

This meeting is part of the determination process.

Meeting note taken by: David Way

Date: 5 July 2018

Time: 13:30

Project: Project: Eastern Creek Business Hub concept approval MOD 3 (SSD 5175 MOD 3) Eastern Creek Retail Development (SSD 8588)

Meeting Place: Blacktown Council Offices, Blacktown, NSW

Attendees:

IPCN Members:

John Hann (Chair) and Soo-Tee Cheong

IPCN Secretariat:

David Mooney (Team Leader) and David Way (Senior Planning Officer)

Blacktown City Council (Council):

Judith Portelli (Manager Development Assessment), Nadeem Shaikh (Co-ordinator Access and Transport Management) and Holly Palmer (Senior Project Planner)

Meeting Purpose: To discuss Council's view on the proposed modification application and development application submitted by Fraser Property for the Eastern Creek Business Hub and Retail Centre

Matters Discussed:

1. Introductions
2. Council's submission regarding the concept plan and development
 - No further objection to the development in principle, noting that the concept plan has been approved. However, Council noted that through the modifications the current development is a different offering to the original proposal.
 - Council was satisfied with the inclusion of additional circulation space in the design of the retail centre.
3. Community considerations and amenity:
 - Council noted they were satisfied with the retention of the "left in – left out" design for vehicle movements at the intersection between Beggs Road and Rooty Hill South Road, including the divided median, from a public safety perspective; and
 - Council noted that reducing the operating hours of the loading dock on Sundays would provide a respite period for residents on Beggs Road.
4. Traffic and engineering consideration:
 - Council noted the upgrade to Beggs Road will need to meet Council standards, including the establishment of a turning head and second footpath;
 - Council noted the upkeep for Beggs Road will remain a Council responsibility. However, the impacts to Beggs road will largely be a result of a significant increase in heavy vehicle movements from trucks using the loading dock. Council consider this a very high public cost noting there would be little public usage of Beggs Road. Council suggested a contribution by the developer toward the upkeep of Beggs Road would be appropriate.
 - The parking allocation has not been established in accordance with Council guidelines, instead using NSW Roads and Maritime Services Guidelines. Council holds concerns that this will lead to significant "spill over" parking in the surrounding streets.
 - Council noted that from the proposed changes to the concept plan, there was concern over whether storm water would be managed in accordance with Council regulations.
5. Meeting close

Documents: None tabled

Outcomes/Agreed Actions: Council to provide proposed conditions for waste / storm water management and their views on maintenance contributions.

Meeting closed at: 14:15