2	973.00		927,269
5	Convenience store	338	m2	1,015.00		343,070
6	Fuel canopy	375	m2	550.00		206,388
7	C/O					178

BUILDING STRUCTURES
4,949,000
PRELIMINARIES, OVERHEADS & MARGIN

1	Preliminaries, overheads & margin	11,341,000	item	0.14		1,587,740
2						260

PRELIMINARIES, OVERHEADS & MARGIN
1,588,000
FEES

1	Consultants fees	12,000,000	item	0.08		960,000
2	Long service levy	12,117,644	item	0.00		42,412
3	c/o					588

FEES
1,003,000