



14th November 2014

Thomas Mithen
Industry, Key Sites and Social Projects
NSW Department of Planning and Environment
23-33 Bridge St
SYDNEY NSW 2000

Dear Mr Mithen,

Western Sydney Parklands at Fifteenth Avenue West Hoxton

Western Sydney Parklands is a 27km corridor of land in the heart of western Sydney stretching from Quakers Hill to Leppington. Covering over 5200 hectares, the Parklands provides the community with sporting and recreation facilities, picnic grounds and shelters, extensive walking and cycling tracks, children's playgrounds and year-round events. Characterised by its diversity, the Parklands also contains over 2000 hectares of bushland, urban farming and infrastructure corridors.

The Parklands is managed by the Western Sydney Parklands Trust, a self-funded government agency. As outlined in our Plan of Management and Plan of Management Supplement, two percent of the Parklands will deliver a sustainable funding base to maintain and enhance the remainder of the Parklands. A number of sites for Business Hubs have been selected because of their low ecological value, and are located on the periphery of the Parklands, adjacent to major arterial roads. Revenue will be derived from long term leases, and the Business Hubs are expected to generate over 8,800 jobs.

The Trust is proposing a Business Hub to be located on Fifteenth Avenue. Market demand analysis has determined a shortage of business/retail floor space within the region. As outlined in the Trust's Plan of Management Supplement, land uses may suit businesses such as a gym, medical centre, childcare and service station to complement existing and future businesses in the area.

If approved, the hub will assist in meeting the needs of the growing populations of Austral, Middleton Grange and West Hoxton, and provide jobs closer to home.

The revenue generated from the Fifteenth Avenue Business Hub will fund future active and passive recreational facilities, events and festivals within the Parklands to the south of the Business Hub – particularly in the shale hills area. Planning for these facilities will be carried out simultaneously to the planning and development of the Fifteenth Avenue Business Hub.

If you would like to be briefed on the proposal – please contact Tim Ireson (tim.ireson@wspt.nsw.gov.au) to arrange a time that suits. Alternatively, you will find more information regarding the Parklands and Fifteenth Avenue Business Hub please visit www.westernsydneyparklands.com.au. You can also email me with any questions or comments you might have.

Yours faithfully,

Tim Ireson
Project Manager
Western Sydney Parklands Trust



Figure 1 Artist's Impression of proposed Fifteenth Ave Business Hub, including indicative site plan



14th November 2014

Attn: Planning Department
Endeavour Energy
PO Box 811
SEVEN HILLS NSW 1730

To Whom It May Concern

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Project Manager
Western Sydney Parklands Trust



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14th November 2014

Attn: Kristian Holz
NSW Department of Primary Industries
161 Kite St
ORANGE NSW 2800

Dear Mr Holz

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Project Manager
Western Sydney Parklands Trust



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14th November 2014

Attn: Frank Garafalow
EPA Manager Infrastructure Metropolitan
NSW Environment Protection Authority
Level 14, 59-61 Goulburn St
SYDNEY NSW 2000

Dear Mr Garafalow

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14th November 2014

Rachel Lonie
Conservation Planning Officer
Office of Environment and Heritage
Level 14, 59-61 Goulburn St
SYDNEY NSW 2000

Dear Ms Lonie,

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Western Sydney Parklands Trust



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14th November 2014

Pahee Rathan
Senior Land Use Planner
Roads and Maritime Services
101 Miller St
NORTH SYDNEY NSW 2060

Dear Mr Rathan,

Western Sydney Parklands at Fifteenth Avenue West Hoxton

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14th November 2014

NSW Rural Fire Service
15 Carter St
LIDCOMBE NSW 2141

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14th November 2014

Jordan Faeghi
Urban Growth Branch
Sydney Water
1 Smith St
PARRAMATTA NSW 2150

Dear Mr Faeghi

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14th November 2014

Andrew Bogg
Western Sydney Area General Manager
Telstra Corporation Limited
Level 15, 400 George St
SYDNEY NSW 2000

Dear Mr Bogg,

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14th November 2014

Mark Ozinga
Manager Land Use & Transport Planning
Transport for NSW
18 Lee St
CHIPPENDALE NSW 2008

Dear Mr Ozinga,

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Western Sydney Parklands Trust

14 November 2014

Ned Mannoun
Mayor of Liverpool City Council
Locked Bag 7064
Liverpool BC NSW 1871

Contact: Suellen Fitzgerald
Phone 9895 7947
Email Suellen.fitzgerald@wspt.nsw.gov.au

Via Email: mayor@liverpool.nsw.gov.au

Dear Mayor, *Ned*

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The Trust has met with Toni Averay on the 13th November 2014 to discuss the project in detail and we have commenced community consultation – meeting with community stakeholders and adjacent business owners, letterbox drop of the nearby residential community and community drop-in consultation sessions. If you would like to be briefed on the proposal – please contact Tim Ireson (tim.ireson@wspt.nsw.gov.au) to arrange a time that suits.

Alternatively, you will find more information regarding the Parklands and Fifteenth Avenue Business Hub please visit www.westernsydneyparklands.com.au. You can also email me with any questions or comments you might have.

Yours sincerely

Suellen Fitzgerald
Director



Figure 1 Artist's Impression of proposed Fifteenth Ave Business Hub, including indicative site plan



14th November 2014

John Galea
Water Regulation Officer (Penrith)
NSW Office of Water
Level 18, 227 Elizabeth St
SYDNEY NSW 2000

Dear Mr Galea,

Western Sydney Parklands at Fifteenth Avenue West Hoxton

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MEETING MINUTES – FIFTEENTH AVENUE BUSINESS HUB

PROJECTS: Fifteenth Avenue Business Hub

MEETING: Pre Lodgement Meeting (Civil Engineering / Traffic / Urban Design / Economic / Planning)

TIME & DATE: 11:30am, Thursday 28 May 2015

LOCATION: LCC, 33 Moore Street, Liverpool

ATTENDEES:

Toni Averay	TA	Liverpool City Council
Bruce Macnee	BM	Liverpool City Council
Charles Wiafe	CW	Liverpool City Council
Jan Mccredie	JM	Liverpool City Council
Charlie Caraballo	CB	Liverpool City Council
Graham Matthews	GM	Liverpool City Council
Tim Ireson	TI	Western Sydney Parklands Trust
Mark Wilson	MW	Costin Roe Consulting
Ross Nettle	RN	Transport & Traffic Planning Associates
Alf Lester	AL	LFA Architects
Tom Cook	TC	McKenzie Group Consulting
James Turnbull	JT	MacroPlan Dimasi

1. Introduction

- a. TI gave an overview of the application and noted that WSPT anticipates the SSDA will be submitted the DP&E late June. He noted that the meeting provide an update on the Technical Assessments required for the EIS and was a follow up meeting from the previous meeting (03/03/15).

2. External Intersection:

- a. RN to discuss the external intersection layout for Business Hub and modelling conducted on the existing road network.
- b. RN discussed the proposed RAB design and detailed the modelling undertaken at the site to justify the proposed intersection treatment.
- c. CW noted that the RAB would not be an appropriate long-term solution in light of the proposed upgrades to Fifteenth Avenue by RMS.
 - i. TI/MW questioned CW on this and suggested that it is much more efficient to upgrade a RAB to signalised rather than increase the capacity of an initial signalised in light of service redundancies and relocations.
- d. RN noted that development as it stands meets the requirements of a RAB treatment and that this would also provide a solution to the existing traffic issues for the adjacent residential community heading east from Twenty Second Avenue.
- e. PMN: After the meeting RN / CW discussed the matter further and CW provided the following comments:
 1. Council would not object to a proposed roundabout at the intersection of the proposed access to the development site off Fifteen Avenue, with the ultimate treatment as a signalised intersection when upgrades to Fifteenth Avenue are completed.
 2. Should upgrades be required in the future, then appropriate funding mechanisms should be in place for WSPT's share of the upgrade. RMS / Council to be consulted.
 3. The RAB is to include a left turn deceleration lane (for the turn into the site heading east of Fifteenth Avenue) and increased road capacity to accommodate expected traffic movements from the development.
 4. Pedestrian Refuge Island in the access road and kerb ramps for pedestrians to use the splitter islands for refuge.
 5. Bus Stop to be relocated to the rear of the deceleration lane (west) for the service station access.

6. Kerb and guttering and footpath should be constructed along the site frontage linking the existing Pedestrian Refuge Island, the relocated bus stop, and the crossing of the proposed access road.
7. The development is to include appropriate road reservation for the Fifteenth Avenue widening.

3. Civil Engineering

- a. MW noted that the strategy was to achieve a balanced cut to fill at the site whilst minimising retaining walls. He also noted that the stormwater management aspects discussed in the previous meeting (water quality) had been addressed.
- b. TA suggested MW and CC discuss the project external to the current meeting so we could focus on the Town Planning aspects.
- c. PMN: MW emailed the civil engineering documentation to CC.

4. Urban Design:

- a. AL discussed the Urban Design Guidelines applied to the development within the context of the WSPT framework.
- b. AL noted that the site had given consideration to the proposed road widening of Fifteenth Avenue and had consulted with RMS on the reservation width.
- c. GM asked TI to confirm where land uses such as “schools” were proposed. TI noted that those land uses were assessed within the overall Market Demand study by HillPDA – however it is not proposed to be part of the current application.
- d. JM noted that it seemed that the carparking provisions were over and above Council requirements.
 - i. AL noted that he had provided for carparking in accordance with Liverpool’s DCP however he would review and revise if necessary.

5. Economic Assessment:

- a. JT discussed MacroPlan Dimasi’s role in the project – being a peer review of the Market Demand study by HillPDA and the preparation of the Economic Impact Assessment (including Net Community Benefit / Sequential Analysis).
- b. GM/TA discussed a proposal they have recently received at Middleton Grange which is seeking to increase the GFA (considerably) from the 5,500m² currently provided for within the LEP. GM stated they may require WSPT to conduct some further testing / sensitivity analysis in light of this increase.
 - i. TI stated that WSPT would consider additional testing however he questioned whether a significant increase at Middleton Grange would be consistent with Council’s Retail Hierarchy – and noted that the Fifteenth Avenue Business Hub is a gateway site – receiving considerably more traffic flows on Fifteenth Avenue than the Middleton Grange site.
 1. PMN: GM emailed TI 01/06/15 noting that LCC accepts modelling provided by HillPDA and that they will not pursue its request that additional modelling be undertaken based on an increase in floorspace at Middleton Grange.

6. General

- a. TA requested that a copy of the DA documentation be re-sent to GM.
 - i. TI had already provided the documentation to LCC 18/05/15 as requested by TA however the links had expired prior to the meeting (7 day availability).

Abbreviations	
LCC	Liverpool City Council
WSP	Western Sydney Parklands
WSPT	Western Sydney Parklands Trust
EIA	Economic Impact Assessment
SSDA	State Significant Development Application
DP&E	Department of Planning and Environment
FABH	Fifteenth Avenue Business Hub
RMS	Roads and Maritime Services
RAM	Roundabout
PMN	Post Meeting Note

MEETING NOTES –FABH PROGRESS MEETING

PROJECTS: Fifteenth Avenue Business Hub
MEETING: Progress Meeting (Engineering / Traffic)
TIME & DATE: 11:00am, Tuesday 3 March 2015
LOCATION: LCC, 1 Hoxton Park Road, Liverpool
ATTENDEES:

Rajendra Autar	RA	Liverpool City Council
Charles Wiafe	CW	Liverpool City Council
Madhu Pudasaini	MP	Liverpool City Council
Maruf Hossain	MH	Liverpool City Council
Ian Stendara	IS	Liverpool City Council
Graham Matthews	GM	Liverpool City Council
Tim Ireson	TI	Western Sydney Parklands Trust
Mark Wilson	MW	Costin Roe Consulting
Ross Nettle	RN	Transport & Traffic Planning Associates
Danny Kataieh	DK	Hansen Yuncken

1. Introduction

- a. TI gave an overview of the Business Hub and the purpose of the meeting (to table Preliminary Civil Engineering and External Intersection aspects)

2. Civil Engineering

- a. MW gave an overview of the preliminary Civil Engineering aspects of the projects – namely
 - i. Bulk Earthworks: Aiming for an efficient cut/fill balance across the site whilst ensuring urban design aspects for the site are upheld.
 - ii. Stormwater Management:
 - 1. Site stormwater is detained onsite at a low point using an OSD basin prior to discharging into the existing 750 diameter culvert to the west of the site.
 - 2. Overland flow diversion drain picks up existing stormwater run-off from the existing 375 culvert from residential development south of Fifteenth Avenue. This is drained towards the existing 750 diameter culvert.
- b. MH noted that the Stormwater Management design will need to consider Council's Water Sensitive Urban Design policies in relation to water quality treatment.

3. External Intersection:

- a. RN tabled the proposed external intersection upgrade for the proposed Business Hub Development.
- b. RA noted that the road will become a state road due to its significance within the South West Growth Centre.
- c. TI noted that WSPT are meeting with RMS 04/03/15 to discuss the project. RA requested to be updated as to the outcome.
- d. RN/CW noted that LCC have requested RMS to fund an upgrade of Fifteenth Avenue (from Cowpasture Road west towards Second Avenue and potentially further west).
- e. RN noted that LCC have requested RMS to review the strategic planning of the Fifteenth Avenue corridor in light of issues with the roundabout at Second Avenue / Fifteenth Avenue.
 - i. TI noted that the proposed intersection is approximately 730m distance from this roundabout and there are no other access points between (areas owned by WSPT).
- f. TI noted that during the consultation process, the existing businesses and residential community to the south of Fifteenth Avenue, have all expressed concern of access turning right onto Fifteenth Avenue (from Twenty Second / Twenty Seventh Avenue).
- g. CW requested that modelling will need to be undertaken to understand the road network and the design will need to incorporate an effective method of coinciding with the future upgrades.

4. Post Meeting Note:

- a. GM emailed TI 03/03/15 requesting WSPT provide the following documentation to LCC prior to the submission of the EIS
 - i. Economic Modelling

- ii. Urban Design Guidelines / Plans
- iii. Civil Engineering Plans
- iv. Justification of Development
 - 1. TI spoke with GM 06/03/15 and suggested a workshop with LCC once the above documents have been prepared.

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WSPT	Western Sydney Parklands Trust
EIA	Economic Impact Assessment
SSDA	State Significant Development Application
DP&E	Department of Planning and Environment
FABH	Fifteenth Avenue Business Hub
RMS	Roads and Maritime Services

MEETING NOTES –FABH PROGRESS MEETING

PROJECTS: Fifteenth Avenue Business Hub
MEETING: Progress Meeting (Consultation / Planning)
TIME & DATE: 3:30pm, Thursday 13 November 2014
LOCATION: LCC, Level 6, 33 Moore Street, Liverpool
ATTENDEES: Toni Averay, Graham Matthews, Suellen Fitzgerald, Calli Brown, Tim Ireson, Matthew O'Donnell, Alf Lester.
DISTRIBUTION: 'Attendees' + Simon Porter

1. Western Sydney Parklands

- a. SF gave an overview of her recent consultation with LCC and an overview of the WSPT Business Model (2% of Parklands to generate income for the remaining 98% / self-funding organisation).
- b. TA said she understood the business model of WSPT but wants to ensure no adverse impacts on centres (existing and proposed).
- c. SF gave an update on Open Space planning within the Parklands and noted that quarterly meetings are being scheduled and provided TA details on the forthcoming meeting early next year.
- d. SF noted that Strategic Planning Sessions are starting within the Liverpool LGA and master planning is soon to commence with input from the community and stakeholders.
- e. SF noted that not all development within the WSP is commercial and detailed numerous Tourism and Sport & Recreational Hubs in the Fairfield, Blacktown & Liverpool LGA's (i.e. Wet N Wild, Blacktown International Sports Park).
- f. SF commented on WSPT recreation spaces as being a high quality product.

2. Bringelly Road Business Hub

- a. SF noted that the consultation for BRBH is complete with the major item relating to Stuart Road from the residents to the north of the Business Hub. She noted that this has been considered and access from Stuart has been removed.
- b. SF noted that the GFA at BRBH has been reduced as a result of the EIA.
- c. TA & GM asked if they will receive a copy of the EIA prior to lodgement. SF noted that she is confident that the EIA has covered off all impacts.
- d. SF noted that Tim Colless would provide a copy of the EIA to council prior to lodgement of the SSD application.
- e. SF noted that WSPT intend on lodging the application 21st November 2014.

3. Fifteenth Avenue Business Hub

a. Introduction of Project Team

- i. TI introduced the Planning Team from WSPT.
 1. Matthew O'Donnell: MGC (Town Planning).
 2. Alf Lester: LFA (Urban Design).
 3. Calli Brown: WSPT (Communications Manager).

b. Update on Consultation

- i. TI noted that WSPT have recently commenced for FABH.
- ii. TI noted that WSPT have met with the adjacent business owners from the site.
 1. TA asked what Campisi (Deli/Butcher) thought of the project.
 2. TI said that the Campisi's have been positive of the project as it will bring more people to the area and create a precinct. All businesses have however noted traffic and parking being a concern – and their request to include good connection/interface their businesses and the Business Hub.
- iii. TI noted that WSPT conducted a door knock / letterbox drop on 05/11/14 to the Fifteenth Avenue Village adjacent the site.
- iv. TI noted key stakeholder briefing letters have been sent (Community/Business/Authority).
- v. TI noted that a photo op had been undertaken onsite with Liverpool Leader (yet to publish).
- vi. TI noted that an ad was placed in the Liverpool Leader on 05/11/14 advising the drop-in consultation details.

- vii. TI noted drop-in community sessions are occurring on 13/11/14 (5:30PM) & 15/11/14 (10AM) at the West Hoxton Community Church Hall.

c. Update on Planning Application

- i. TI noted that the scope of the SSDA is to include subdivision, earthworks and servicing, concept land use approval, building envelopes and concept site layout.
- ii. TA commented that there was budget for the FA upgrade. TI noted that WSPT was not aware of timings of the upgrade and looks forward to hearing as numerous residents have voiced concern about the state of FA and the traffic.
- iii. TI tabled the Indicative Site Plan prepared by LFA based on preliminary demand studies completed by Hill PDA. He stated that the final layout / GFA is subject to EIA/Sequential Testing & Net Community Benefit Analysis currently being undertaken by MacroPlan Dimasi.
 - 1. TI noted that he will arrange another meeting with LCC Strategic Planning to discuss the outcomes of the Economic Reporting. He also noted that the DP&E (Growth Centres – Paul Robilliard / Bruce Colman) will also be briefed.
- iv. TI noted that the preliminary Market Demand studies have shown potential for a small supermarket (no greater than 1,500m²) at the site. SF noted that this was a surprise however two consultants had come to this conclusion. TA asked if the Economic Studies were independent & SF noted that they were.
- v. TA detailed the Economic Modelling of Woolworths states that the effects of their supermarket concern a very localised catchment and she is not sure how realistic this is.
- vi. TI noted that the consultants stated that the supermarket would not be a 'full line' supermarket and shoppers would need to travel to other centres to complete their weekly shop.
- vii. TI noted that other uses currently proposed for the site were child care, service station Specialty Retail and small business.
- viii. GM & TA asked what would be in place to stop developers building a Full-Line supermarket on the site. MO noted that the application would state the intended GFA which would have cap's on them. SF noted that this would be similar to WSPT's SSDA at Eastern Creek which capped GFA of particular uses. TI noted that the proposed GFA and Land Use mix would be consistent with the Economic Studies.
- ix. MO noted that further to the above – the SSDA would be staged and capping of uses would stop the site from being over developed from supporting Economic Studies.
- x. TI noted that Ecological / Geotechnical / Phase I ESA / and Heritage report drafts have been received and RAPs have conducted their site visit. Other technical assessments will be undertaken after the Economic Reports are finalised.
- xi. TA noted that LCC are currently interviewing for the Mgr. of Strategic Planning position at LCC and hope to have this position filled by the end of the year.
- xii. TI noted that WSPT intend on submitting the SSDA early next year – most likely Feb-15.

Abbreviations	
LCC	Liverpool City Council
WSP	Western Sydney Parklands
WSPT	Western Sydney Parklands Trust
MGC	McKenzie Group Consulting
TA	Toni Averay
GM	Graham Matthews
MO	Matthew O'Donnell
AL	Alf Lester
SF	Suellen Fitzgerald
CB	Calli Brown
TI	Tim Ireson
EIA	Economic Impact Assessment
SSDA	State Significant Development Application
RAP	Registered Aboriginal Party
DP&E	Department of Planning and Environment
BRBH	Bringelly Road Business Hub
FABH	Fifteenth Avenue Business Hub

INTRODUCTION OF SSD PROJECT – FIFTEENTH AVENUE BUSINESS HUB
Council Office, 33 Moore Street, Liverpool NSW 2170
5 February 2014

Toni Averay	Council	Acting Executive Director	TA
Tanya O'Brien	Council	Manager Strategic Planning	TO
Tim Colless	WSPT	Project Manager	TC
Tim Ireson	WSPT	Project Manager	TI
Chris Wilson	MGC	Director	CW
Matthew O'Donnell	MGC	Director	MO

MGC	Mackenzie Group Consulting
Council	Liverpool City Council
FA	Fifteenth Avenue Business HuB
Parklands	Western Sydney Parklands
Trust / WSPT	Western Sydney Parklands Trust
SSD	State Significant Development
SW	Sydney Water
RMS	Roads & Maritime Services

Fifteenth Avenue Business Hub

- TC introduced the project & detailed the intended strategy of the Fifteenth Avenue Staged SSD, being:
 1. External Servicing Upgrades & Internal Infrastructure / Site Development Works.
 2. Construction of buildings within Stage 1 (Final Use to be confirmed & will be market driven).
- TC stated that Fifteenth Avenue has been flagged as a "Destination Centre" rather than a "Neighbourhood Centre". This is to differentiate it from surrounding proposed/existing development.
- TO said that the Demand Studies prepared as part of the SWGC need to be taken into account. She stated that the Hill PDA Report deals with the "east" of the SWGC & should be read in conjunction with the new report. TO advised that Council reports are outdated and new centres need to be considered.
- TO stated that Council's preference would be for uses that correspond with the Parklands' Objectives – and stated she wouldn't have any problems with tourism / recreational uses.
- TA stated WSPT needed to consider the impact of retail floor space to existing / planned floor space within the Council area (including the entire SWGC). "Find something that is sustainable."
- TO asked questions external Roadworks:
 1. Will there be a signalised Intersection
 - TC said due to the road widening activities & the planned importance of the road – it would be likely that one is required.
 - TO said that road widening is to occur to the north of Fifteenth Avenue (this can be seen on the SWGC Indicative Zoning Map).
- TO stated there was no Sewer / Water Infrastructure available in close proximity to service the development
 1. TI commented that SW has suggested the water main on the southern side of Fifteenth Avenue has capacity.
 2. TI commented that SW have suggested 2 x options for Sewer Servicing:
 - Part of the Austral Development Area (SWGC) with anticipated delivery expected mid-2016.



- If development is to occur earlier than above, via new pump to sewer connecting to the 450mm gravity main at Cowpasture Road (Between Sixteenth & Seventeenth Avenue, Hoxton Park).
- TC stated that further consultation will be needed (and is to be conducted) with RMS, SW and other relevant authorities.
- TC provided an indicative timeframe for development of the site at 2.5 years. Of that being 18 months for Planning Approval.
- TO commented on the Water Supply Canal being Heritage listed – and that due consideration should be given.
- In summation – TA & TO stated that intended land uses should be complementary / differentiating to the existing and proposed uses within the council LGA. With a strong preference to Recreation based uses.

MEETING NOTES

PROJECT: Fifteenth Avenue Business Hub
MEETING: Servicing timing and availability
TIME & DATE: 10:00, Thursday 24 July 2014
LOCATION: Sydney Water, 1 Smith Street, Parramatta
ATTENDEES: David Demer (SW), Isabel Copeman (SW), Tim Ireson (WSPT) & Tim Colless (WSPT)

1. Western Sydney Parklands – Status update

- TC flagged the previous WSPT/SW meetings regarding the Southern Business Hubs in April 2014 and prior to that in November 2012.
- TC detailed the status of Horsley Drive Business Park, Eastern Creek Business Hub and Bringelly Road Business Hub.
- TC noted the importance of consultation due to the fact that a number of authorities are not aware of WSPT's Business Hub locations and the significance of the revenue stream created from the Business Hubs for further development of recreational facilities.

2. Fifteenth Avenue Business Hub (FABH) (SW Case # 128407) – WASTE WATER

- TI provided an outline of the proposed business hub including land use and area.
- TC advised that WSPT are aiming to submit an EIS / SSD Application in January 2015 and target approval in the latter half of 2015.
- IC advised that the Austral Precinct Pumping Station and Transfer Main (D300) are scheduled for completion in June 2016.
- IC advised that SW has received funding approval for the above "Austral Precinct Wastewater Servicing Detailed Planning – Stage 1".
- IC further advised that if WSPT's development advanced ahead of SW's provision of the transfer main that the lead-in main could be constructed prior to / concurrently to the transfer main.
- TI noted that the Business Hub would require a lead-in main of approximately 500m to connect to the proposed SW transfer main at Fifteenth Avenue.
- TI noted there are at least 5 properties west of FABH in which 'Permission to Enter' approval would be required along with an approval to bore under the Sydney Catchment Authority Canal for the sewer lead-in main.
- DD noted advised that the above lead-in main is covered within SW's Growth Servicing Plan (GSP) and SW would fund 100% of lead-in and lead-out mains as per the funding policy.
- IC to confirm whether the West Hoxton Priority Sewerage Program (PSP) south of FABH has capacity to service the Fifteenth Avenue Business Hub. IC and DD noted however that this option is unlikely as the previously requested Feasibility Letter from Sydney Water would have identified this option if there was capacity.

MEETING NOTES

PROJECT: Southern Business Hubs (Bringelly Road, Fifteenth Avenue, Elizabeth Drive)
MEETING: Proposed hubs and servicing availability
TIME & DATE: 10:00, Tuesday 1 April 2014
LOCATION: Sydney Water, 1 Smith Street, Parramatta
ATTENDEES: David Demer, George Leicht, Julie Horne, Robert Wickham (Sydney Water) & Tim Colless (WSPT)
APOLOGIES: Tim Ireson (WSPT)

1. Western Sydney Parklands – Status update

- TC flagged the previous WSPT/SW meeting regarding the Southern Business Hubs was in November 2012. Additional meetings have been held with different members of each organisation as the concept for the business hubs has progressed.
- TC detailed the status of Horsley Drive Business Park and Eastern Creek Business Hub.
- The Plan of Management Supplement (PoMS) has recently been exhibited and approved. The PoMS is the next step in the process of detailing how the Trust will achieve revenue targets and further details the location, proposed use and background of business hub sites.
- On behalf of the Trust, Rose Atkins Rimmer (RAR) submitted feasibility applications (Section 73) to Sydney Water on a number of proposed business hubs over a year ago.
- TC provided a general update of the planning status of the Southern Business Hubs - those in the Liverpool LGA.

2. Bringelly Road Business Hub (BRBH) (SW Case # 128160)

- TC provided an outline of the proposed business hub including land use and area.
- TC advised site works are programmed to commence from late 2016, subject to planning.
- TC to provide more information regarding the sports and active recreation hub proposed to the west of BRBH.

Water

- There is an existing D300 and D150 water main in the existing Bringelly Road alignment which would RMS proposed to leave which would require either an easement or removal as BRBH progresses.
- TC to confirm with RMS if a water main is proposed within the new Bringelly Road additional to the existing.
- SW advised water servicing is not expected to be problematic for the proposed development.

Waste water

- There is a carrier proposed to service the SWGC which should be completed by June 2015.
- Based on the BRBH information (application for DGR's) at the site area of 20ha, there should be sufficient capacity within the carrier. This would need to be confirmed.
- The carrier is proposed to extend from the south-west corner at the intersection of Bringelly and Cowpasture Roads to the north-east corner.
- SW advised waste water servicing for BRBH (north-west corner) would require extension across Bringelly Road to the south or Cowpasture Road to the east.

3. Fifteenth Avenue Business Hub (FABH) (SW Case # 128407)

- TC provided an outline of the proposed business hub including land use and area.
- TC advised site works are programmed to commence from late 2016, subject to planning.
- TC to confirm the status of the Westbus development application / construction works.

Waste water

- The PSP to the south of FABH has recently been serviced however there is no opportunity for servicing from that supply.
- There appears to be two options for waste water servicing of FABH:
 - i. Austral System: Natural catchment to the north-west. The ridge line is on the eastern side of the FABH which may allow gravity approach into this system however requires crossing the canal. Infrastructure is yet to be constructed (target June 2016) but is proposed prior to commencement of works at FABH. A lead-in main D225 or larger from the proposed carrier to the development would be required.
 - ii. Liverpool System: Requires boring under the ridge and draining to the east. Servicing via a new D225 could be immediate but may require extension of 1km to the trunk sewer (D450) at Cowpasture Road.

Water

- An existing D250 water main is in Fifteenth Avenue (minimum D150 is required for non-residential).

4. Elizabeth Drive Business Hub (BRBH) (SW Case # 127356)

- TC to advise if any water or waste water servicing is required for the proposed Mountain Bike Track.

Waste water

- The existing waste water main is more than three kilometres from EDBH.
- SW has no intentions or plans to extend the main closer.
- The rifle range has on-site treatment / septic which should be considered.

Water

- Water servicing is available in Elizabeth Drive.

ENDORSED BY SYDNEY WATER 1/04/14

MEETING NOTES –FABH PROGRESS MEETING

PROJECTS: Fifteenth Avenue Business Hub
MEETING: Progress Meeting (Engineering / Traffic)
TIME & DATE: 11:00am, Wednesday 4 March 2015
LOCATION: RMS, Argyle Street, Parramatta
ATTENDEES:

Gordon Trotter	GT	Roads & Maritime Services
Tim Ireson	TI	Western Sydney Parklands Trust
Mark Wilson	MW	Costin Roe Consulting
Ross Nettle	RN	Transport & Traffic Planning Associates

1. External Intersection

- a. TI gave an overview of the Business Hub and the expected timeframe of submitting the Environmental Impact Statement to the Department of Planning and Environment (April 2015).
- b. RN outlined the objective of the meeting as to discuss
 - i. Road Reservation Width
 - ii. Treatment of the External Intersection
 - iii. Review of design
- c. GT requested that a "Pre-DA" review request is to be submitted to RMS outlining the following:
 - i. Volumes at the intersection
 - ii. Mitigating factors
 1. Future traffic volumes along FA
 2. Distances to potential signals (Edmondson Road / Southern Cross) & other left-in/left outs
 3. 200m approach to access not practical
 4. Existing traffic levels on Twenty Second (Residential)
 5. Pedestrian Crossing to/from Bus Stop
 6. Cycle/Path connection (safe intersection)
 7. Crest in Fifteenth Avenue
 8. Possible median closure at Twenty Seventh Avenue
 - iii. Concept Design detailing the intersection and future road reserve allowance setback.
 1. RMS will review the package and provide comments prior to submission.

Abbreviations	
LCC	Liverpool City Council
WSP	Western Sydney Parklands
WSPT	Western Sydney Parklands Trust
EIS	Environmental Impact Statement
SSDA	State Significant Development Application
DP&E	Department of Planning and Environment
FABH	Fifteenth Avenue Business Hub
RMS	Roads and Maritime Services

SOUTHERN BUSINESS HUBS PROJECTS & ROAD UPGRADE STATUS

Transport for NSW Office, Level 3, 18 Lee Street, Chippendale NSW 2008

17 June 2014

Attendees:

Mark Ozinga	TfNSW	Manager Land Use & Transport Planning	MO
Vijey Susindran	TfNSW	Senior Transport Planner, Strategic Road Network	VS
Grant Knoetze	TfNSW	Program Development Manager	GK
Tim Colless	WSPT	Project Manager	TC
Tim Ireson	WSPT	Project Manager	TI

Abbreviations:

TfNSW	Transport for NSW
RMS	Roads & Maritime Services
Trust / WSPT	Western Sydney Parklands Trust
Parklands	Western Sydney Parklands
Council	Liverpool City Council
FABH	Fifteenth Avenue Business Hub
EDBH	Elizabeth Drive Business Hub
BRBH	Bringelly Road Business Hub
SSD	State Significant Development
DPE	Department of Planning and Environment

Southern Business Hubs

- TC presented the Business Model of the Trust as it relates to the development of Business Hubs within the Parklands. Specifically outlining projects known collectively as the Southern Business Hubs and their status:
 1. Bringelly Road Business Hub: 20ha Bulky Goods
 2. Fifteenth Avenue Business Hub: 6.7ha Retail/Commercial
 3. Elizabeth Drive Business Hub: 3ha Service Station / Ancillary uses
- MO detailed his role within TfNSW as being responsible for referrals of SSD and other major rezoning applications.

Bringelly Road Business Hub

- TC provided an update of the Bringelly Road Upgrade and the communication required between WSPT and RMS/TfNSW to ensure continuity in design and construction.
- TC outlined issues regarding the design of the Intersection on Bringelly Road and variations which may be required to vary the design to allow for future capacities to the intersection.
- Potential alternative access points were discussed including the use of Stuart Road.

Fifteenth Avenue Business Hub

- TI outlined the proposed uses and site layout of FABH and the impact of road widening activities of Fifteenth Avenue on FABH. (TfNSW had raised the issue of road widening in their submission to the DPE in relation to the Request for Director General's Requirements – Fifteenth Avenue).



- MO stated that RMS will drive the planning and strategy of the Fifteenth Avenue upgrade if the road is classified as a state road. Noting key contacts being Emma Davies (Sr. Project Development Manager) and Owen Hodgson (A/Manager Land Use Planning and Assessment).
-
- VS noted that the road reserve carriageway at Fifteenth Avenue could be 42m if progressed as initially planned.
- MO stated that due to the uncertainty of planning and status of the classification of Fifteenth Avenue – information surrounding the project is uncertain.
- MO suggested WSPT account for the worst-case scenario because of the effects of additional land requirements for road widening.

Elizabeth Drive Business Hub

- TI outlined the proposed uses and site layout of EDBH and the impact of road upgrade activities of Elizabeth Drive on EDBH.
- MO stated that the design of the proposed motorway has not been considered in detail as yet – though it is possible that the existing Elizabeth Drive roadway will remain as an “urban arterial” road (Similar to M7/Wallgrove Road) servicing the residents in the immediate vicinity.
- MO stated that the upgrade is still very preliminary and is subject to more detailed analysis and design.
- GK advised the works would be completed by the Western Sydney Infrastructure Plan (WSIP) team, set up within the RMS.

Thomas Cook

From: Graham Matthews <G.Matthews@liverpool.nsw.gov.au>
Sent: Monday, 1 June 2015 9:07 AM
To: Tim Ireson
Cc: Bruce Macnee
Subject: RE: Fifteenth Avenue Business Hub - WSPT (Documentation)

Hi Tim,

I refer to our discussion on Thursday being the pre-lodgement meeting with Council for the proposed Fifteenth Avenue Business Hub.

Subsequent to discussions with Strategic Planning management, Council accepts modelling provided by Hill PDA that there is sufficient unmet demand to justify the development of a 1500sqm supermarket at the site. Council **will not pursue** its request that you model retail demand based on an increase in the retail floorspace at the Middleton Grange centre.

Should you have any questions in regard to this matter, please don't hesitate to contact me on 9821 9156.

Regards

Graham Matthews
Strategic Planning

From: Tim Ireson [mailto:tim.ireson@wspt.nsw.gov.au]
Sent: Friday, 29 May 2015 10:27 AM
To: Graham Matthews; Sheela Naidu
Subject: Fifteenth Avenue Business Hub - WSPT (Documentation)

Graham / Sheela,

Please confirm receipt of the following documents which have been forwarded to your attention this morning:

- Civil Engineering Design (Costin Roe)
- Preliminary Traffic Assessment (TTPA)
- Urban Design Illustrative Layout Plan (LFA)
- Market Demand Study (HillPDA)
- Economic Impact Assessment - Including Sequential & Net Community Benefit (MacroPlan Dimasi).

Please note these were forwarded initially on the 18th of May at the request of Toni Averay for review prior to yesterday's Pre-Lodgement meeting.

I am working through Meeting Notes of yesterday's meeting and will forward through shortly.

Regards,

Tim Ireson | Project Manager

Parramatta Park & Western Sydney Parklands Trusts

M: 0437 945 499 E: tim.ireson@wspt.nsw.gov.au

A: Level 7, 10 Valentine Avenue, Parramatta, NSW 2150

M: PO Box 3064 Parramatta NSW 2124

W: www.parrapark.com.au | www.westernsydneyparklands.com.au

Facebook: [/parrapark](#) | [/westernsydneypark](#)

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Thomas Cook

From: TROTTER Gordon M <Gordon.Trotter@rms.nsw.gov.au>
Sent: Wednesday, 10 December 2014 9:45 AM
To: Tim Ireson
Subject: FW: Fifteenth Avenue (WSPT)
Attachments: Submission_TfNSW.PDF

Tim

I have been able to establish that the road reserve width is 40 metres except for near intersections where additional turning lanes increase the width. I will give you a call about the plan.

Gordon Trotter
Manager Land Use Assessment
Network Management | Journey Management
T 02 8849 2087 M 0437 310 654
www.rms.nsw.gov.au
Every journey matters

Roads and Maritime Services
27 Argyle Street Parramatta NSW 2150

From: HODGSON Owen J
Sent: Tuesday, 9 December 2014 11:59 AM
To: TROTTER Gordon M
Subject: FW: Fifteenth Avenue (WSPT)

could you follow this one up please

Owen Hodgson
Manager Land Use
Network Management | Journey Management
T 02 8849 2012 M 0459 838 592
www.rms.nsw.gov.au
Every journey matters

Roads and Maritime Services
Level 7 27 Argyle Street Parramatta NSW 2150

From: Tim Ireson [mailto:tim.ireson@wspt.nsw.gov.au]
Sent: Tuesday, 9 December 2014 11:45 AM
To: HODGSON Owen J
Cc: Ross Nettle
Subject: Fifteenth Avenue (WSPT)

Hi Owen,

Following up from our meeting last week – can you please provide an indication of the road reserve width? I've attached the TfNSW/RMS submission detailing the road reserve impacts (a copy of the original plan would be ideal)!

Thanks again for your time and speak soon.

Regards,

Tim Ireson | Project Manager

Parramatta Park & Western Sydney Parklands Trusts
M: 0437 945 499 E: tim.ireson@wspt.nsw.gov.au
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Thomas Cook

From: Frances Kelly <frances.kelly@waterNSW.com.au>
Sent: Tuesday, 7 July 2015 1:51 PM
To: Tim Ireson
Subject: RE: Fifteenth Avenue Business Hub
Attachments: image002.png

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tim,

Thank you for meeting with WaterNSW to discuss the proposed Fifteenth Avenue Commercial Precinct in the Western Sydney Parklands and thank you for sending the most up to date Site Plan.

The key issues discussed at the meeting which are relevant to the proposed development are:

- Stormwater Management
- Erosion and Sediment Control
- Security Fencing
- Potential Closure of Twenty Seventh Avenue
-

Stormwater:

There are a number of enclosed pipes, flumes and culverts directing stormwater from the eastern side of the Upper Canal across, along and under the canal in this location. The Upper Canal stormwater infrastructure can cope with current flows but are not designed to cope with higher flows post upstream development. WaterNSW requires that no stormwater above existing levels enters the Upper Canal corridor for this reason.

As the site is located upslope from the Upper Canal, the EIS will need to show how stormwater (above current levels) will be prevented from entering the Upper Canal corridor.

Erosion and Sediment Control

The EIS will need to address how sediment and polluted run-off will be prevented from entering the Upper Canal corridor and potentially impacting on water quality in the open water canal, where there are any construction works adjacent to the Upper Canal.

Security Fencing

Public access to the Upper Canal corridor is prohibited for security and safety reasons. The EIS will need to address this matter by ensuring security fencing (minimum 1.8 metre chainwire with three barbed wire strands on top or 2.1m palisade fence) is retained or provided between the Upper Canal and development site.

Heritage

It is understood that the OEH Heritage Branch has already provided comment on the site. The Upper Canal is State Heritage listed, and its heritage values will need to be considered and addressed from a visual perspective, and for any works on the boundary of the Upper Canal and development.

Twenty Seventh Avenue

It is understood that Twenty Seventh Avenue which runs parallel to the canal boundary may be closed as part of this proposal. WaterNSW has no concerns with this proposal as the road is not used by WaterNSW staff or contractors to access the Upper Canal.

Further information for development adjacent to the Upper Canal can be found in the following WaterNSW Guidelines: http://www.sca.nsw.gov.au/_data/assets/pdf_file/0016/36403/Guidelines-for-Development-adjacent-to-the-Upper-Canal-and-Warragamba-Pipelines.pdf

WaterNSW requests that it is consulted on the EIS for the Fifteenth Avenue Commercial Precinct.

If you have any queries regarding the above, please contact me.

Regards

Fran Kelly
Manager Planning & Assessments/ Water Quality, Catchment Protection and People and Culture



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From: Tim Ireson [<mailto:tim.ireson@wspt.nsw.gov.au>]
Sent: Thursday, 2 July 2015 12:30 PM
To: Frances Kelly
Subject: Fifteenth Avenue Business Hub

Hi Frances,

Thanks for your time this morning. As discussed please find attached Site Plan (digital format) for your records.

We look forward to hearing any comments you have in relation to the proposed development and will keep you updated as we progress.

Regards,

Tim Ireson | Project Manager

Parramatta Park & Western Sydney Parklands Trusts

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