

I am objecting to the development at 1111-1141 Elizabeth Drive, Cecil Park (Application Number SSD 17_8859) on the following grounds.

- This development is entirely out of character with the surrounding area.
- The loss of native vegetation - when you reducing trees and greenspace by adding hard surfaces, such as roads and buildings, it creates “urban heat islands”.
- The loss of habitat for any protected species, no matter how insignificant it may seem, should not be allowed to happen.
- Traffic management

The traffic survey was carried out on one day over 18 months ago (Wednesday 9th August 2017) – this data is already old and one day is not enough for meaningful data.

The construction of a roundabout will have the effect of compressing the traffic flow, as vehicles must slow to travel through the roundabout. No mention is made of the number of heavy vehicles, which at roundabouts, often have a tendency to use more than one lane.

“Consideration could therefore be given to constructing a new roundabout, similar to other intersection treatments along Elizabeth Drive” [P19, 2018-09-07 Appendix 20_ Traffic and Access Report]. There are only 2 other roundabouts west of this intersection, Mamre Road and the Northern Road. The Mamre Road roundabout will be the only “similar intersection treatment” and has numerous traffic accidents.

The increase in traffic over the last 8 years has seen the morning traffic increase substantially (my own observations as a long term resident). The current vehicle delay in leaving Cecil Road (turning left onto Elizabeth Drive) in peak am can be up to 5 minutes.

Occasionally traffic from the Wallgrove Road/Elizabeth Drive intersection can be banked up along Elizabeth Drive past Cecil Road. While this does not happen often, the frequency of it is increasing.

“Elizabeth Drive is a major arterial road connecting the Northern Road and Mamre Road roundabout, which currently experiences approximately 30,000 Average Daily Traffic (AADT) and has had a growth of around 3.2% per annum over recent years.”

[P14, 2018-12-07 Elizabeth Drive Business Hub EIS]

Already Cecil Road is used as a shortcut by many heavy vehicles throughout the day and night, and this development could lead to this increasing.

- Sewerage Management
No sewerage mains service means on-site management. The recommendation is for “*pumpout systems on each lot*” [P9, 2018-09-07 Appendix 18_ Service Utility and Infrastructure]. This means each lot is responsible for ongoing management but no mention is made of what happens in the case of a spill or overflow.
- Stormwater & Hydrocarbon Spill Management
How will the development manage stormwater runoff from the service station forecourt that contains possible contaminants such as oil and fuel?
How will fuel spills from either customer refuelling or tanker unloading be handled?
- Litter
It is unfortunate that wherever there is a fast food outlet there is litter. Not just in the immediate vicinity but also in the surrounding area.

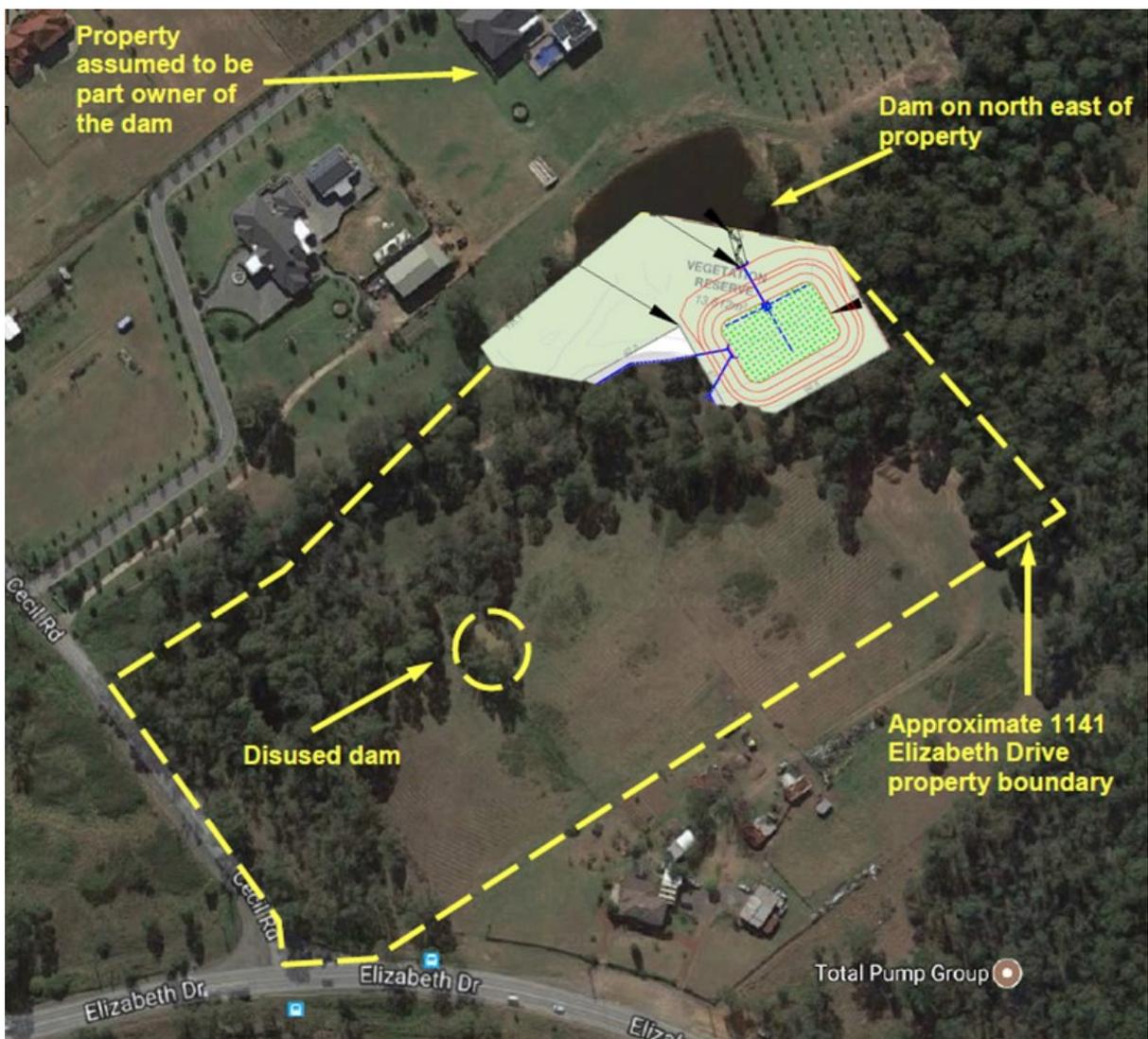
- The application seems to be vague in what the site would be used for. The list so far is – service station, hotel/motel accommodation, industrial/warehouse, medical centre, childcare centre, office space, large format retail, fast food outlet or two.

There is mention in the flyer that height and appearance “*will not be known until detailed design is completed*”. Height is not to exceed 15 metres – which is not in keeping with the character of the area. Appearance that is to “*positively contribute to the visual amenity of the surrounding landscape*” is unlikely.

- The current dam appears to form part of the bio retention/detention basin. This basin will be discharging in to the creek after treatment. What happens when there is heavy rain and will the stormwater be discharged with or without treatment?

There are no design details on the basin construction. The only details are from the stormwater report [P20, 2018-12-07 1111-1141 Elizabeth Drive, Cecil Park_ Stormwater Report].

- Co-located flood detention basin and bioretention area.
- Basin depth = 1.8m
- Batters = 1:4
- Provide min 1100 m² bioretention
- Provide min 2490 m³ of flood storage below spillway level



Composite image [P20 & 21, 2018-12-07 1111-1141 Elizabeth Drive, Cecil Park_ Stormwater Report]

I have a concern about the accuracy of the EIS. In one instance, Cecil Park is marked as Cecil Hills, and in another the development is named as Eastern Creek Business Hub. While minor in an overall context, it still shows a lack of attention to detail and could suggest that other information in the EIS may not be correct.



[P35, 2018-12-07 Elizabeth Drive Business Hub EIS]

9.0 Conclusions

The Environmental Impact Statement (EIS) has been prepared to consider the environmental, social and economic impacts of the enabling/preparatory works to facilitate the ultimate development of a mixed-use Business Hub. The EIS has addressed the issues outlined in the Secretary's Environmental Assessment Requirements and accords with Schedule 2 of the EP&A Regulation.

Having regard to biophysical, economic and social considerations, including the principles of ecologically sustainable development, the carrying out of the project is justified. In summary:

The detailed design of Stage 1 of the Eastern Creek Business Hub is consistent with the SEARs in respect of SSD 8859.

- The proposal is permissible with consent and meets all requirements of the relevant planning controls for the site.

[P65, 2018-12-07 Elizabeth Drive Business Hub EIS]

Finally, I have a question about the company, Cecil Park P/L. A search on the ASIC website shows a company of this name was deregistered in 2002.

AE Design Partnership has prepared this document for the sole use of CECIL PARK P/L. No other party should rely on this document without the prior written consent of AE Design Partnership. AE Design Partnership may also have relied upon information provided by CECIL PARK P/L and other third parties to prepare this document.

[P2, 17 11 01 SEARs request]

1.0 Introduction

1.1 Aim & Overview of Proposal

This document has been prepared by ae design partnership on behalf of Cecil Park P/L to request the issue of SEARs under SEPP (S&RD) to enable the subdivision of Allotment 2 in Deposited Plan 2954 (otherwise known as 1111-1141 Elizabeth Drive, Cecil Park). The proposal is not considered to be a concept/staged development application under Part 2A of the Act.

[P6, 17 11 01 SEARs request]

1.3 Proponent Background

This document has been prepared by ae design partnership on behalf of Cecil Park P/L. The Directors of Cecil Park P/L have an extensive history in development across metropolitan and regional New South Wales, being involved to varying degrees in projects including:

[P7, 17 11 01 SEARs request]



ASIC

Australian Securities & Investments Commission

Australian Company

CECIL PARK PTY LTD

ACN 064 585 593

Extracted from ASIC's database at AEST 13:01:19 on 20/02/2019

Company Summary

Name: CECIL PARK PTY LTD

ACN: 064 585 593

Registration Date: 10/05/1994

Next Review Date:

Status: Deregistered

Date Deregistered: 18/02/2002

Type: Australian Proprietary Company, Limited By Shares

Regulator: Australian Securities & Investments Commission

Further information relating to this organisation may be purchased from ASIC.

Business for Cecil Park



An artist's illustration of the business park proposed for Cecil Park.

Tony Ibrahim

A BUSINESS park of 7ha has been proposed for Cecil Park, suggesting the development of a motel, restaurants, a service station and industrial warehousing.

The \$12 million development – detailed in an application before the NSW Government – comes as the community considers rezoning the suburbs of Horsley Park and Cecil Park.

The land, a 73,715sq m lot located at 1111 to 1141 Elizabeth Drive, currently features a double-storey residential home and some sheds.

It's located on the corner of Cecil Rd – just a block away from the entrance of the M7 motorway.

The proposal suggests breaking the lot into 14 separate parcels of land. This would make room for a 73-

room motel, a service station, two fast food restaurants, two “large format” retail stores and seven industrial properties, planning documents show. These would be subject to their own development applications.

The business park would grow in value as the Badgerys Creek Airport ramps up, the application said, as it is expected to draw people, jobs and business to western Sydney.

It comes as Horsley Park and Cecil Park residents consider five different options on how the semi-rural suburbs could be rezoned.

The application is being publicly exhibited until February 22.

People can voice their opinions in submissions by completing the form at www.majorprojects.planning.nsw.gov.au/page/on-exhibition.