MASSIVE JOBS BOOST FOR WESTERN SYDNEY - $182 MILLION CONCEPT PLAN FOR FORMER HOXTON PARK AERODROME

Wednesday 28 July, 2010

The NSW Government has approved a $182 million concept plan for a 50 hectare employment site at the former Hoxton Park Aerodrome in Sydney’s west.

The proposal for warehouses, distribution centres and light industry will support more than 2,500 jobs. This will be a massive injection of employment for Western Sydney.

The site was identified for employment land by the NSW Government and Liverpool Council as it is near the M7 and has capacity to provide jobs close to where people live.

In addition to the concept plan approved by the NSW Government, project approval has also been given to start construction on a range of businesses on the site, including:

- A Big W warehouse with 89,000 square metres of gross floor area;
- A Dick Smith warehouse with 51,700 square metres of gross floor area; and
- Road, stormwater and other associated infrastructure.

The proponent, Mirvac Group, will start building works immediately, and anticipates the Dick Smith building will be completed by January 2012, and the Big W warehouse by March 2012.

Minister for Planning, Tony Kelly, said the project is expected to support 1,400 construction jobs, and a further 1,135 operational jobs once the concept plan has been realised.

“This project will help deliver more jobs and different types of jobs for Western Sydney families,” Mr Kelly said.

“We know 280,000 new jobs are needed in Western Sydney by 2031, and projects like the one I am announcing approval for today will help meet both current and future job demand.

“This is a demonstration of how the NSW Government considers jobs growth, transport services and housing demand together, to create jobs close to where people live.”

Member for Macquarie Fields, Dr Andrew McDonald, said the development would be a great asset for the local area.

“The development of Hoxton Park, together with the Western Sydney Employment Area only minutes to the north, will cement the South West as a jobs centre,” Dr McDonald said.

“I’m particularly pleased that the proponent has agreed to provide all of the necessary infrastructure to service this development.

“That means that community will get the jobs and investment benefits, without having to foot the bill for infrastructure.
"The infrastructure will be delivered by the proponent, Mirvac Group, the majority of which will be dedicated to Liverpool City Council."

Mr Kelly, said a range of conditions will limit the impact of the development. A total of 110 conditions have been imposed on the approvals, including:

- Provisions for a second access to the site, ensuring additional traffic generated by the project won’t impact significantly on existing flows on Cowpasture Road and M7;
- Designing alternative drainage infrastructure to the satisfaction of Council, in order to minimise flooding impacts;
- Implementing a construction and environmental management plan to manage filling and earthworks;
- Widening the access road to accommodate any future upgrades; and
- Revising the landscaping plan for the site to improve visual amenity.

"These conditions will help ensure the benefits of the development can be realised, while at the same time its traffic and other impacts can be minimised," Mr Kelly said.

"A cycleway and footpaths will be provided throughout the 50 hectare site, in order to minimise internal car movements and provide transport alternatives to cars.

"This project is a great example of how the State planning system expertly reviews development proposals, providing a gateway for approval while managing impacts."

Minister for Western Sydney, David Borger, welcomed the increased investment in local jobs and infrastructure.

"This development will be a great investment in Western Sydney's ongoing growth," Mr Borger said.

"Projects such as this strengthen Western Sydney's economic role and deliver jobs closer to home for local families."

Liverpool City Council Mayor, Wendy Waller, welcomed the announcement.

"Council has worked closely with the Department of Planning throughout the assessment process," Ms Waller said.

"This has been a great example of how the Council and the State Government can work together to deliver good outcomes for local communities."

Mirvac Group Managing Director, Nick Collishaw, said the NSW Government was integral in securing the project.

"This is a significant project for the State, and Mirvac is proud to play a role in delivering this development," Mr Collishaw said.

"Industry and Investment NSW, the Department of Planning and the Liverpool City Council have been integral in securing this project for NSW."
General Manager of Dick Smith, Debra Singh said the development will create jobs and investment.

“On behalf of both Dick Smith and BIG W, we are delighted to locate our new distribution centres within this important development,” Ms Singh said.

“Having state of the art logistics facilities at Hoxton Park will not only create jobs and investment in NSW but will ultimately help us achieve a better shopping experience for our customers right across the State.”

**IMPORTANT STATEMENT ABOUT POLITICAL DONATIONS**

Political donation disclosure laws came into effect in 2008 imposing obligations on applicants making applications for project approval to the Minister for Planning from 1 October 2008 to disclose all reportable political donations (if any) made by anyone with a financial interest in the application within the period commencing two years before the application is made and ending when the application is determined. More information on these obligations is available at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au).

The proponent for this project is Mirvac Group. The project was delegated to the independent Planning and Assessment Commission for determination because reportable political donations to both the Liberal Party and Labor Party were disclosed in relation to this project.