



AUSCRIPT AUSTRALASIA PTY LIMITED

ACN 110 028 825

T: 1800 AUSCRIPT (1800 287 274)

E: clientservices@auscript.com.au

W: www.auscript.com.au

5

TRANSCRIPT OF PROCEEDINGS

TRANSCRIPT IN CONFIDENCE

O/N H-1154774

10

WESTERN SYDNEY

15

PLANNING PARTNERSHIP

20

MR A. JACKSON, Chair

25

AEROTROPOLIS LISTENING PANEL

30

35

BRINGELLY

40

WEDNESDAY, 26 FEBRUARY 2020

RECORDING RESUMED

[10.58 am]

5 MR JACKSON: Okay. We might get started. Mr Caruana, thank you for coming along today, making time to present to us. As we kind of promoted, these sessions are an opportunity to hear from yourself, in terms of your views on the documents that are out on exhibition at the moment. We'll introduce ourselves in a moment so you know who you're talking to - - -

10 MR M. CARUANA: so go for your life.

MR JACKSON: But the people around the table are people who work for government agencies or councils, and they will have a role in reviewing submissions - - -

15

MR CARUANA: Yes.

MR JACKSON: - - - and making recommendations. So I think everyone would agree, it's been good hearing directly from people today, so we'll look forward to that. Just so you know, this morning the Minister has given an extension of two weeks to the exhibition - - -

20

MR CARUANA: Okay.

25

MR JACKSON: If you want to take that up, if you want to – you may have already submitted - - -

MR CARUANA: Quite possibly. We already did - - -

30

MR JACKSON: Okay.

MR CARUANA: - - - but we've spoken to another Minister, but anyway.

MR JACKSON: Okay. No, no, I understand. So there's been an extension of two weeks - - -

35

MR CARUANA:

MR JACKSON: - - - from this Friday, so we'll notify everyone of that, but just – I was told that five minutes ago, so you're the first – and the second to know after

So we might just introduce ourselves, and then it's over to yourself.

40

MS NORRIS: Yes. I'm Nancy-Leigh Norris from Liverpool Council.

45

MR CARUANA: Right.

MS BORGIA: Hi. I'm Natasha Borgia. I'm from Penrith City Council. I'm the City Planning Manager.

5

MR CARUANA:

MR ORTEGA: I'm Fernando Ortega from Sydney Water.

10 MR CARUANA: Right.

MS GEE: Julie Gee from Transport for New South Wales.

15 MR JACKSON: I'm Andrew Jackson, so I head up the planning partnership that does the planning for the area around the airport.

MS BLACKWELL: Sarah Blackwell from Infrastructure New South Wales.

20 MS GRZELAK: Patrice from the Department of Planning.

MR McNAMARA: And David McNamara, Director of Aerotropolis, from the Department of Planning.

25 MR CARUANA: Okay. Well, first of all I want to thank you all for letting us coming here. We're not computer literate so I can't present all this.

MR JACKSON: That's fine.

30 MS GEE: That's fine.

MR CARUANA: But I am going to our problem, we've got a property on Elizabeth Drive. It Elizabeth Drive

35 MR JACKSON: Sorry, can I just say something? Sorry, sorry, sorry.

MR CARUANA: That's all right.

MR JACKSON: We are recording these sessions - - -

40 MR CARUANA: That's all right.

MR JACKSON: If that's okay.

45 MR CARUANA:

MR JACKSON: So – and there will be an official transcript - - -

MR CARUANA: No. No problem.

MR JACKSON: Just – sorry, I should have just mentioned that at the start.

5 MR CARUANA: No problems. That’s okay. No problems for us.

MR JACKSON: Sorry.

MR CARUANA: I’m going to say nothing wrong.

10

MR JACKSON: Sure.

MR CARUANA: I’ve got a property on Elizabeth Drive – it’s [REDACTED] We’ve
always thought that we wanted to develop that site. All of a sudden it turned out to
15 be an environment given us a bit of a headache at this point. On that site, we’ve
got some DAs – one is a significant DA, which is for an abattoirs. We got that in the
90-something – 1990 something. I did speak to David here, just very briefly – at
Twin Creeks, I think. Look, I brought a DA with me, and I could show you some of
20 the things that we’ve got on that DA. I’ve also got a – one of these – whatever you
call it, a USB, or whatever you call it, I think. I’d like to present that to you – you
can have a look at it later.

MR JACKSON: Okay. Thank you. Cheers. So just – just for context for everyone
– and I think it’s in the paper in the front. So, Mr Caruana’s property is on Elizabeth
25 Drive - - -

MR CARUANA: Yes.

MR JACKSON: It’s in the – in effect, in the middle of the Badgerys Creek precinct,
30 and it’s to the [REDACTED] of Elizabeth Drive, so it’s in the Penrith LGA.

MR CARUANA: Are you right? Do you know which one it is?

MR JACKSON: Yes.

35

MS GEE: Yes.

MR CARUANA: I’m going to talk to your drawings here. Now, if I could just

40 MR JACKSON: Yes. Cheers. Thank you.

MR CARUANA: We’ve also got a submission that’s been put in by an
Andrew Goff. I thought we didn’t have much time - - -

45 MR JACKSON: Yes.

MR CARUANA: - - - so a sort of a bit of a rough job. I'd like to give you that one as well.

MR JACKSON: Did you post that?

5

MR CARUANA: I think he might have submitted direct. When I spoke to David, David said, "to make that to my attention".

MR JACKSON: I received it earlier in the week, that exact one.

10

MR CARUANA: got it earlier. Okay. I was going to give you one today. Right. No problem.

MR JACKSON: Yes, from Goff. Yes, fantastic.

15

MR CARUANA: That's That's good. But when we – when we – when we were at the stage of putting together this DA back in the '90s which cost us – it nearly broke us but it cost us about four or five years. And we had a lot of changes through Penrith Council, and the airport was coming, etcetera, etcetera. And I can't – at that point, our town planner was Barry Rhodes. Barry Rhodes, I think, came out of Liverpool Council He was the one that presented it at the time, and we started – we started a project. We were quite well into the project, and Barry rang me up and said, "The airport is going ahead. Let's stop". And that's why we stopped at that point, but it's still there, it's still current. In – at that point, we had two points that became quite significant at the time, which took us a lot of time and a lot of effort between councillors and our town planners, consultants.

20

25

And the two issues that they'd picked on mainly was water and – the use of water and the They were the two big issues. Because of the animal that we were putting together, we hold a lot of water onsite, a lot of storage, etcetera, etcetera. But the first thing was how are we going to get rid of our water. Councillors and our consultants contrived a turf farm per se which was going to clear the land, put in this turf, to use up all our base water. That was the first thing. The second thing was – which was a big problem at the time, because water was the first strike. And I notice in your documentation, you've got so that's still ready to go ahead if needs be. I think – and I think David said to me at that stage, an abattoir on Elizabeth Drive next to the airport don't go hand in hand, and maybe they don't. I don't know what the problem – what I really want to know is, what prompted you people – whatever, to turn our places into environment and recreation. Like what is there?

30

35

40

When we were doing – put this designated DA in in the old days, we core drilled that whole site for Aboriginal effects and – because we were putting dams in there. And that's where we are now. When we saw the green thing, we thought, "Mate at the back of us – no green". We've got the best block in the whole street, we think - - -

45

MR JACKSON: You've got sewers – you've got sewers next to you?

MR CARUANA: We're in front of sewers. No, we're – sewers behind us.

MR JACKSON: Yes, sewers behind. Yes, okay.

5 MR CARUANA: Behind us. And we're right on the [REDACTED] that, [REDACTED] and Elizabeth Drive. And we're the little – we look like a little island in the BBC here somehow. And, mate, I just want to know why? What's so significant with our land, to turn it into green space?

10 MR JACKSON: Look, all I'll say to that – or what I will say to that is that in terms of – in terms of what goes into the plan and the mapping – so we've taken advice from within New South Wales Government and the Environment Department – within the department - - -

15 MR CARUANA: Yes.

MR JACKSON: - - - who have done analysis around landed conversation value. I had heard that – that you have concerns with that classification, and that's something that we will raise with them - - -

20

MR CARUANA: Yes.

MR JACKSON: - - - as part of the exhibition, to confirm that your site does, in fact, have environmental value. It's not part of the South Creek area, so - - -

25

MR CARUANA: No.

MR JACKSON: - - - it's been called out specifically.

30 MR CARUANA: Yes.

MR JACKSON: So there would be – there would have to be a basis for that. And we will follow up – after we've – now that we've got the submission - - -

35 MR CARUANA: Yes.

MR JACKSON: - - - we will raise that with them, as part of our review of the submissions.

40 MR CARUANA: If I could show – I don't know which part of the land – and I'm a bit confused here. If I could – I should have brought some copies or something – just to give you an idea

MR JACKSON: Yes, yes, that's fine.

45

MR CARUANA: This is our – this is our block here. That's Elizabeth Drive. That's – that was our site that we wanted to develop at the time.

MR JACKSON: Yes.

MR CARUANA: Council got us to reduce the size – that’s the actual size that was passed, because they said, “Let’s have a look at it, and we’ll go on to Stage 2
5 with the first stage”.

MR JACKSON: Yes.

MR CARUANA: But these are the areas, 1, 2 and 3. They’re our turf areas. And
10 you can see it covers most of the land - - -

MR JACKSON: Yes.

MR CARUANA: - - - to start off with. There’s very little left. So that’s still –
15 that’s still current - - -

MR JACKSON: Yes.

MR CARUANA: - - - so where do they want to put in their green area?
20

MR JACKSON: Yes, yes. Look, I - - -

MR CARUANA: Do you understand what I’m - - -

MR JACKSON: I understand exactly – I understand exactly what you’re saying.
25 Patrice was just going to pull up an aerial photo of your site, just so you can talk to that, and everyone can see the situation. So you’re saying where the – that’s – where it’s turf, that’s turf at the moment?

MR CARUANA: No, it’s not. Not at present.
30

MR JACKSON: It’s not. Okay. That was part of your proposal around - - -

MR CARUANA: Yes. A lot of this was with council
35

MR JACKSON: Yes.

MR CARUANA: some of our council

MR JACKSON: Yes, okay.
40

MR CARUANA: We also have there a consent for a DA on the bottom end of the block that is now, because we thought we were going to be developing it at the end of the day. These are a consent for a DA, at the bottom recovery. There’s a
45 they’ve got their problems with council – plus our issue.

MR JACKSON: Yes.

MR CARUANA: We said to them

MR JACKSON: When you say “bottom”, you mean furthest away from Elizabeth Drive?

5 MR CARUANA: That was the – that was next door to

MR JACKSON: Yes. As sewers, yes.

10 MR CARUANA: Because what that – they’re doing they’re a development site, like - - -

MR JACKSON: Yes.

15 MR CARUANA: Just a a bit of common sense

MR JACKSON: I understand. Sorry, we’ll just do just – if you want to talk to your slides.

20 MS GRZELAK: Sorry, it’s just loading - - -

MR JACKSON: No, you’re right. Thanks, Patrice.

MS GRZELAK: That’s okay.

25 MR JACKSON: All right. It’s there in the drop-down already.

MR CARUANA: That’s our site there.

30 MR JACKSON: That’s your site there?

MR CARUANA: Yes.

MR JACKSON: Yes. Okay. So in – and does that – is that a recent one? I’m

35 assuming that’s fairly recent, that picture?

MS GRZELAK: ’19.

MR JACKSON: October of last year. Okay. So you’ve got some vegetation

40 towards the front - - -

MR CARUANA: A little bit of vegetation, yes.

MR JACKSON: Yes. And whereabouts, sorry, was the abattoir proposed? On that

45 – that middle part, was it?

MR CARUANA: Well, yes, about that – about that middle part.

MR JACKSON: Yes.

MR CARUANA: from the rear end of the middle, was where the turf

5 MR JACKSON: Yes, okay.

MR CARUANA:

10 MR JACKSON: No, no. That's great. Thank you.

MR CARUANA: Okay.

MR JACKSON: So, look, in – in terms of this – I can't answer for you today - - -

15 MR CARUANA: All right.

MR JACKSON: - - - why that was made green, but we will talk to the Office of Environment - - -

20 MR CARUANA: Right.

MR JACKSON: - - - to understand what the basis was. I mean, there is some vegetation on there at the moment, so that may be a particular type of vegetation of some value - - -

25

MR CARUANA:

MR JACKSON: But it's not the entire site.

30 MR CARUANA: leave that one out.

MR JACKSON: Fair enough.

35 MR CARUANA: But that's where it is. But, look - - -

MR JACKSON: Yes.

40 MR CARUANA: - - - there's no around there. We're quite happy to pay to have them put in somewhere else, to offset them - - -

MR JACKSON: I understand it.

45 MR CARUANA: That's – that's, you know – council again has got a little few little I'm diagonally across the – our place, which is on Martin Road. That's there.has gone already, but there's a lot of other – we're the only ones that have kept any vegetation. You can see the whole area has been cleared.

MR JACKSON: Yes, absolutely.

MR CARUANA: And where Mirvac is, they told us

5 MR JACKSON: Yes.

MR CARUANA: And that's where we are right now.

10 MR JACKSON: I understand. And that – for people, the bottom left there, the yellow – that's the tip of the airport, I think - - -

MR CARUANA: Yes.

MS GEE: Yes.

15

MR JACKSON: That's the earthworks - - -

MS GEE: Yes.

20 MR JACKSON: - - - so it gives you some idea about

Okay. Look, thank you for that. I don't know if there's much more that we can help you with today, but appreciate you coming along and – you know - - -

MR CARUANA: sorry, I'm not computer literate.

25

MR JACKSON: No. Don't be silly. I - - -

MS GEE: That's all right.

30 MR JACKSON: I wouldn't have been able to do that, so that's - - -

MS GEE: That's fine, yes.

MR JACKSON: That's quite – that's quite fine.

35

MR CARUANA:

MR JACKSON: So, look, as I said - - -

40 MR CARUANA: I'm just using your pictures here.

MR JACKSON: No, that's fine. So as I said, we've received the submission. I know we received it earlier in the week - - -

45 MR CARUANA: Right.

MR JACKSON: - - - and as part of that, we'll consider that. If we've got any questions, we'll come back to you.

5 MR CARUANA: No. I have to want to do with this, but we did.

MR JACKSON: Yes. I totally understand.

MR CARUANA: And I thought it was worthwhile.

10 MR JACKSON: That's fine.

MR CARUANA: And we couldn't work out why that happened, in the midst of everything else. And we looked at the – we ticked this. It's almost on the – on the – between two creeks, almost. And I looked at our place, and I said

15 MR JACKSON: Yes.

MR CARUANA:

20 MR JACKSON: Yes, I understand. I understand. Okay. Look thank you for your time.

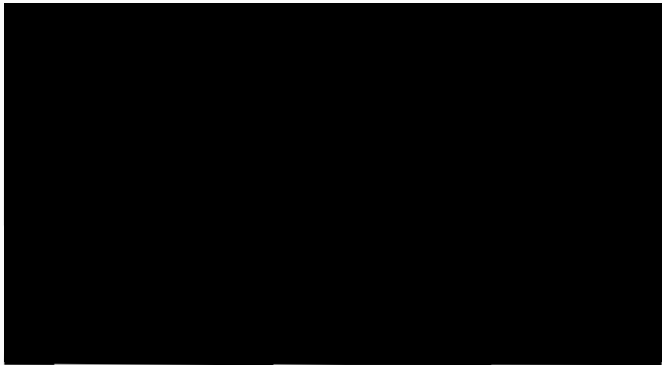
MR CARUANA: Okay Thank you very much.

25 MS GEE: Thank you very much.

MR CARUANA: Thank you. Thanks.

30 **RECORDING SUSPENDED**

[11.11 am]



Dear Mr Rhodes



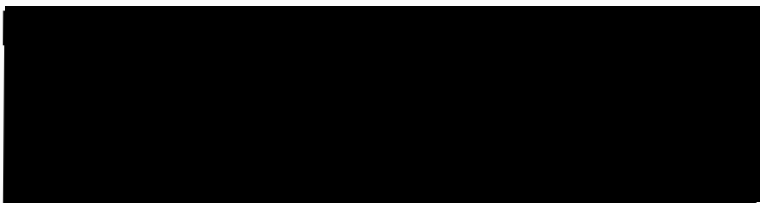
I refer to your recent letter providing details of your proposed development at the above location. Integral Energy has sufficient information to determine the method of provision of electricity supply. This development will be supplied by a padmount substation located on the customers property and full costs of providing this supply may be at the customers expense.

Note: An 'Application for Service Position' indicating load details must be submitted to the Cumberland Region office at least four (4) months prior to the requirement for supply to avoid any unnecessary delay.

This *original* letter should be forwarded to **Penrith City Council** to facilitate the release of your Building Appro

For further enquiries

Sincerely



Mr Ian Ryan
TEAM LEADER SERVICE OFFICER
CUMBERLAND REGION

