

16 December 2022

Mr Keith Ng
Department of Planning
State Significant Infrastructure
Exhibition Parramatta Light Rail Stage 2

Dear Mr Ng

Town Planning Submission

Subject: Exhibition - Parramatta Light Rail Stage 2

Property: 78 Huges Avenue, Ermington and 2 Hope Street, Melrose Park

This submission has been prepared by Knight Frank Town Planning on behalf of *Speedibake (George Weston Foods)*, in response to the exhibition of the Parramatta Light Rail Stage 2.

Our client operates a significant food production and distribution facility in close proximity to the proposed Light Rail alignment and station. The operation of our client's business will be significantly impacted by proposed acquisition of their land, and as well as construction and operation of the Light Rail.

The George Weston Foods landholdings includes the following properties as shown in **Figure 1**:

- Lot 2 DP 602080 – 2 Hope Street, Melrose Park
- Lot 11 DP 3370 – 78 Huges Avenue, Ermington
- Lot 2 DP 587022 – 78 Huges Avenue, Ermington



Figure 1 – George Weston Foods Landholdings (SixMaps)

This submission considers the proposed development and its potential impact on our client's landholdings. Our client operates a major food production and distribution facility in close proximity to the proposed development.

Acquisition

The exhibition documentation indicates the following acquisitions as they relate to our client's landholding, as shown in Table E.1 in Appendix E (Preliminary land requirements) of the EIS:

- Permanent Partial acquisition of Lot 11 DP 3370, 78 Hughes Avenue, Ermington for the purposes of road widening (Permanent land requirement)
- Temporary Full Acquisition of Lot 11 DP 3370, 78 Hughes Avenue, Ermington for the purposes of construction compound 7 and activities

The landholding at 78 Hughes Avenue is currently an operational parking area for our clients Hope Street facility. The acquisition of this landholding will therefore directly impact the operation of our client's business and require an alternative site for employee parking.

Further details regarding the acquisition are requested, including timing for the acquisition of the sites to allow our client ample time to prepare for and manage this disruption to their operation.

It is the expectation of our client that any acquisition will consider the highest and best use of the land which is in line with the precinct planning for the remainder of Melrose Park.

Construction and Traffic Impacts

Our client is concerned as to the potential disruption to their production and distribution facility particularly during the construction phase of the development. This is because our client operates a large commercial bakery at this location. Road closures will be a major issue for our client, and have the potential to impact production which could result in substantial financial loss.

There are a number of locations along the project site where property access may be temporarily impacted by construction works. When operational, the light rail will put pressure on trucks accessing our client's property. On behalf of our client, we seek further advice as to how this will be managed and not be to the detriment of their business. This will be both during construction and once completed.

For context our client's site has vehicular access points along both Hughes Avenue and Hope Street. Trucks will generally travel along Hughes Ave, Hope St and onto the intersection of Wharf Rd/Victoria Rd. Trucks run between 5am and 10pm with deliveries to the site and distribution of food products.

Greater consideration needs to be given to the operation of the current employment lands within the vicinity of the light rail site area, and the potential for land use conflicts that may arise through construction. This is particularly so noting that the planning and development work for the Melrose Park Precinct is also underway.

Should the Department have any questions regarding the submission we would be pleased to discuss.

Kind regards,

A handwritten signature in black ink, appearing to read "Amy Vaughan".

Amy Vaughan
Principal Strategic Planner
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