

12 March 2018

Our Ref: A21388520

Your Ref: SSI 6788

Glenn Snow
Director, Transport Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Snow

WestConnex New M5 Project (SSI 6788)
Conditions of Approval B67
Modification to restrictions on open space - Residual Land Management Plan

I refer to the Ministers Conditions of Approval for State Significant Infrastructure (SSI) Application No. 6788 that relate to restrictions on publicly accessible open space behind the properties at 178 – 310 Princes Highway, St Peters.

The New M5 Asset Trustee and RMS met with DP&E in February 2017 to discuss the proposed administrative modification to the condition relating to residual land management and to clarify the requirements of the modification application. DP&E clarified the requirements of the Modification in correspondence from the Transport Assessments Team on 24 February 2017. As a result of discussions held with DP&E and the relevant stakeholders, RMS proposes the following modification to Ministers Condition of Approval B67 (marked in red):

The Proponent must prepare a Residual Land Management Plan in consultation with the relevant councils. The Residual Land Management Plan must be submitted to the Secretary for approval at least 12 months prior to the commencement of operation of the SSI. The Residual Land Management Plan must identify (and consider), but not be limited to:

- a) identification and illustration of all residual land following construction of the SSI, including the physical location, land use characteristics, size and adjacent land uses;*
- b) identification of feasible uses for each piece of residual land and justification for the uses chosen; and*
- c) timeframes for implementing the various components of the Residual Land Management Plan.*

~~*Open space proposed to be located on land behind the properties identified as 178 to 310 Princess Highway, St Peters, shall not be publicly accessible and is to be subject to landscape regeneration.*~~

Residual land that does not have feasible development potential must be subject to landscape revegetation and regeneration, unless otherwise agreed to by the Secretary.

Supporting information to justify the proposed modification is outlined below.

Proposed open space

The area behind 178-310 Princes Highway accounts for approximately 6,500m² of the 60,000m² (10.8%) of new open space at St Peters Interchange promoted as part of the New M5 during the EIS exhibition in 2015/16. Should this proposed modification be approved by DP&E, the area will serve as a viewpoint overlooking the St Peters Interchange. Options for public art and heritage interpretation at this location are currently being explored to further promote patronage and activation of the space.

The previously proposed shared path through the area extends approximately 550 metres from Campbell Street to Canal Road. As part of the consultation undertaken with Inner West Council during the UDLP development, the Pedestrian and Cyclist Implementation Strategy and in support of this modification application, the shared path will be upgraded to a separated footpath and cycleway. This upgrade facilitates future connectivity to the broader cycleway network including future projects to be delivered by RMS at Sydney Gateway and Mary Street, St Peters. These projects are detailed in the approved Pedestrian and Cycleway Network Review (Condition B50) and the Pedestrian and Cycle Implementation Strategy (Condition B51 - submitted).

The urban and landscape design of the area is a key input to the layout and location of the paths. The paths alignment has followed the principles of the Urban and Landscape strategy (M5 Environmental Impact Statement Vol 2E, Appendix L, Part 6) to achieve the following urban design objectives specific to St Peters Interchange:

- New open space to be created for community enjoyment,
- New pedestrian and cycling links to increase active transport connectivity,
- Open space proposals which create a memorable landscape and continues the language of Sydney Park.

Safety considerations

A Crime Prevention through Environmental Design (CPTED) review has been conducted for the proposed paths. The CPTED review was completed on the existing environment surrounding this location, along with the current plans for the paths construction. As part of this process, elements of CPTED were considered including Natural Surveillance, Natural Access Control and Territorial Reinforcement.

The existing area is largely surrounded by business properties, the majority of which are well maintained and occupied. The KFC located at 180 Princes Highway is open between 10.30am – 10.00pm on weekdays and 10.30am – 11.00pm on weekends. The McDonalds' restaurant at 176 Princes Highway is open 24/7. This increases potential for Natural Surveillance of the proposed open space area as the restaurants will generally be staffed, with customers at most hours of the day and night.

With the construction of the New M5 and the upgrade of local roads in this area, the environment will drastically change from its existing state. Where this is important in relation to the open space is that with the upgrade of roads, there will be an increase in the amount of vehicular and pedestrian traffic throughout this area, particularly following the opening of the M4-M5 Link (subject to separate SSI approval). This is positive from a CPTED perspective as there is an increased opportunity for Natural Surveillance and therefore an increased perception of the risk of detection by a potential offender.

The paths design in relation to the open space promotes adequate Natural Surveillance as they generally follow a straight alignment which gives users clear visibility of what they are walking/riding towards. With the removal of the boundary fence from 176-180 Princes Highway, this also promotes Natural Access Control and allows users to informally exit the path should they feel the need.

The lighting design for the area has been designed to match the current lighting installations in Sydney Park. Although the paths also traverse the Inner West Local Government area, for consistency in design aesthetic and approach, the City of Sydney design specifications have been extended from Sydney Park. The lighting solution will have the following attributes:

- 4.5m light pole,
- Circular LED pole top (GE evolve twin contemporary),
- 4100k cool white lamp.

This luminaire forms part of the standard equipment list for City of Sydney Council and is in accordance with the lighting 'Vision' of City of Sydney. The St Peter's Interchange dedicated footpath and cycleway has adopted the design guidelines and approved luminaires of City of Sydney as outlined in *Pedestrian Pole Top Lighting Palette* table in section 3.5.5 of the *City of Sydney Public Domain Design Codes* document.

Access and future connectivity

The main roads which will have access to the open space and paths are busy roads including Canal Road, Princes Highway and Campbell Road. This promotes adequate CPTED approaches through sufficient lighting and Natural Surveillance. Most of the area where the paths will be located is either currently under construction or on vacant plots of land.

During development of the EIS concept design, a separate link connected the previously proposed shared path to 180 Princes Highway, provided only 1 to 5m offset to the adjacent property boundaries (178 to 310 Princes Highway). To support the proposed Modification to Condition B67, design development led to the removal of the separate link and pushed the path further away from the adjacent property boundaries to what is shown in the current design (Attachment A). This alignment includes an offset from the 178 to 310 Princes Highway property boundaries varying between 12 to 18m. A proposed informal access to 180 Princes Highway is achieved by removing the existing boundary fence. A dedicated access into this private property would only be delivered subject to agreement with the adjacent property owner. The cross section at Chainage 0 shows the relative levels for this connection (Attachment B).

There is potential for informal access to the adjacent properties via the new open space, this is positive from a CPTED perspective as it gives potential offenders less opportunity to 'trap' a victim on the paths by blocking their exit. The adjacent property owners have agreed to the removal of the existing boundary fence at this locale (176-180 Princes Highway), as detailed in the meeting minutes (Attachment C). The paths are proposed to be lit along the entirety to promote Natural Surveillance, Natural Access Control and Territorial Reinforcement.

As aforementioned, design development and consultation with stakeholders has led to the upgrade of the previously proposed shared path, to a separated footpath and cycleway. The New M5 Pedestrian and Cyclist Network Review required under Ministers Condition of Approval B50 was approved by DP&E on 23 June 2017. This document highlights the importance of this link to current and future active transport linkages. Furthermore, the Pedestrian and Cycle Implementation Strategy required under Ministers Condition of

Approval B51 commits RMS to deliver both a Sydenham and Airport cycleway connection. The potential of these linkages will only be fully realised subject to the modification of Condition B67.

Community Consultation

Consultation on the proposed open space and dedicated footpath and cycleway has occurred via a number of forums including;

- consultation with the New M5 Urban Design Review Panel;
- consultation with Inner West Council, City of Sydney Council and Bicycle NSW on the Pedestrian and Cyclist Implementation Strategy (MCoA B51);
- consultation with Inner West Council and City of Sydney Council on the New M5 Urban Design and Landscape Plan;
- consultation with the Community during the New M5 Urban Design and Landscape Plan exhibition; and
- targeted consultation with adjacent property owners and tenants at 178-310 Princes Highway.

The targeted consultation with adjacent property owners and tenants is summarised in Table 1. Records of meeting minutes and supporting letters are provided at Attachment C.

Table 1.

Address	Stakeholder	Owner / tenant	Consultation summary
Parkland areas	Inner West Council	Operator	Email support for active transport connection
176 Princes Highway	McDonalds Franchisee	Owner operator	Meeting 17-10-17
178 Princes Highway	Ibis Budget Hotels	Owner	Meeting 25-9-17
180 Princes Highway	Canterbury Bankstown Council	Owner	Meeting 3-11-17
180 Princes Highway	KFC Proprietor	Tenant	Meeting 27-9-17
238 Princes Highway	Wattyl Paints	Tenant	Tenant advised liaison with owner regarding proposal (26-10-17)
238 Princes Highway	Fitness Empire Australia	Tenant	Meeting 25-9-17
238-310 Princes Highway	Bucci Pty Ltd.	Owner	Meeting 25-9-17

Further consultation with Inner West Council would be undertaken during the preparation of the Residual Land Management Plan on items such as future maintenance of the site (bin collection, landscaping maintenance etc.).

Current Guidelines

The design of the paths will conform to all relevant design requirements of the *Cycling Aspects of Austroads Guides* (Austroads, 2014), *NSW Bicycle Guidelines v2.1* (RTA, 2005) and *Planning Guidelines for Walking and Cycling* (DIPNR, 2004).

The design of the shared use path has been set to maintain grades to comply with the disabled access grades required by AS 1428.1 – 2009, *Design for Access and Mobility*.

The dedicated footpath and cycleway lighting design has demonstrated compliance with the following standards:

- AS/NZS 1158.3.1:2005 – Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements,
- City of Sydney Council Public Domain Design Codes – Sydney Lights,
- City of Sydney Council C5 Street Lighting Standard Drawings,
- City of Sydney Council B8 Street Lighting Construction.

In summary, the proposed modification to Condition B67 will deliver long lasting benefits to active infrastructure in the vicinity of the St Peters Interchange. The pedestrian and cycleway connection between Canal Road and Campbell Street, St Peters will enable future connectivity to RMS and council led active infrastructure initiatives.

If you have any questions or would like further information in relation to the proposed modification, please contact Mr Ashley Robinson on 0439 575 388 or email ashley.j.robinson@rms.nsw.gov.au.

Yours sincerely,



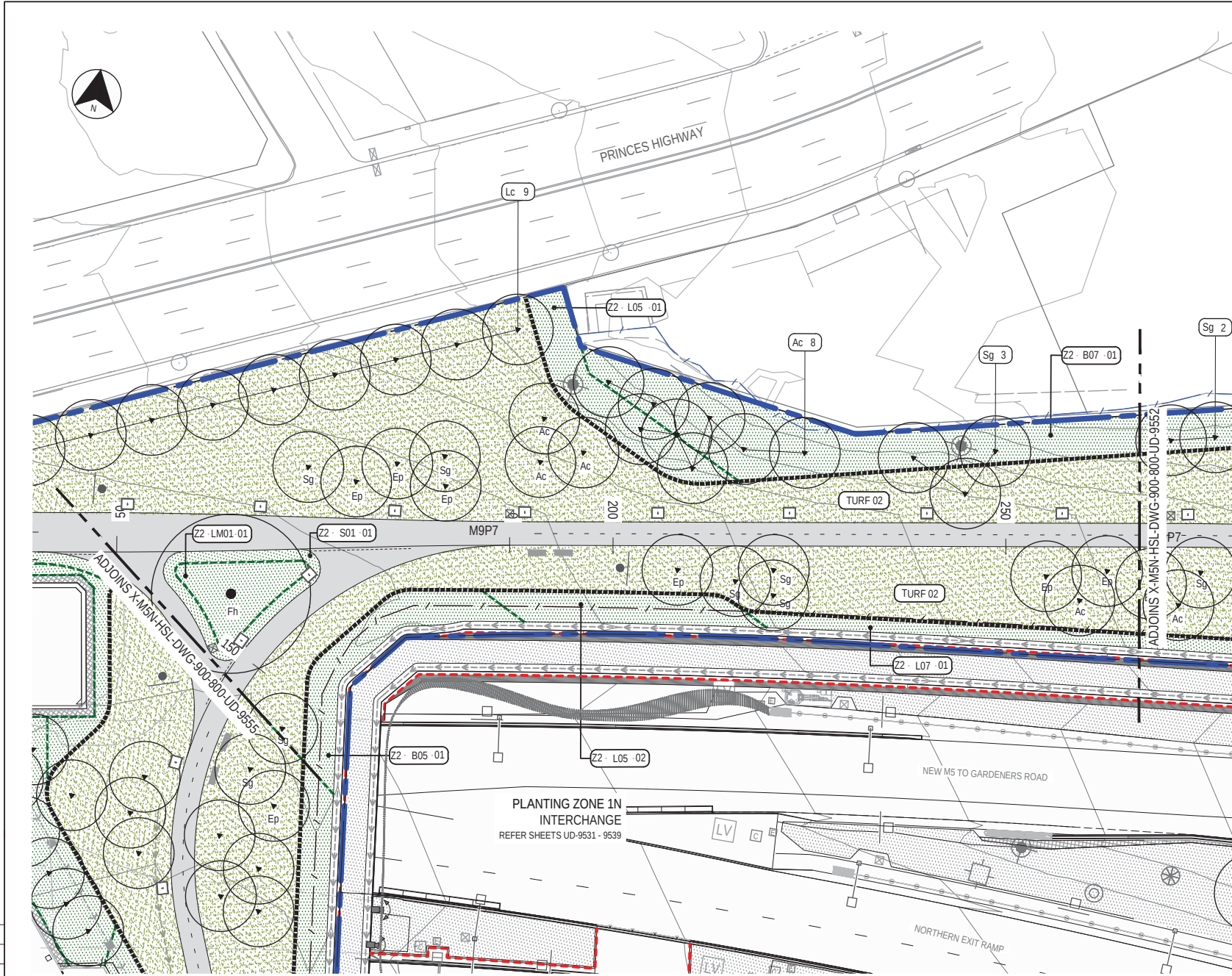
Paul Hitchings
Director Motorway Delivery - New M5

Attachment A. Landscape Design (Canal Road – Campbell St, St Peters)

Attachment B. Cross sections

Attachment C. Consultation meeting minutes and supporting letters

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PLANTING LEGEND

PLANTING AREAS

- ZONE BOUNDARY
- PLANTING MIX BOUNDARY
- MASSED PLANTING
- TURF
- WQC BASIN / SWALE PLANTING
- MULCH

TREE PLANTING

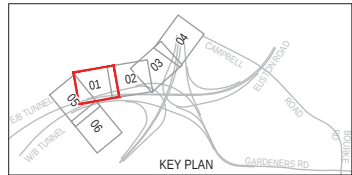
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- GENERAL TREE (25L)
- URBAN FOREST TREE SETOUT ON GRID (25L)
- SPECIMEN TREE (200L)
- SEMI-MATURE PALM TREE (3-8M HIGH)

PLANTING TAGS

(REFER SCHEDULES FOR SPECIES AND QUANTITIES)

- MASS PLANTING TAG
 - PLANTING BED NUMBER
 - PLANTING MIX REFERENCE
 - PLANTING ZONE REFERENCE
- TREE PLANTING TAG - SINGLE
 - TREE SPECIES CODE REFERENCE
- TREE PLANTING TAG - GROUPS
 - QUANTITY
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NOTE:
REFER SHEET UD-9514 FOR ADDITIONAL LEGEND INFORMATION



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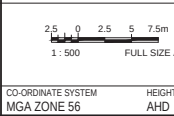
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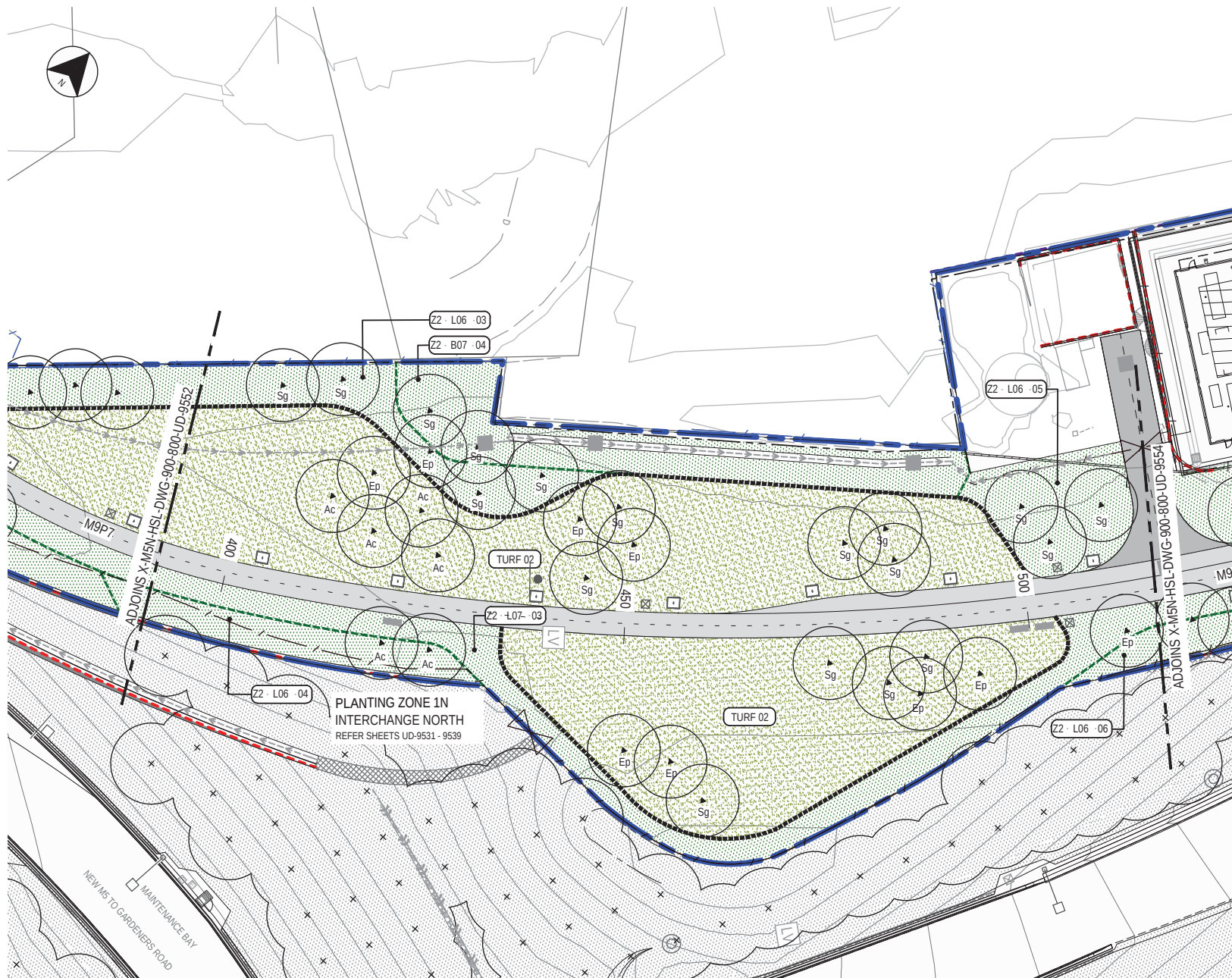


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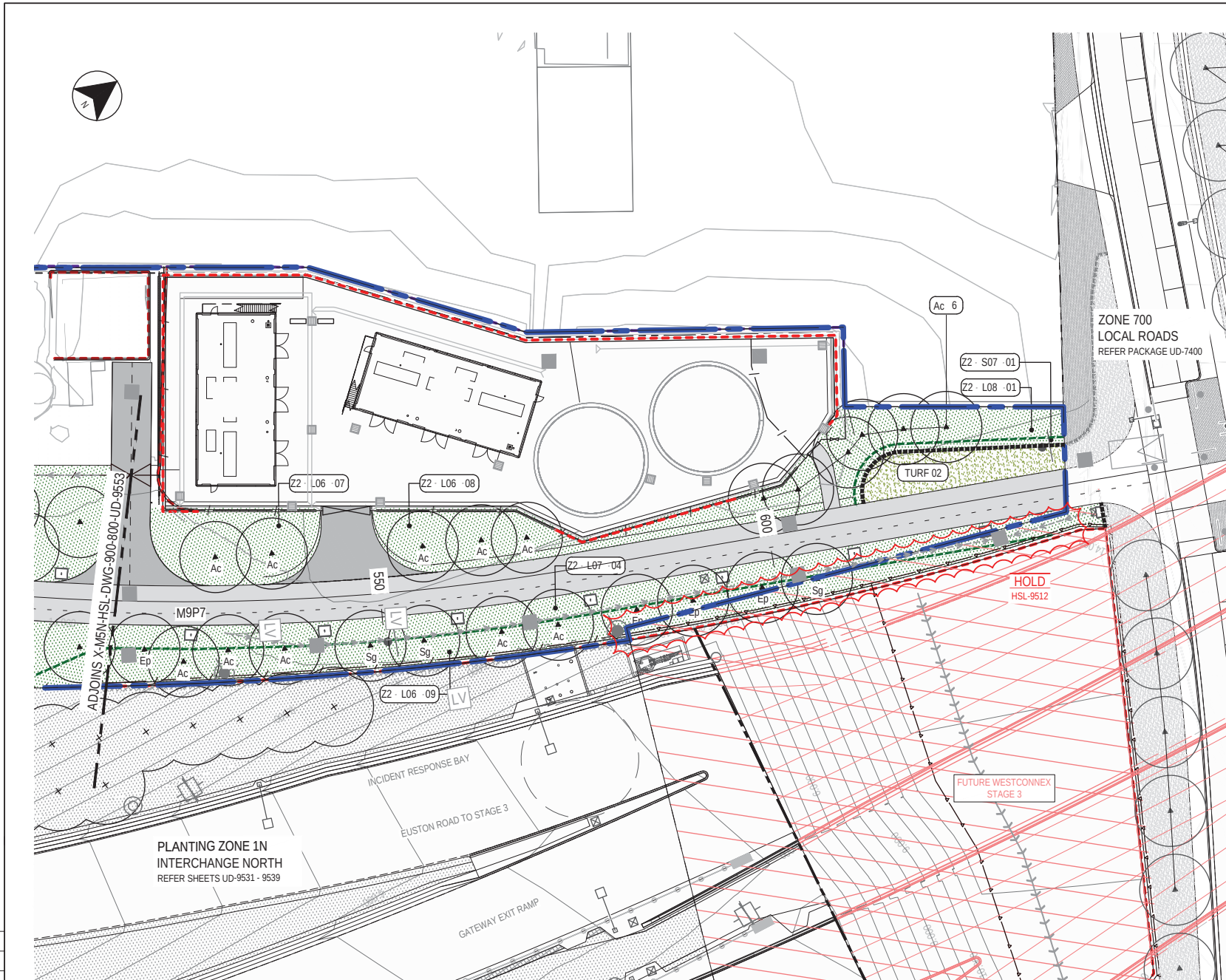


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SHEET 1 OF 6	
ISSUE STATUS SUBSTANTIAL DETAILED DESIGN	EDMS No. UD-9551
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PLANTING LEGEND

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- WQC BASIN / SWALE PLANTING
- MULCH

TREE PLANTING

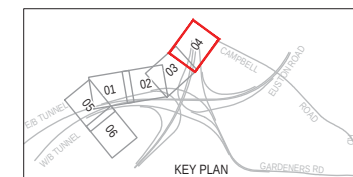
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PLANTING TAGS

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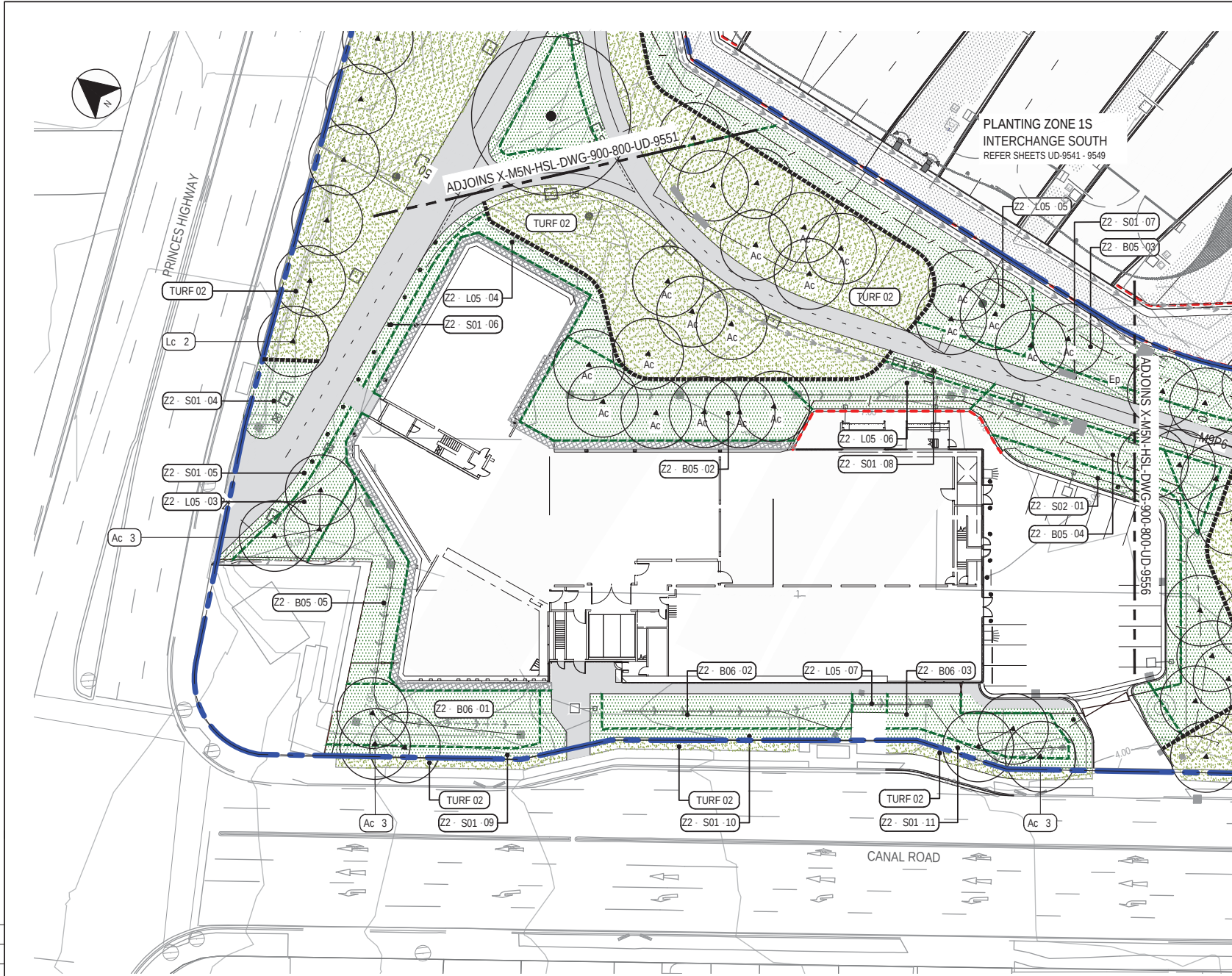
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PLANTING LEGEND

PLANTING AREAS

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- MULCH

TREE PLANTING

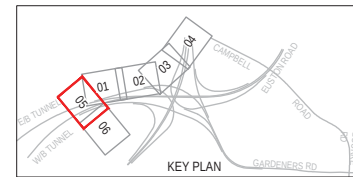
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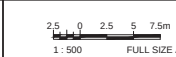
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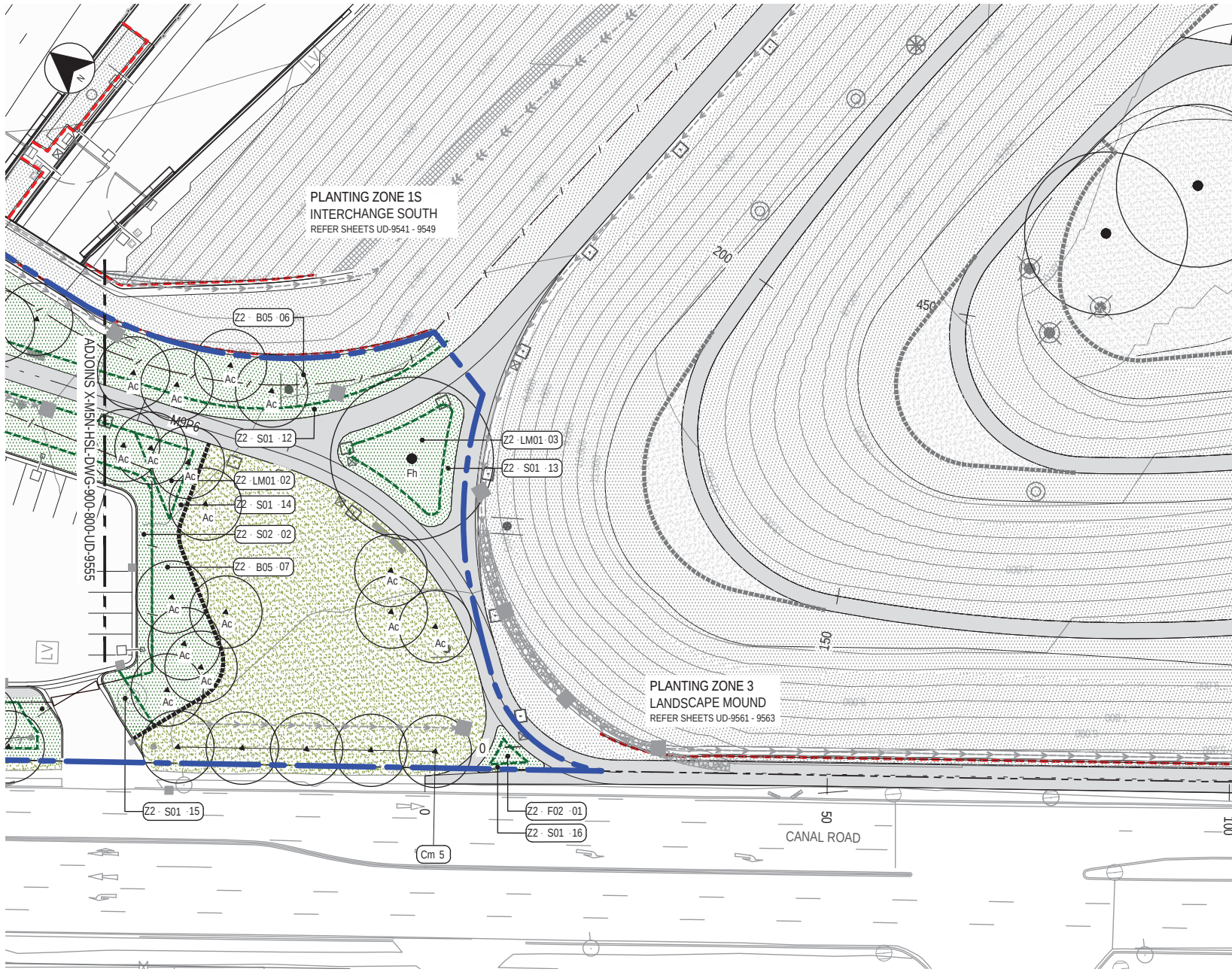


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PLANTING LEGEND

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- TURF
- WQC BASIN / SWALE PLANTING
- MULCH

TREE PLANTING

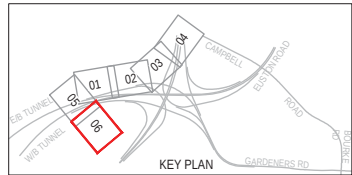
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CO-ORDINATE SYSTEM
MGA ZONE 56

HEIGHT DATUM
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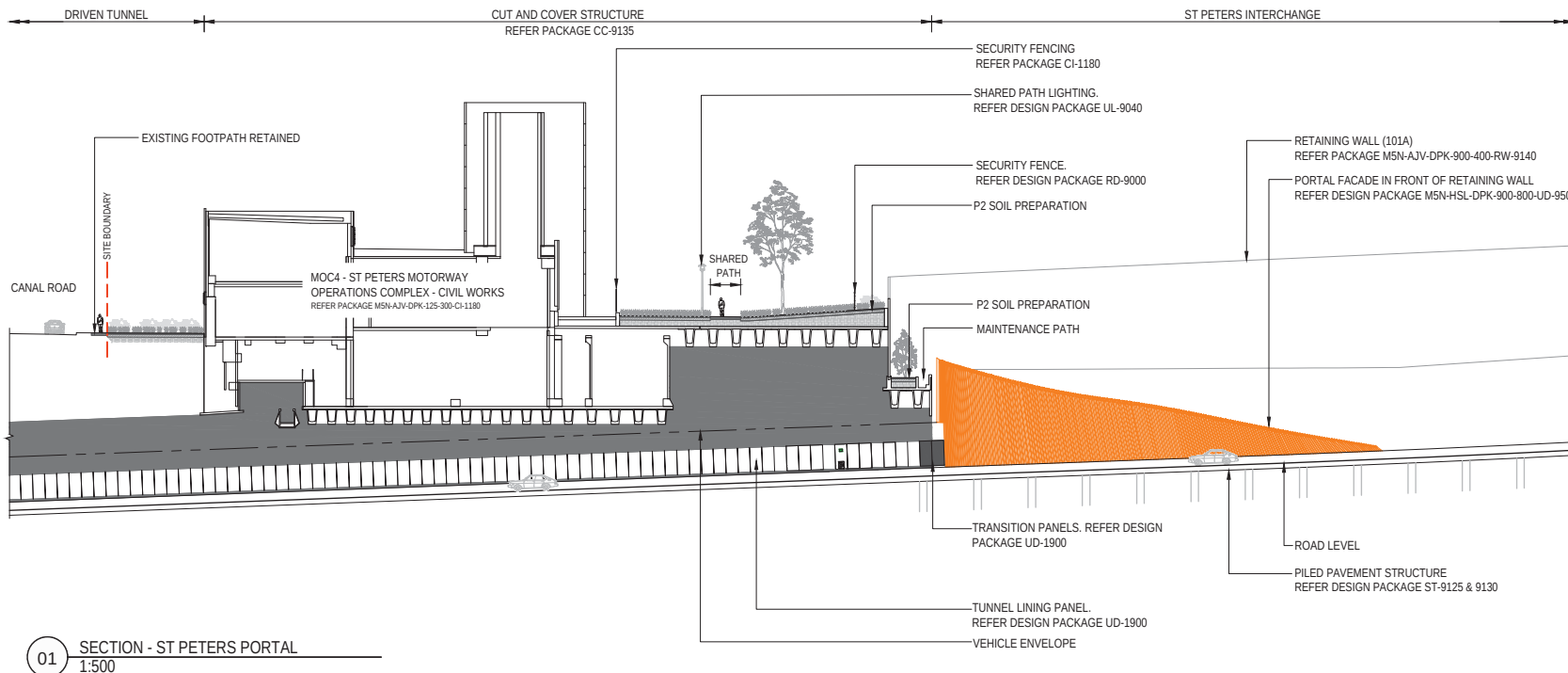
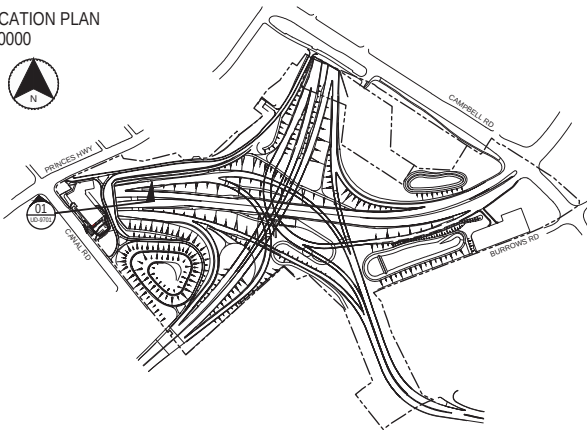
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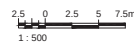
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CO-ORDINATE SYSTEM
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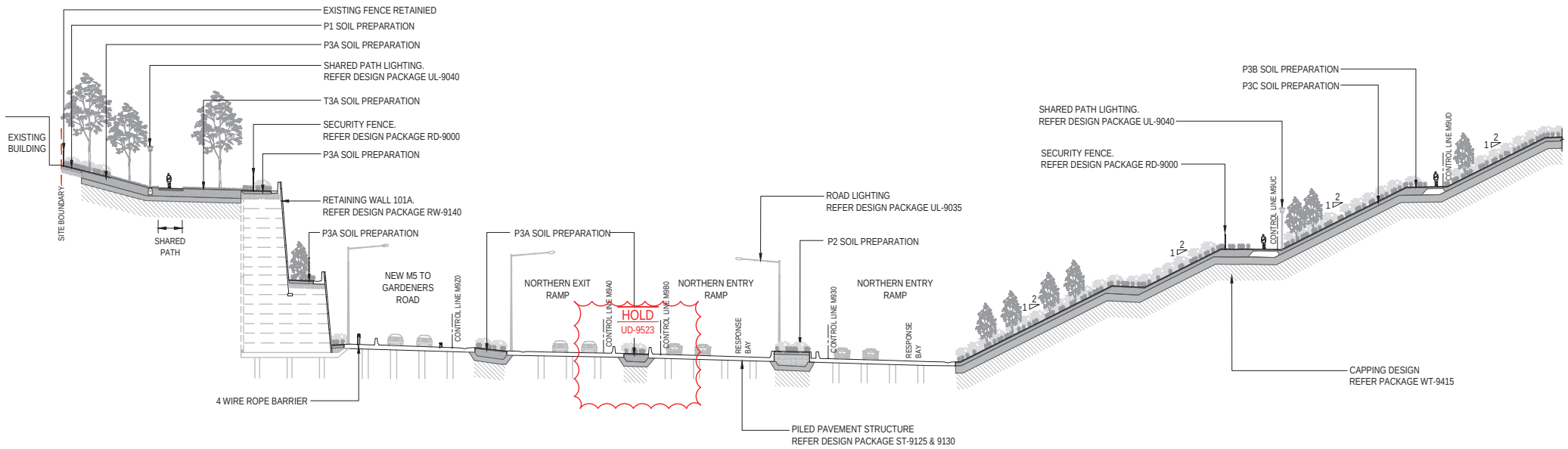
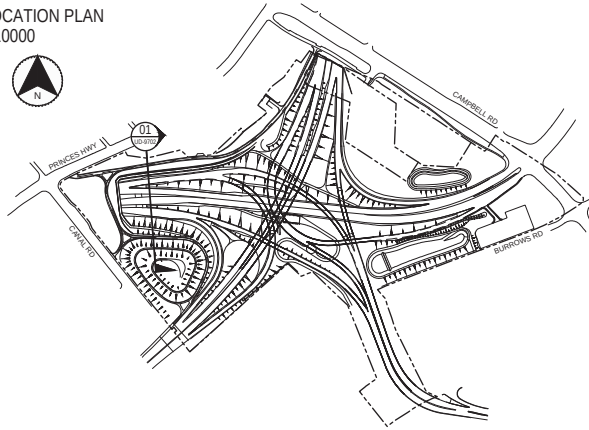


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APPROVAL

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CO-ORDINATE SYSTEM
MGA ZONE 56

HEIGHT DATUM
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PROJECT BREAKDOWN STRUCTURE
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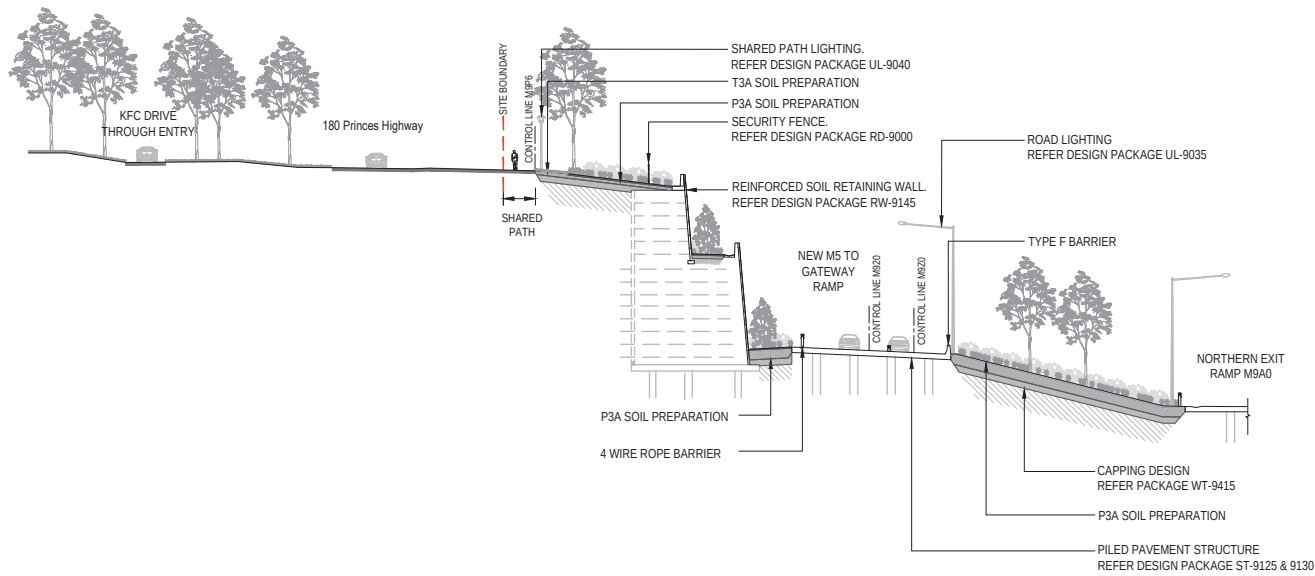
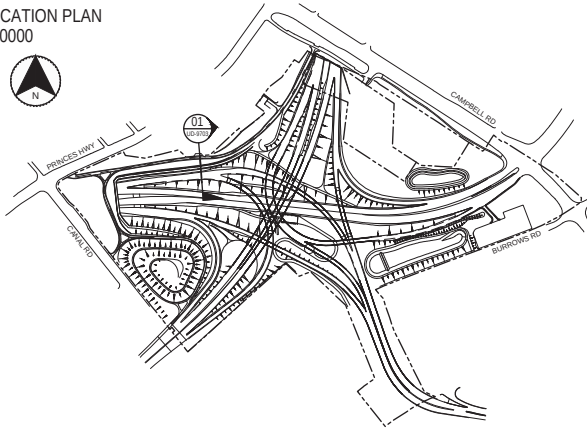


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DRG CHECK	Anthony Papis	07/08/2017
DESIGN	Nicholas Pierson	07/08/2017
DESIGN CHECK	Anthony Papis	07/08/2017
DESIGN MNGR	Joshua Small	07/08/2017
PROJECT MNGR	Malcolm Graham	07/08/2017

CLIENT
Sydney Motorway Corporation
WestConnex

DOCUMENT NUMBER M5N-HSL-DWG-900-800-UD-9702	A3
WESTCONNEX NEW M5 ST PETERS INTERCHANGE LANDSCAPE DESIGN TYPICAL SECTIONS CH 1225 (M9A0)	SHEET 2 of 9
RMS REGISTRATION No.	
ISSUE STATUS SUBSTANTIAL DETAILED DESIGN	EDMS No. UD-9702
REV B	

LOCATION PLAN
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01 SECTION - CONTROL LINE M920 - CH 0
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PROJECT BREAKDOWN STRUCTURE
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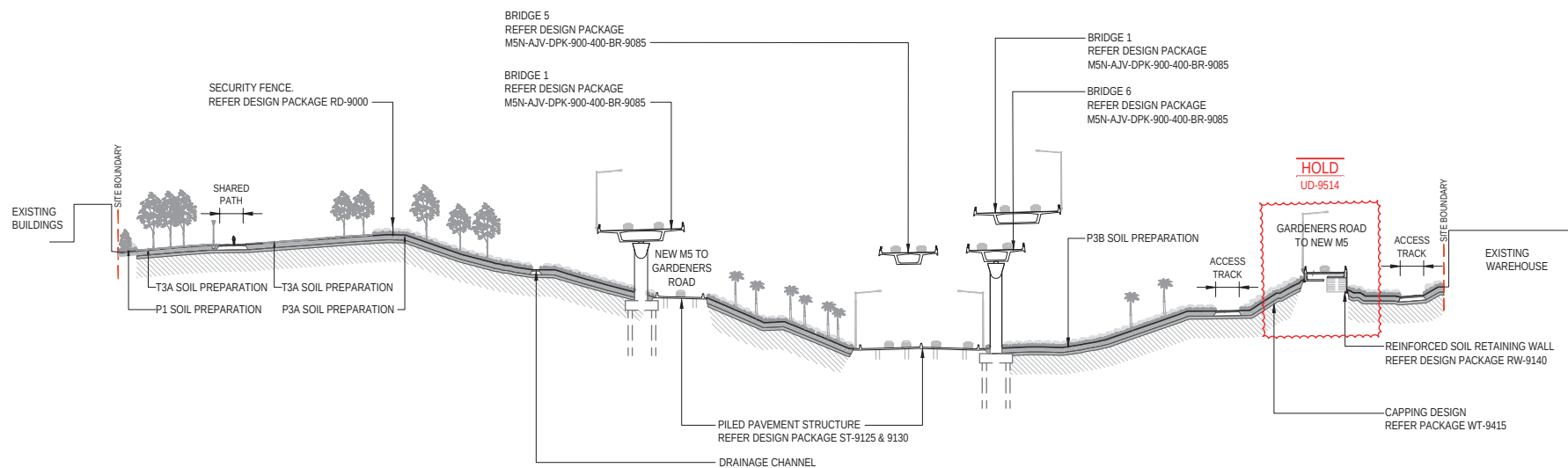
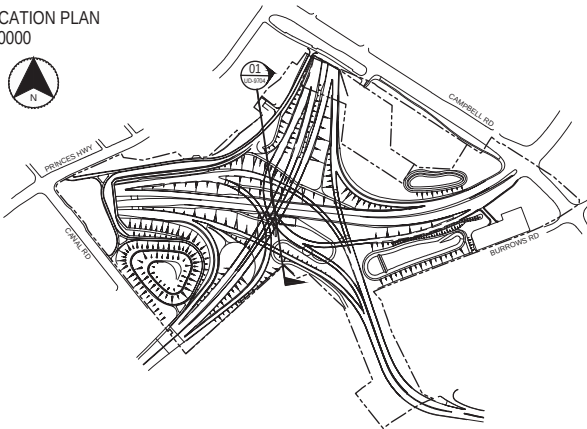
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CO-ORDINATE SYSTEM MGA ZONE 56
HEIGHT DATUM AHD



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DESIGN	Nicholas Pierson	07/08/2017
DESIGN CHECK	Anthony Papas	07/08/2017
DESIGN MNGR	Joshua Small	07/08/2017
PROJECT MNGR	Malcolm Graham	07/08/2017



DOCUMENT NUMBER	A3
M5N-HSL-DWG-900-800-UD-9703	
WESTCONNEX NEW M5	
ST PETERS INTERCHANGE	
LANDSCAPE DESIGN	
TYPICAL SECTIONS	
CH 0 (M920)	
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SUBSTANTIAL DETAILED DESIGN	UD-9703
SHEET No.	REV
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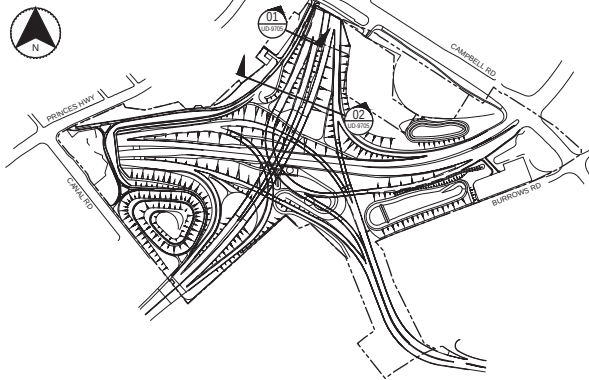
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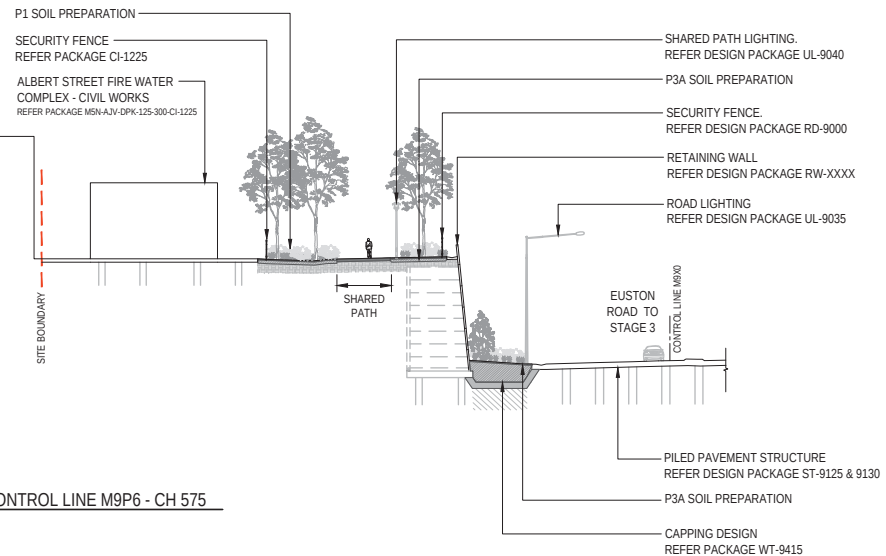
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						DESIGN CHECK Anthony Pappas		07/08/2017							
						DESIGN MNGR Joshua Small		07/08/2017				ISSUE STATUS			
						PROJECT MNGR Malcolm Graham		07/08/2017				SUBSTANTIAL DETAILED DESIGN		EDMS No.	
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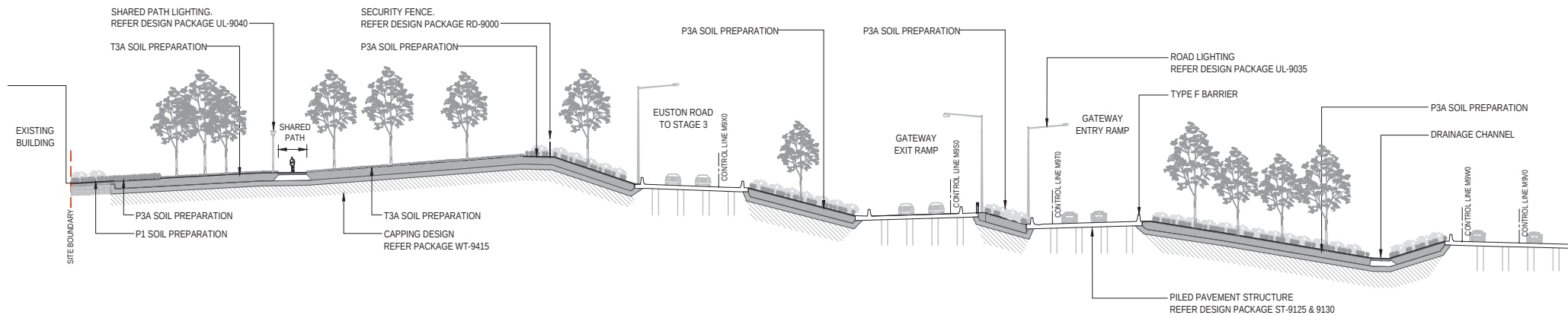
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01 SECTION - CONTROL LINE M9P6 - CH 575
1:500



02 SECTION - CONTROL LINE M9S0 - CH 925
1:500



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	B	07.08.2017	SUBSTANTIAL DETAILED DESIGN	MG

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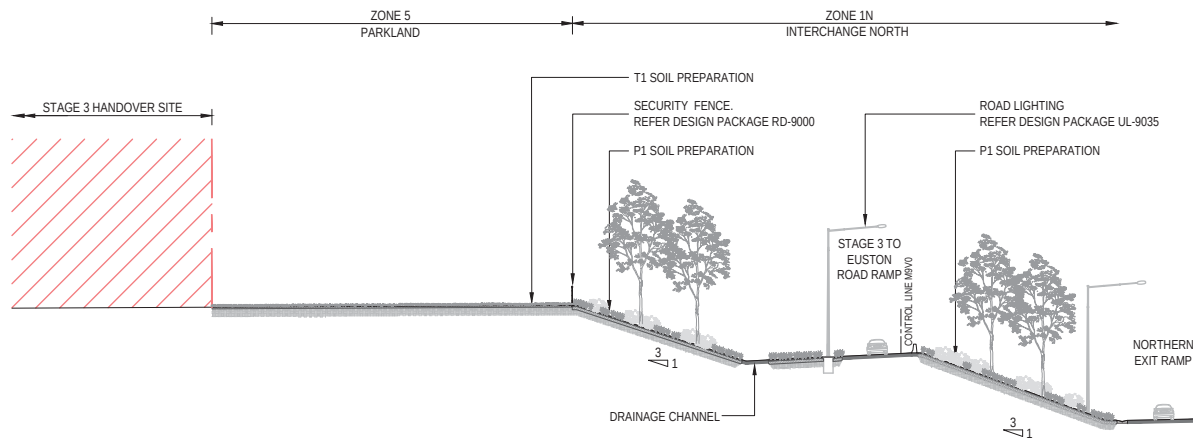
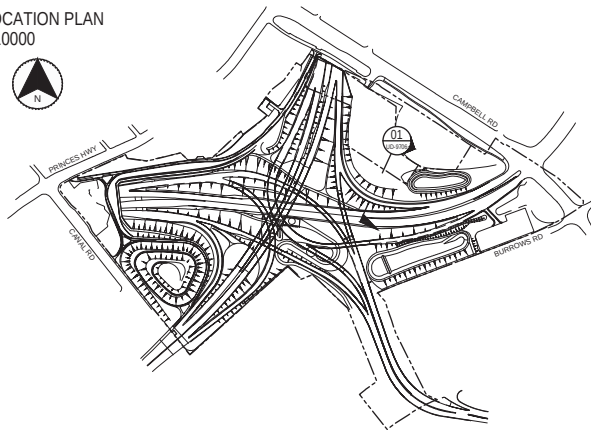


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DESIGN	Nicholas Pierson	07/08/2017	
DESIGN CHECK	Anthony Papas	07/08/2017	
DESIGN MGR	Joshua Small	07/08/2017	
PROJECT MGR	Malcolm Graham	07/08/2017	



DOCUMENT NUMBER		M5N-HSL-DWG-900-800-UD-9705	
WESTCONNEX NEW M5		A3	
ST PETERS INTERCHANGE			
LANDSCAPE DESIGN			
TYPICAL SECTIONS			
CH 575 (M9P6) & CH 925 (M9S0)		SHEET 5 of 9	
RMS REGISTRATION No.			
ISSUE STATUS	EDMS No.	SHEET No.	REV
SUBSTANTIAL DETAILED DESIGN		UD-9705	B

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CO-ORDINATE SYSTEM	HEIGHT DATUM
MGA ZONE 56	AHD



TITLE	NAME	DATE
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DRG CHECK	Anthony Papas	07/08/2017
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DESIGN CHECK	Anthony Papas	07/08/2017
DESIGN MNGR	Joshua Small	07/08/2017
PROJECT MNGR	Malcolm Graham	07/08/2017



DOCUMENT NUMBER		M5N-HSL-DWG-900-800-UD-9706	
WESTCONNEX NEW M5		A3	
ST PETERS INTERCHANGE			
LANDSCAPE DESIGN			
TYPICAL SECTIONS			
CH 150 (M9V0)		SHEET 6 of 9	
RMS REGISTRATION No.			
ISSUE STATUS		EDMS No.	SHEET No.
SUBSTANTIAL DETAILED DESIGN			UD-9706
			REV

Meeting Minutes

Proposed Modification to Ministers Condition B67 (SSI 6788) – Ibis Budget Hotel Consultation

Date	25/09/2017	
Time	4.00 – 4.45pm	
Venue	Ibis Hotel, 178 Princes Highway, St Peters	
Attendees	Jack McGovern Martha Halliday	Planning Compliance Officer, SMC - New M5 Community Relations & Stakeholder Manager, CPBDS-JV
	Trevor McCarren Jesse Bridge	Regional Technical Manager, Accor Hotels General Manager, Ibis Budget Hotel, St Peters

Meeting Minutes

Responsibility

Meeting Minutes	Responsibility
1 Proposed Modification to Ministers Condition of Approval (MCoA) B67. i) JMG advised SMC and RMS would be seeking a Modification to MCoA B67 which currently prohibits the provision of open space behind the properties 178-310 Princes Highway, St Peters. Note ii) The purpose of the Modification is to facilitate the provision of open space and enhance pedestrian and cyclist connectivity as part of the New M5 at the St Peters Interchange (SPI). The main access to the paths would be via Canal Rd and Albert St, with a proposed interim access at 180 Princes Highway. Note iii) A number of design changes have occurred to support the proposed modification to MCoA B67 including; Note - rationalising the design of the retaining walls overlooking SPI, pushing them further away from the property boundary, providing more space, - upgrading the shared path to a designated footpath and cycleway, - pushing the paths further away from the property boundary, - enhancing the access to 180 Princes Highway and considering additional access points (subject to agreement with property owners at 176 Princes Highway and 310 Princes Highway). iv) JMG confirmed the fence currently separating the properties from the construction site could be removed in future to open up the area. TMC welcomed this potential option, noting it would provide hotel guests direct access to a landscaped parkland area, with connectivity to Sydney Park and the T2 Mound. Note v) TMC confirmed the access road around the properties 176-180 Princes Highway is owned and maintained by the private properties and is not a public road. TMC noted that parking is provided by KFC, Ibis and KFC however not currently regulated. Note vi) TMS noted that should the area be opened up for pedestrians, people may begin parking in the private car-park. JMG advised that the New M5 was delivering in the region of 50 parking spaces between Albert St and Campbell Rd for park users. Note vii) JB and TMC agreed that any parking impacts could be addressed in future, depending on how significant the impacts were. Note viii) TMC and JB confirmed they had no fundamental objection or concerns in relation to the potential for future public access to this area, including the potential for additional access points to the parkland (subject to agreement with property owners at 176 Princes Highway and 310 Princes Highway). Note ix) TMC and JB saw the potential benefits for the businesses at 176-180 Princes Highway in having this new access to Sydney Park and the T2 Mound. Note Action: Meeting minutes to be issued to TMC and JB. JMG	

Meeting Minutes		Responsibility
2	Construction related enquiries;	
	i) TMC advised that the Ibis previously had an overflow pipe from a retention tank which discharged into the landfill. With the New M5 construction works underway, TMC was unclear as to whether the ability to discharge from the Ibis's retention tank was being maintained during construction and whether it would continue during operation. Action: Provide status update to TMC on Ibis's ability to discharge stormwater from the retention tank within their property, to the New M5 drainage systems.	Note JMG
	ii) JB advised that the hotel has had issues in the past in relation to odour, noise and vibration. MH advised that CPBDS-JV had protocols in place whereby residents and businesses were advised of upcoming works at the site which had the potential to cause offensive odour. JB advised he is not currently on the distribution list for such notifications and would also like to be invited to any upcoming forums/meetings for the project. Action: MB to add JB to the CPBDS-JV SPI & local roads notification distribution list and issue invites to future community forums/meetings for New M5.	Note JMG
	iii) JB queried when construction of the paths would be completed and access provided to the pathways. JMG advised project completion is early 2020 and subject to approval of the Modification, the area would be open by then.	Note

Meeting Minutes

Proposed Modification to Ministers Condition B67 (SSI 6788) – Jay Athukorala (KFC Proprietor – 180 Princes Highway)

Date	27/09/2017	
Time	11.00am – 11.30am	
Venue	180 Princes Highway, St Peters	
Attendees	Jack McGovern	Planning Compliance Officer, SMC - New M5
	Martha Halliday	Community Relations & Stakeholder Manager, CPBDS-JV
	Jay Athukorala	Owner, KFC Princes Highway

Meeting Minutes

Responsibility

Meeting Minutes	Responsibility
1 <u>Proposed Modification to Ministers Condition of Approval (MCoA) B67.</u> i) JA confirmed that he is the Proprietor of the KFC at 180 Princes Highway, St Peters. Although he owns the KFC building, the lot is owned by Canterbury Bankstown Council. JMG confirmed SMC would be consulting with the Council on the proposed modification. ii) JMG advised SMC and RMS would be seeking a Modification to MCoA B67 which currently prohibits the provision of open space behind the properties 178-310 Princes Highway, St Peters. The area of open space is in the region of 6,500m². iii) The purpose of the Modification is to facilitate the provision of this open space and enhance pedestrian and cyclist connectivity as part of the New M5 at the St Peters Interchange (SPI). The main access to the area would be via Canal Rd and Albert St, with a proposed intermediate access at 180 Princes Highway. iv) A number of design changes have occurred to support the proposed modification to MCoA B67 including; - rationalising the design of the retaining walls overlooking SPI, pushing them further away from the property boundary, providing more space, - upgrading the shared path to a designated footpath and cycleway, - pushing the paths further away from the property boundary. The initial path design was offset by 1-5m from 310 Princes Highway but this has been increased to an offset varying between 12-18m, - enhancing the access to 180 Princes Highway and considering additional access points (subject to agreement with property owners at 176 Princes Highway). JMG advised that the owners at 310 Princes Highway were not keen on a designated access to their property from the parkland. v) JA queried whether any residential development would be occurring around the interchange area. MH confirmed that no residential development was proposed as part of WestConnex, however there were a number of redevelopments underway along Princes Highway and Euston Road, adjacent Sydney Park. vi) JA queried whether the fence along the property boundary between 180 Princes Highway and the former landfill would be removed. JMG confirmed that the proposed modification would include the removal of this fence to provide access to the open space area and parklands. This concept was supported by JA. vii) JA queried who would be responsible for the maintenance of the area if it was to become publicly accessible. JMG advised that the area would either be maintained by Inner West Council or the motorway operator however this was still to be confirmed. JMG advised the area would be maintained. viii) JA recognised the potential benefits that this proposal would represent for his business due to the increased footfall along the parkland. JA added that other businesses such as the McDonalds restaurant and Ibis Budget Hotel were likely to be supportive of the proposal. JMG confirmed that Ibis Budget Hotel representatives were supportive, however SMC were yet to meet with the McDonalds Restaurant.	Note Note Note Note Note Note Note Note

Meeting Minutes

Proposed Modification to Ministers Condition B67 (SSI 6788) – Rocca Building NSW Pty Ltd & Fitness Empire Australia Consultation

Date	26/09/2017	
Time	11.00am – 11.30am	
Venue	310 Princes Highway, St Peters	
Attendees	Jack McGovern	Planning Compliance Officer, SMC - New M5
	Ralph Bucci	Rocca Building NSW Pty Ltd (Owner: 238-310 Princes Highway)
	Ada Bucci	Rocca Building NSW Pty Ltd (Owners representative: 238-310 Princes Highway)
	Lisa James	Rocca Building NSW Pty Ltd (Owners representative: 238-310 Princes Highway)
	Laura Debenedictis	Managing Director, Fitness Empire Australia (Tenant: 238 Princes Highway)
Apologies	Martha Halliday	Community Relations & Stakeholder Manager, CPBDS-JV

Meeting Minutes

Responsibility

Meeting Minutes	Responsibility
1 <u>Proposed Modification to Ministers Condition of Approval (MCoA) B67.</u> i) LJ confirmed there is currently no tenant in the property at 310 Princes Highway. ii) JMG advised SMC and RMS would be seeking a Modification to MCoA B67 which currently prohibits the provision of open space behind the properties 178-310 Princes Highway, St Peters. The area of open space is in the region of 6,500m². iii) The purpose of the Modification is to facilitate the provision of this open space and enhance pedestrian and cyclist connectivity as part of the New M5 at the St Peters Interchange (SPI). The main access to the area would be via Canal Rd and Albert St, with a proposed intermediate access at 180 Princes Highway. iv) A number of design changes have occurred to support the proposed modification to MCoA B67 including; - rationalising the design of the retaining walls overlooking SPI, pushing them further away from the property boundary, providing more space, - upgrading the shared path to a designated footpath and cycleway, - pushing the paths further away from the property boundary. The initial path design was offset by 1-5m from 310 Princes Highway but this has been increased to an offset varying between 12-18m, - enhancing the access to 180 Princes Highway and considering additional access points (subject to agreement with property owners at 176 Princes Highway and 310 Princes Highway). v) RB advised his main concern was that members of the public would be able to gain access to the rear of the properties at 238-310 Princes Highway. vi) JMG confirmed the retaining walls would be constructed and the area backfilled, regardless of the modification. Cross-sections of the area were presented, highlighting the significant amount of spoil material to be placed between the current property/project boundary, and the new retaining walls. vii) Should the modification not proceed, a new fence would be installed from the boundary of 310 Princes Highway to the retaining wall. A fence would also be installed from the boundary of 178 Princes Highway to the retaining wall. This area would be subject to landscaping. viii) RB advised that opening up the area may create issues for the owners and tenants of the buildings if people were to climb over the boundary fence. JMG advised that a new property fence would be constructed to restrict access. The final design of this fence would be subject to further consultation with Rocca Building NSW Pty Ltd in terms of the height and design of the fence. ix) RB requested the fence be constructed with an offset from the actual property boundary (as opposed to being right on the boundary). That way two fences could potentially be installed to deter people from gaining access to the rear of his properties. The area around the communications tower would also need to be securely fenced to restrict access. x) RB requested to commence discussions with RMS to acquire some of the land behind 238-310 Princes Highway to improve access to the rear of his properties. JMG advised that this may be possible as part of the Residual Land Management Plan. Action: Advise RMS of requests from Rocca Building NSW Pty Ltd to acquire some of the residual land behind 238-310 Princes Highway. xi) The land behind 238-310 Princes Highway has been subject to subsidence prior to RMS taking ownership of the site. AB advised that portions of the land owned by Rocca Building NSW Pty Ltd were extremely steep and unstable due to subsidence. JMG acknowledged previous discussions with RB and AB on this issue in late 2015 during clean-up works at the former landfill. Action: Discuss with CPBDS-JV the potential to backfill the land at 310 Princes Highway (noting however that this is outside of the New M5 project boundary) to make this space useable for Rocca Building NSW Pty Ltd.	Note Note Note Note Note Note Note Note Note Note JMG Note JMG

Meeting Minutes		Responsibility
2	<u>Construction related enquiries;</u> i) LD advised that as a new business trying to establish itself at this location, it was extremely difficult to maintain customers with the construction activity next door. LD noted complaints had been made to CPBDS-JV regarding a number of issues including odour, dust, noise and vibration. A number of these issues are ongoing. Action: Advise CPBDS-JV Community Relations Team to arrange meeting with LD to discuss ongoing issues and mitigation measures currently being adopted onsite.	Note JMG

Meeting Minutes

Proposed Modification to Ministers Condition B67 (SSI 6788) – Fred Madon (McDonalds Owner Operator - 176 Princes Highway)

Date	17/10/2017	
Time	9.00am – 9.30am	
Venue	176 Princes Highway, St Peters	
Attendees	Jack McGovern	Planning Compliance Officer, SMC - New M5
	Toni Ford	Community Relations Co-ordinator, CPBDS-JV
	Fred Madon	Owner Operator, McDonalds, 176 Princes Highway
	Ms Madon	Owner Operator, McDonalds, 176 Princes Highway

Meeting Minutes

Responsibility

Meeting Minutes	Responsibility
1 <u>Proposed Modification to Ministers Condition of Approval (MCoA) B67.</u> i) FM requested an overview of the New M5 Project prior to discussing the proposed modification. FM noted that although they had attended community information sessions in 2015 & 2016, they still were not sure on what the project involved and whether it would benefit the business in any way. ii) JMG provided a project overview for the New M5, highlighting the new connections to be provided at St Peters Interchange (SPI) upon completion of the New M5, the M4-M5 Link and Sydney Gateway. TF provided an overview of the local road upgrades around St Peters and the proposed new open space overlooking SPI. The Campbell Road and Euston Road upgrades were discussed. iii) FM advised he also owned another McDonalds premises at the Marrickville Metro and queried where the New M5 local road upgrades ceased in relation to Marrickville Metro. JMG confirmed the intersection of Campbell Street and Bedwin Road is currently being reconfigured and the New M5 works cease at Bedwin Bridge. iv) JMG advised SMC and RMS would be seeking a Modification to MCoA B67 which currently prohibits the provision of open space behind the properties 178-310 Princes Highway, St Peters. v) The purpose of the Modification is to facilitate the provision of this open space and enhance pedestrian and cyclist connectivity as part of the New M5 at SPI. The main access to the area would be via Canal Rd and Albert St, with a proposed intermediate access at 180 Princes Highway. vi) JMG presented cross sections and plans of the proposed area of open space. JMG listed a number of design changes which have occurred to support the proposed modification to MCoA B67 including; - upgrading the shared path to a designated footpath and cycleway, - providing 50+ parking spaces at Albert Street, - consideration for public art and heritage interpretation through this area, - pushing the paths further away from the property boundary, - enhancing the access to 180 Princes Highway and considering additional access points. vii) FM welcomed the proposed open space and pedestrian connectivity. Further, FM advised that McDonalds would be supportive of an additional access into 176 Princes Highway. JMG noted that the fence along the property boundary could be removed as part of the proposal. FM was supportive of this initiative. viii) FM noted a suitable location for the additional access would be near to the Drive-thru entry and exit. JMG advised that the additional access is not currently in the design for the area but that if the proposed modification to MCoA B67 was successful, this would be discussed further between RMS, SMC and McDonalds. ix) JMG advised that the area would either be maintained by Inner West Council or the motorway operator, however this was still to be confirmed. FM advised that Inner West Council do not currently maintain the service access around the McDonalds, Ibis and KFC properties and maintenance is usually left to the owners. FM noted that illegal dumping in this area is an issue.	Note Note Note Note Note Note Note Note Note

Meeting Minutes		Responsibility
2	<u>Construction related enquiries</u> i) FM advised that parking on the McDonalds premises is for customers only and in a number of instances, WestConnex personnel were found to be parking onsite. FM advised that he regularly raises this directly with offenders but that it is common for people to come in, purchase a coffee, then park onsite all day. Action: TF to escalate issues regarding worker parking to CDS-JV Environment team to ensure this issue was tool-box talked, to remind construction personnel of where they were allowed to park. ii) FM noted that odour issues at the site have been ongoing for 5 years and although there was a surge in the number of customer complaints in April, May, June and July, the issue had lessened in the months since. FM advised that there was a recent odour issue but attributed this to recent wet weather.	Note TF Note

Meeting Minutes

Proposed Modification to Ministers Condition B67 (SSI 6788) – Canterbury Bankstown Council (council officers)

Date	3/11/2017	
Time	9.00am – 9.45am	
Venue	Canterbury Bankstown Council, 66 - 72 Rickard Road	
Attendees	Jack McGovern Grant Sutton	Planning Compliance Officer, Sydney Motorway Corporation - New M5 Project Manager – Special Projects, Motorways – Roads & Maritime Services
	Chung Tran Ajith Goonatilleke Peter Lay Daniel Smith	Coordinator Property & Investment, Canterbury Bankstown Council Manager Roads & Infrastructure, Canterbury Bankstown Council Drainage Engineer, Canterbury Bankstown Council Project Manager – Special Projects, Canterbury Bankstown Council

Meeting Minutes

Responsibility

Meeting Minutes		Responsibility
1	<u>Proposed Modification to Ministers Condition of Approval (MCoA) B67.</u> i) JMG advised SMC and RMS would be seeking a Modification to MCoA B67 which currently prohibits the provision of open space behind the properties 178-310 Princes Highway, St Peters. ii) The purpose of the Modification is to facilitate the provision of this open space and enhance pedestrian and cyclist connectivity as part of the New M5 at the St Peters Interchange (SPI). The main access to the area would be via Canal Rd and Albert St, with a proposed intermediate access at 180 Princes Highway. iii) JMG advised SMC had spoken with the current tenant, KFC Franchisee, Mr Jay Athukorala. CT advised that Council would also need to speak with the KFC Corporate Office with regards the proposal. It was acknowledged that Mr Athukorala was supportive of the proposal. iv) GS advised the designated pedestrian and cyclist access into 180 Princes Highway would require works within the property owned by Canterbury Bankstown Council. No amendments to the property boundary are proposed. v) CT advised that an easement exists for the private right of way behind the properties at 176-180 Princes Highway. Therefore, Council would also need to speak with the property owners at 176 & 178 Princes Highway. JMG confirmed SMC had met previously with these owners and that they were supportive of the proposal. vi) CT queried whether the drainage easement from 180 Princes Highway into the former landfill site would be maintained. GS confirmed that this drainage system was picked up at the boundary and stormwater would be piped to the bio-filtration basins adjacent Campbell Road. This work would be completed by the New M5 Contractor. vii) JMG presented cross sections and landscape designs for the area. DS advised that no services should be located on council owned land, as this creates maintenance issues. viii) JMG advised that although lighting is shown on land owned by council, this would be relocated back within the New M5 project boundary. It was agreed that there would be further opportunity for consultation during detailed design and the proposals for lighting on council land would be removed from future designs. ix) DS advised that the proposal(s) would need to be considered by Council. Council representatives in attendance recognised the potential benefits of the proposals in terms of pedestrian and cyclist connectivity and enhancement of open space. x) DS advised RMS should prepare a formal proposal of the numerous options available for consideration by Council.	Note Note Note Note Note Note Note SMC Note RMS

McDonald, Philip

From: Brosnan, Kylie
Sent: Thursday, 13 October 2016 2:35 PM
To: McDonald, Philip
Subject: FW: For comment - Shared Path at St Peters Interchange behind 178-310 Princes Highway

Phil,
Please find below further comments from Inner West Council re. path behind 178-310 Princes Highway.
Thanks
Kylie

Kylie Brosnan
Senior Community Relations Advisor



Level 6, Building B, 197-201 Coward Street, Mascot, NSW, Australia
T +61293813781 M 0420975266
E Kylie.Brosnan@newm5.com.au
www.westconnex.com.au

From: Simon Lowe [<mailto:simon.lowe@innerwest.nsw.gov.au>]
Sent: Thursday, 13 October 2016 9:59 AM
To: Brosnan, Kylie
Subject: FW: For comment - Shared Path at St Peters Interchange behind 178-310 Princes Highway

Hi Kylie

Further to the detailed comments provided by Felix below, I would like to clarify that whilst the current design presents significant challenges, we believe that these can be worked through and an optimum set out outcomes achieved. The proposal could certainly form an integral part of the local walking/cycling network, which would of course be welcome, should the issues around connectivity and CPTED in particular be resolved.

Kind Regards

Simon

Simon Lowe | Strategic Transport Planner, Marrickville
Inner West Council
P: +61 2 9335 2245 | E: simon.lowe@innerwest.nsw.gov.au

Ashfield Service Centre: 260 Liverpool Road, Ashfield NSW 2131
Leichhardt Service Centre: 7-15 Wetherill Street, Leichhardt NSW 2040
Petersham Service Centre: 2-14 Fisher Street, Petersham NSW 2049



From: Felix Liu
Sent: Monday, 10 October 2016 12:45 PM
To: kylie.brosnan@m5n.incite.com.au
Cc: Wal Petschler; Brooke Martin; Simon Lowe; Benny Horn
Subject: RE: For comment - Shared Path at St Peters Interchange behind 178-310 Princes Highway

Hi Kylie,

Please find Council's comments regarding the shared path at St Peters Interchange behind 178-310 Princes Highway as follows:

- Conditions of consent regarding Residual Land Management include a note that any open space to the rear of the Princes Highway should not be publically accessible. This results in there being no access to/from the shared path along its entire length, increasing safety concerns for those that may use the path, particularly at night. When the shared path is closed at night, cyclists have to find alternative route, most likely Princes Highway and Campbell Road, to complete their trips.
- Traffic volumes at each end of the shared path, where it resumes on street/footpath, are not suitable for cycling. Princes Highway and Campbell Road will be six-lane highways with speeds of 60kph and high volumes of heavy traffic. Footpaths are unlikely to be of a suitable width to accommodate shared paths for alternative.
- Connectivity issue. The proposed shared path will not link to any existing bike infrastructure or local streets at the Princes Highway. Connection to the proposed separate cycleway on the northern side of Campbell Road is not indicated. The southern side of the proposed shared path currently leads to nowhere but it must provide safe & direct connections to other local streets, such as Mary Street/Grove Street and beyond.
- The proposed shared path is inconsistent with the NSW Government's stated policy to "aim for separation bikes, vehicles and pedestrians wherever possible. Shared paths for bike riders will only be used where there are no other options" (TfNSW 2013, Sydney's Cycling Future), as alternatives are available.
- Given the potential for this link to form part of local and regional commuter routes (i.e. to Sydenham Station, Mascot, inner Sydney) whilst also serving as a recreational link to Sydney Park, the path should be widened to 4.5m to improve user comfort and safety by providing appropriate separation (i.e. a 2.5m bike path and 2.0m footpath).
- The proposed shared path also raises significant CPTED concerns. CPTED issues must be addressed in full and not left for future land owners to resolve; ideally utilisation of the land along the corridor would increase in order to reduce the propensity for safety issues to arise.

Regards

Felix Liu | Traffic Management Planner, Marrickville
Inner West Council
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Petersham Service Centre: 2-14 Fisher Street, Petersham NSW 2049



From: kylie.brosnan@m5n.incite.com.au [<mailto:kylie.brosnan@m5n.incite.com.au>]
Sent: Tuesday, 4 October 2016 12:00 PM
To: Felix Liu
Subject: For comment - Shared Path at St Peters Interchange behind 178-310 Princes Highway

Kylie Brosnan has sent you a new message from Incite Keystone.

Project: WestConnex Stage 2 M5

Forms: Correspondence/Filing

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ROBINSON Ashley J

From: Daniel Smith <Daniel.SMITH@cbccity.nsw.gov.au>
Sent: Monday, 12 February 2018 10:58 AM
To: jack mcgovern; SUTTON Grant; Grant Sutton
Subject: RE: B67 Modification - WestConnex Proposal at St Peters Interchange - Council Reply - 12 February 2018

Good morning Grant and Jack,

I just wanted to give you an update, since our phone discussion a week or so back, whereby you were going to progress the Application with Option 2.

The matter was actually referred to our General Manager, whom has given concurrence and approval for **Option 2**, as detailed in your letter of 27 November 2017.

If you would like to discuss any part of this further, please don't hesitate to contact me to discuss.

Regards,
Daniel.



Daniel Smith - Project Manager Special Projects
T. 02 9707 9097 M. 0408 001 455
E. daniel.smith@cbccity.nsw.gov.au
www.cbcity.nsw.gov.au

From: jack mcgovern [<mailto:jack.mcgovern@westconnex.com.au>]
Sent: Friday, 19 January 2018 11:40 AM
To: Daniel Smith <Daniel.SMITH@cbccity.nsw.gov.au>; SUTTON Grant <Grant.Sutton@rms.nsw.gov.au>; Grant Sutton <grant.sutton@gsassoc.com.au>
Subject: RE: B67 Modification - WQestConnex Proposal at St Peters Interchange

Hi Daniel,

Grant is travelling at the moment but has asked that I get in touch.

Notwithstanding the advice below, we'd still be keen for a quick chat if you were available around 12.30? Appreciate its out of your hands so to speak but it would be good for us to get an idea of what the main issues are and whether there is anything we could do to resolve.

Thanks,
Jack

From: Daniel Smith [<mailto:Daniel.SMITH@cbccity.nsw.gov.au>]
Sent: Friday, 19 January 2018 6:38 AM
To: SUTTON Grant <Grant.Sutton@rms.nsw.gov.au>; jack mcgovern <jack.mcgovern@westconnex.com.au>; Grant Sutton <grant.sutton@gsassoc.com.au>
Subject: RE: B67 Modification - WQestConnex Proposal at St Peters Interchange

Good morning Grant,

Re: Conference Call today.

At this stage I don't have any new information for you. The matter is with Management now and I'm eagerly awaiting a reply.

From discussions and legal advice so far, I'm imagining that Option 2 is more likely to be supported, however I won't know until I get a reply. I will chase this up again this morning.

Regards,
Daniel.

Daniel Smith - Project Manager Special Projects

T. 02 9707 9097 M. 0408001455

E. daniel.smith@cbc.city.nsw.gov.au

www.cbc.city.nsw.gov.au



-----Original Appointment-----

From: SUTTON Grant [<mailto:Grant.Sutton@rms.nsw.gov.au>]

Sent: Monday, 15 January 2018 2:58 PM

To: SUTTON Grant; Daniel Smith; MCGOVERN Jack; Grant Sutton

Subject: B67 Modification - WQestConnex Proposal at St Peters Interchange

When: Friday, 19 January 2018 12:00 PM-12:30 PM (UTC+10:00) Canberra, Melbourne, Sydney.

Where: Conference Call

Daniel,

Would you be available for a quick update on the RMS request to access Council land at Princes Highway St Peters.

Jack McGovern and myself will ring you to discuss.

Regards,

Grant Sutton

Project Manager – Special Projects

Motorways Delivery | Motorways Division

Level 22, 101 Miller Street, North Sydney 2060

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M 0438 202 232

grant.sutton@rms.nsw.gov.au

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