

## Tallawong Village Community Consultative Committee Meeting minutes

Location: North West Neighbourhood Centre

Date: 3 June 2024

Time: 12.05 pm

Chairman: Garry West

### Attendance:

|                                 |  |
|---------------------------------|--|
| Garry West                      | DPE-appointed Independent Chairman                           |
| Robert Furolo<br>Communications | Deicorp – Executive Manager, Corporate                       |
| Cr Chris Quilkey                | Blacktown City Council                                       |
| Waffa Salti                     | Senior Manager, Corporate Relations & Communications,<br>MTS |
| Angela Van Dyke                 | North West Neighbourhood Centre                              |
| Sue Lawrence                    | North West Chamber of Commerce                               |

### Apologies:

|                                   |  |
|-----------------------------------|--|
| Crishelle Bonifacio               | Engagement Manger, Customer & Community, MTS |
| Detective Inspector Meagan Finlay | Crime Manager, Riverstone PAC                |
| Senior Constable Melissa Rosevear | Crime Prevention Officer, Riverstone PAC     |

### 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 acknowledged the passing of the Mayor of the City of Blacktown, Councillor Tony Bleasdale OAM a strong regional advocate and the election of Councillor Brad Bunting as Mayor. It was agreed the Chair should write to Cr Bunting to invite him to attend a future CCC meeting.

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

### Business Arising from the Previous Minutes

Issue of trades people parking on verges and driving over the footpath was an ongoing issue of concern. When internal trades come onsite numbers will increase. The Traffic Management Plan is silent on this issue. Rob advised he will talk to the site managers to issue the necessary communications to all trades people.

## Project Update

Rob indicated this was a frantic time for the project, noting there were 400 people on site.

Stage 1 The project comprises 333 apartments, 9,000 square metres of retail, a 3,000 square metre park, 1,500 square metre playground and three levels of basements. Retail tenancies are preparing for a soft opening from 12 June until mid July. Parking will be available in the first week of June.

Buildings C, D, & E expect residential Occupation Certificate by end June and settlements within 2 weeks of the OC being received, with residents moving in from middle July.

Buildings A & B expect to have residential Occupation Certificate by end July and settlement 2 weeks later.

Official opening planning has commenced. CCC members will be invited.

Stage 2 & 3; Consists of 654 residential apartments. Sign off of the internal road planned by end June with public access expected end August. Building S expected to have residential Occupation Certificate early August. The remainder of Stage 2 are expected to have OC around November / December 2024.

Stage 3 has commenced sheet piling and excavations and is expected to be completed by the end of 2025.

Angela asked what are the Strata arrangements for the development. Rob advised there will be Retail Stratum and a Residential Stratum. Registration is currently being processed.

Bridge Housing has applied under the Housing Australia Future Fund to finance the purchase of the 'Affordable Housing' units within the project. A decision on the application is still pending.

Sue asked if there will be an increase in the number of trains to cope with the additional demand. Waffa indicated there are no increases planned.

The next independent audit results should be available by next meeting.

No complaints have been received.

## General Business

1. Sue asked if there had been an uplift in the values of the Tallawong residential units. Rob advised research indicated a potential uplift of 28%.
2. When is Service NSW expected to occupy their retail space? Rob to investigate.  
[ACTION]

3. Garry sought advice on timing of the Retail & Residential Strata so as to arrange representation on the CCC. Rob to confirm. [ACTION]
4. Angela asked if Deicorp had any spare buildings that may be available. Rob will review.

The meeting closed at 1.15pm after a light lunch. Garry thanked Angela for facilitating the meeting room and Rob advised the next meeting should be able to be held at the Village.

Next meeting Monday 26 2024 commencing at 12pm.