

TALLAWONG VILLAGE COMMUNITY CONSULTATIVE COMMITTEE MEETING MINUTES

Location: Tallawong Village Sales

Date: 29 May 2023

Time: 12.05 pm

Chairman: Garry West

Attendance:

Garry West	DPE-appointed Independent Chairman
Robert Furolo	Deicorp – Executive Manager, Corporate Communications
Sue Lawrence	North West Chamber of Commerce
Angela Van Dyke	North West Neighbourhood Centre
Senior Constable Melissa Rosevear	Crime Prevention Officer, Riverstone PAC
Cr Chris Quilkey	Blacktown City Council
Crishelle Bonifacio	Engagement Manger, Customer & Community, Metro Trains
Warren Kirby MP	Member for Riverstone (OBSERVER)

Apologies:

Grant Madsen

Minutes

The meeting opened at 12.05pm and the Chairman welcomed everybody to the meeting. An acknowledgement of country was given by Mr West. Mr West welcomed Crishelle Bonifacio and Cr Chris Quilkey to the meeting and outlined the meeting minutes procedure.

Robert Furolo provided an overview of the site model prior to the meeting commencing.

Mr West noted the minutes of the previous meeting had been circulated for comment and the final minutes were uploaded to the project website.

Project Update

Site 1:

Work on Site 1 is progressing well, with 3,800 tonnes of steel reinforcing and 26,000m³ of concrete used to-date on the project. Ground floor retail and commercial areas have been constructed, and work is starting on residential floors in building E.

Handover of the retail areas is scheduled for the end of 2023 for fit-out by tenants, with operation of these areas expected Q1 2024. Handover of residential apartments is currently scheduled for Q2 2024.

Site 2:

Bulk excavation for site 2a and 2d has been completed, with shoring and piling also done. Structure for Site 2d has commenced and will be starting soon on 2a.

Initial provisioning work for solar has been completed and essential sewerage connections to Sydney Water connection point has been completed which included connecting service to an elderly resident that had previously only had septic and tank water onsite.

Work will soon be commencing on Stage 3 which is the corner of Cudgegong Road and Schofields Road.

Elsewhere in the project, Deicorp has extended the partnership with Jane Flemming's Live Life Get Active program that provides health, fitness and wellbeing programs for local residents. To date, more than 4,000 sessions have been held, and 360 members participating. Currently, users are 82% female and 42% aged between 45-60.

Sales have continued to perform well, with Stage 1 completely sold out (333), and 532 out of 987 apartments across the project sold.

General Business

1. Discussion occurred regarding the profile of buyers, noting they are predominately 1st home buyers. Noted that 50 units are classed as 'affordable' and a further 10% are 'adaptable'.
2. Robert advised that space has been allocated for the NW Neighbour Centre. A subsidised notional lease will be negotiated with Blacktown City Council. Cr. Quilkey requested to be kept in the loop.
3. Cr Quilkey queried whether the Mobile Library is still operating. Robert confirmed it still operated at the Sales Centre on Friday mornings.
4. It was noted that the Sales Centre will be demolished at the end of 2023 to permit future development of the site. A Sales Centre will be established within the Stage 1

complex and CCC meetings will be held in that location.

5. Cr Quilkey questioned how noise and dust will be managed for the retail tenants and residents of Stage 1 while Stage 2 development proceeds. Robert noted that excavation work will largely be completed by then, with only a small overlap of excavation to occur after settlements have occurred. Operations will be managed within the conditions of consent for the project in terms of hours of operation, dust mitigation and traffic management. It is also expected by then there will be resident and retail/commercial representation on the CCC.
6. It was noted that provision for trades vehicle parking has been made on the eastern side of Cudgegong Rd. A 'Tool Box' meeting is held regularly and parking is a topic.
7. It was noted that dangerous U-Turns are being undertaken at the 'Kiss & Drop' location of the Tallawong Station early mornings. The highway patrol will be notified.
8. The Metro Trains planned expansion was discussed.
9. General discussion regarding the lack of infrastructure in the Riverstone area and the NSW Government priorities for addressing this in the future.
10. Angela thanked Deicorp for their sponsorship of the "Tutoring Program" and the "Youth Mental Health Counselling" activities undertaken by the NW Neighbour Centre.
11. ACTION(Carried Forward): Robert to have an analysis of planned street lighting.
12. The meeting closed at 1.20pm after a light lunch and refreshments.
13. Next meeting Monday 28 August 2023 commencing at 12pm.