

SOCIAL IMPACT ASSESSMENT ADDENDUM

Mirvac Aspect Industrial Estate

INTRODUCTION

This statement relates to the concurrent Modification to the Aspect Industrial Estate (AIE) Development (SSD-10448) at 804-882 Mamre Road, Kemps Creek (the site) (Mod 3) as well as a Stage 2, State Significant Development (SSD) application for the staged development of Warehouse 9 (SSD-46516461) (WH9 SSD). On behalf of Mirvac Projects Pty Ltd (the Applicant), this Social Impact Assessment (SIA) Addendum Letter has been prepared to address matters, related to the SIA, raised by the Department of Planning and Environment (DPE) throughout the public exhibition period.

Background

In July 2020, Urbis Community Planning completed a SIA that accompanied the Environmental Impact Statement (EIS) for the Concept Masterplan and Stage 1 Development Application (DA) to provide a warehouse and distribution centre. The EIS was prepared to support the Concept Masterplan for 11 industrial buildings, an internal road network layout, building locations, car parking, concept landscaping, building heights, setbacks and built form parameters. It was also prepared to support the Stage 1 development of the Estate including site preparation works, construction and fit out of two warehouse and distribution buildings, internal road networks and associated stormwater management, fencing and landscaping, subdivision and signage.

Since lodgement of the Concept Proposal and Stage 1 Development, Mirvac have proceeded in lodging SSD applications for future warehousing on site. As part of the most recent application, the SIA prepared for the Concept Proposal and Stage 1 Development SSD was re-lodged with the assumption that the report would still be valid as circumstances of the site have not changed.

Purpose

DPE provided a response to Mirvac on the submission of the original DA relating to several matters provided below. The purpose of this addendum is to address these matters, with responses outlined in Table 1 below and in Sections 1 and 2 of this letter.

Table 1 DPE issues raised and response

DPE issues raised	Response
Provide a Social Impact Assessment (SIA) specifically for Warehouse 9 as required in the SEARs for SSD-46516461.	As confirmed with DPE, this supplementary addendum letter will follow on from the original SIA and provide an assessment of social impacts that relate to Warehouse 9, where they may have not been addressed or require updating in the original SIA assessment prepared for the Concept Masterplan.
Ensure the SIA is based on the current SIA Guideline for State Significant Projects (DPIE, 2021) rather than SIA Guideline for State significant mining, petroleum production and extractive industry development (DPIE, 2017)	The SIA for the Concept Masterplan assessment was prepared prior to the implementation of the DPE SIA Guidelines 2021. The Concept Masterplan SIA followed

	<p>best practice guidelines available at the time for SIA, outlined by the International Association for Impact Assessment (IAIA). It did not solely rely on the SIA Guideline for State significant mining, petroleum production and extractive industry development (DPIE, 2017). Notwithstanding, a review of the Concept Masterplan SIA is undertaken and necessary changes and/or comments are provided below.</p> <p>The assessment of social impacts as they relate to Warehouse 9 have been prepared in accordance with the methodology provided in the DPE SIA Guidelines 2021.</p>
<p>Provide further consideration of the potential for sleep disturbance to the residences described in the SIA as 'nearest to the development' in relation to the duration, intensity and the sensitivity or vulnerability of the people affected and cumulative impacts on the residents with reference to Table 4 in the Department's SIA Guideline – Technical Supplement.</p>	<p>The addendum letter provides an assessment of social impacts as they relate to:</p> <ul style="list-style-type: none"> ▪ Noise impacts including potential sleep disturbance to neighbouring residences ▪ Construction impacts.
<p>Include a Declaration that the author of the SIA meets the requirements of a suitably qualified person in Appendix B of the SIA Guideline.</p>	<p>The author(s) of the original SIA and of this addendum letter meet the requirements of a suitably qualified person in Appendix B of the SIA Guideline.</p> <p>The authors qualifications are provided below.</p>

1. REVIEW OF ORIGINAL SIA

A review of the original SIA was undertaken and necessary changes to comply with the DPE SIA Guidelines 2021 are outlined below.

Section 2: Assessing social impacts – methodology

As outlined in Section 2 of the original SIA, the methodology used to assess social impacts was based on the IAIA recommendation for a risk assessment methodology.

The updated methodology, based on the DPE SIA Guideline: Technical Supplement (2021) is outlined below and will be used to assess social impacts related to Warehouse 9. Key social impacts and their impact ratings have also been revised in accordance with the updated methodology and is provided in Table 1 below. Potential impacts are assessed by comparing the magnitude of impact (minimal to transformational) against the likelihood of the impact occurring (very unlikely to almost certain).

Table 2 Social impact significance matrix

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A	Almost certain	Low	Medium	High	Very high	Very high
B	Likely	Low	Medium	High	High	Very high
C	Possible	Low	Medium	Medium	High	High
D	Unlikely	Low	Low	Medium	Medium	High
E	Very unlikely	Low	Low	Low	Medium	Medium

Source: DPE, 2021, SIA Guideline for State Significant Projects: Technical Supplement, p. 13

Section 6.2: Consultation

As outlined in the original SIA, the engagement activities with residents and landowners around the site were ongoing at time of writing the report and outcomes were not considered in the assessment of social impacts. However, as outlined in the Engagement Report prepared by Urbis in 2020, no feedback was submitted through the Urbis Engagement enquiry line or email addresses and no mention of the project was detected on social media.

As such, there no additional social impacts to consider from engagement with residents and landowners.

Section 6.3: Preliminary assessment

Potential impacts	Revised preliminary assessment
Aboriginal heritage	<p>At time of writing the original SIA, the test excavation program had not been undertaken and the full extent of impact could not be assessed.</p> <p>The Aboriginal Cultural Heritage Assessment (ACHA) identified one Aboriginal site in the study area which included a low density, subsurface artefact assemblage and an artefact concentration, in addition to other recorded surface features. The Aboriginal site was assessed as being of moderate archaeological significance.</p> <p>The Concept Proposal will impact the Aboriginal site, as found in the ACHA, result in a total loss of value. The artefacts excavated in the test excavation will be relocated for conservation purposes. In accordance with consultation with the Registered Aboriginal Parties (RAPs) it is recommended that artefacts collected will be reburied within the study area, outside of the proposed impact area of the Estate. The location will be forwarded to the AHIMS Registrar with information on the location and depth of burial.</p> <p>As the Concept Proposal works included landform modification and disturbance to the whole site and study area, there are no additional impacts to Aboriginal heritage values because of the modification or construction of Warehouse 9.</p> <p>The relocation of the artefacts in consultation with the RAPs and recording the full extent of intact artefact concentration will mitigate the medium negative impact of the total loss of value of the Aboriginal site. Overall, impacts to Aboriginal heritage is likely to have a low negative impact on the local Aboriginal community.</p>
Noise impacts related to site operation	No changes to the original social impact assessment related to noise operation for the overall Estate. However, an assessment of the social impact of operational noise specifically related to Warehouse 9 is included in Section 2 of this letter.
Amenity impacts related to construction	No changes to the original social impact assessment related to amenity impacts related to construction for the overall Estate. However, an assessment of the social impact of construction amenity impacts specifically related to Warehouse 9 is included in Section 2 of this letter.

Provision of facilities and services to meet employee needs	No changes to the original social impact assessment. This impact considered all workers expected to be on site across the Estate and their access to food outlets, lunch rooms and passive recreation space for work breaks. As outlined in the original SIA, workers will have access to lunchrooms and breakout spaces in each Warehouse and a ground floor café to meet their day to day employee needs.
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Section 7: Assessment of significant impacts

No changes to the assessment or overall impact ratings of significant impacts considered in the original SIA.

2. ASSESSMENT OF SOCIAL IMPACTS RELATED TO THE MOD 3 DESIGN AND WAREHOUSE 9

2.1. Operational noise impacts

Description of impact	Impacted groups	Impact category
Increased noise due to modifications to the design of the Estate and Warehouse 9.	<ul style="list-style-type: none"> Nearby residential sensitive receivers Nearby industrial businesses 	<ul style="list-style-type: none"> Way of life Health & wellbeing
Current environment		
<p>The site and surrounding area are not highly activated areas and are mostly defined by agricultural uses and grass paddocks with some scattered vegetation, farm dams and residences fronting Mamre Road.</p> <p>There are approximately 10 residences located along Mamre Road close to the site, with no local services in the immediate vicinity. However, nearby sensitive receivers have been rezoned to IN1 industrial uses as part of the development of the Mamre Road Precinct.</p> <p>As outlined in the SSD-10448 MOD 3 and Warehouse 9 SSDA Noise Impact Assessment (NIA) prepared by SLR the nearest sensitive receivers which have not been rezoned to IN1 industrial uses are outlined below:</p> <ul style="list-style-type: none"> Residences around 600m to the south on Mamre Road, Kemps Creek Residences around 1.45km to the west on Medinhah Road, Luddenham An isolated place of worship around 1km to the southeast within the Mamre Road Precinct. <p>All other residential receivers located to the north and east of the site are located over 2km away from the site.</p>		

Impact of the proposal

An assessment of operational noise impacts as they related to the MOD 3 design and Warehouse 9 are outlined in the NIA. Based on assumptions made by Mirvac on the likely future tenants of Warehouse 9, it is expected that the main sources of operational noise will be from on-site light and heavy vehicle movements, loading dock activities in hardstands and mechanical plant. The warehouse will operate 24 hours a day and therefore night time noise impacts were also assessed.

As discussed in the NIA, noise levels from operation of the warehouse are predicted to result in exceedances of the relevant noise limits at the western boundary (noise location 1) and at the southern boundary (noise location 2 and 3). Noise levels will comply with the relevant noise limits at the eastern and northern boundaries.

At noise level 1 there will be some noise exceedances during the day time, evening and night-time. The increase in noise is due to the MOD 3 design of the heavy vehicle route around Warehouse 9 and the larger gross floor area (GFA) of Warehouses 8 and 9 which results in more heavy vehicle movements in this area. At noise level 2 and 3 there will be some noise exceedances at night-time. This is also due to design of the heavy vehicle movements and loading dock activities now at this location.

The exceedances in noise at the western and southern boundaries will not directly impact surrounding landholdings as all have been rezoned to IN1 industrial uses. Noise from the operation of MOD3 masterplan and Warehouse 9 are expected to comply with the applicable noise criteria during the day, evening and night-time at the nearest sensitive receivers that have not been rezoned to IN1 industrial uses (noted above). Therefore, it is not expected that operational noise will impact on sleep disturbance at residential sensitive receivers.

Management measures

- The site layout has been designed and amended to screen noisier areas of the development from nearby sensitive receivers.
- To reduce annoying noise emissions during the night-time broadband or ambient sensing alarms on forklifts and trucks are proposed.

SIA recommendations

- As aligned with the NIA, complete verification monitoring within three months of operation to re-test noise levels at sensitive receivers.

Residual impact (considering management measures)

Likelihood: Likely

Magnitude: Minimal

Resultant impact: Low

The MOD 3 design of the Estate and operation of Warehouse 9 is expected to increase noise levels at the western and southern boundary of the site. As the adjacent landholdings have been rezoned to IN1 industrial uses the operational noise level exceedances are likely to have a low social impact.

Noise impacts from the MOD 3 design of the Estate and operation of Warehouse 9 is likely to generate a low social impact on the closest residential sensitive receivers.

2.2. Construction impacts

Description of impact

Amenity impacts on nearby sensitive receivers because of construction activities

Impacted groups

- Local residents
- Nearby businesses
- Future workers

Impact category

- Way of life
- Health & wellbeing

Current environment

As noted above, the site and surrounding area are not highly activated areas, with around 10 residences located along Mamre Road close to the site and no local services in the immediate vicinity. Nearby sensitive receivers have been rezoned to IN1 industrial uses as part of the development of the Mamre Road Precinct.

There are several likely future developments within the Mamre Road Precinct to be constructed, however most are currently at the planning and assessment stage. There are some projects currently, or finished construction, in the precinct including the Kemps Creek Warehouse, Logistics and Industrial Facilities Hub by Frasers and Atlis JV and the major Mamre Road upgrade between the M4 Motorway, St Clair and Erskine Park Road.

Impact of the proposal

During construction of Warehouse 9, there may be some short term amenity impacts such as noise, dust and increased traffic on sensitive receivers.

Standard construction work hours are proposed, in accordance with the Stage 1 approval. As identified in the Noise and Vibration Impact Assessment prepared by SLR for the Stage 1 approval, noise impacts predicted at nearby sensitive receivers are predicted to be compliant and in accordance with construction noise management levels detailed in the Construction Noise Guideline.

The construction period is predicted to result in minimal increase in the overall traffic noise levels along the vehicle routes to the development.

The Air Quality Assessment prepared by SLR identified that the sensitivity level for dust impacts and human health impacts is classified as 'low' due to the separation between the site and residential sensitive receivers.

Construction of Warehouse 9 is the first construction project for the site, with other warehouses to follow. It is also recognised that there are many projects in the design and planning stage in the Mamre Road precinct that lead to a prolonged period of construction in the area. This could result in construction fatigue for nearby residential receivers, as well as future workers at the warehouse who are likely to be working while construction is ongoing in the area.

Management measures	SIA recommendations
<ul style="list-style-type: none"> Construction Noise Management Plan to be prepared and approved by the Planning Secretary prior to construction commencing. 	<ul style="list-style-type: none"> Implement site-specific management measures in accordance with the Air Quality Assessment. Where possible, cross proponent collaboration to coordinate construction related activities and potentially combined engagement with community and/or future workers. Ongoing communication to nearby residential receivers on construction updates, particularly any planned noisy works, and a key project contact for issues and/or complaints.

Residual impact (considering management measures)

Likelihood: Possible	Magnitude: Minimal	Resultant impact: Low
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Amenity impacts related to the construction of Warehouse 9 are likely to have a low social impact on nearby sensitive residential receivers due to the separation between them and the site.

There may be some ongoing and cumulative construction impacts as the Estate is built out in a staged approach, and the site is one of the first projects to be undergoing construction within the Mamre Road Precinct. This may result in construction fatigue for nearby residential receivers and possibly future workers of the site. With the implementation of the SIA recommendations, this is likely to be managed, and have a low social impact.

3. OVERALL IMPACT ASSESSMENT

The information provided in this statement is considered adequate to address the potential social impacts from the SSD modification as they relate to the modification to the design of the Estate and the development of Warehouse 9 within the Estate. The statement has also reviewed the original SIA in accordance with the DPE SIA Guidelines 2021.

At time of writing the original SIA, the engagement with the community and the results of Aboriginal test excavation had not been undertaken and were not considered in the assessment. There were no comments provided on the proposal by the community, and therefore no additional social impacts to be considered. This letter has considered the assessment of Aboriginal heritage in the original ACHA and associated modification letter. As outlined above in Section 1 the total loss of the Aboriginal site will likely have a medium negative impact on the local Aboriginal community, however with implementation of the recommendations including relocating the artefacts back to the site in a location not impacted by the proposed built form in consultation with the RAPs, this is likely to mitigate and reduce the impact to low negative.

The engagement undertaken for the Concept Proposal, Aboriginal test excavation findings, modification of the Estate and construction of Warehouse 9 generally does not change the overall assessment provided previously in the original SIA. As found in the original SIA, there are likely to be short-term negative impacts associated with increased traffic, visual change, and construction.

With implementation of management measures and SIA recommendations made in the original SIA and this letter, the negative impacts will be significantly outweighed by the long term positive impacts resulting from the creation of increased industrial land and employment opportunities for Western Sydney residents.

4. AUTHOR CREDENTIALS

This Social Impact Assessment addendum was prepared on 18 January 2023 by Andrea Kanaris and Isabelle Kikirekov.

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