



# ALSPEC INDUSTRIAL WAREHOUSE SSDA

Engagement Outcomes Report - (SSD-69845208)

Prepared for  
**HB+B PROPERTY**  
15 July 2025



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**Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.**

**We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.**

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# 1. INTRODUCTION

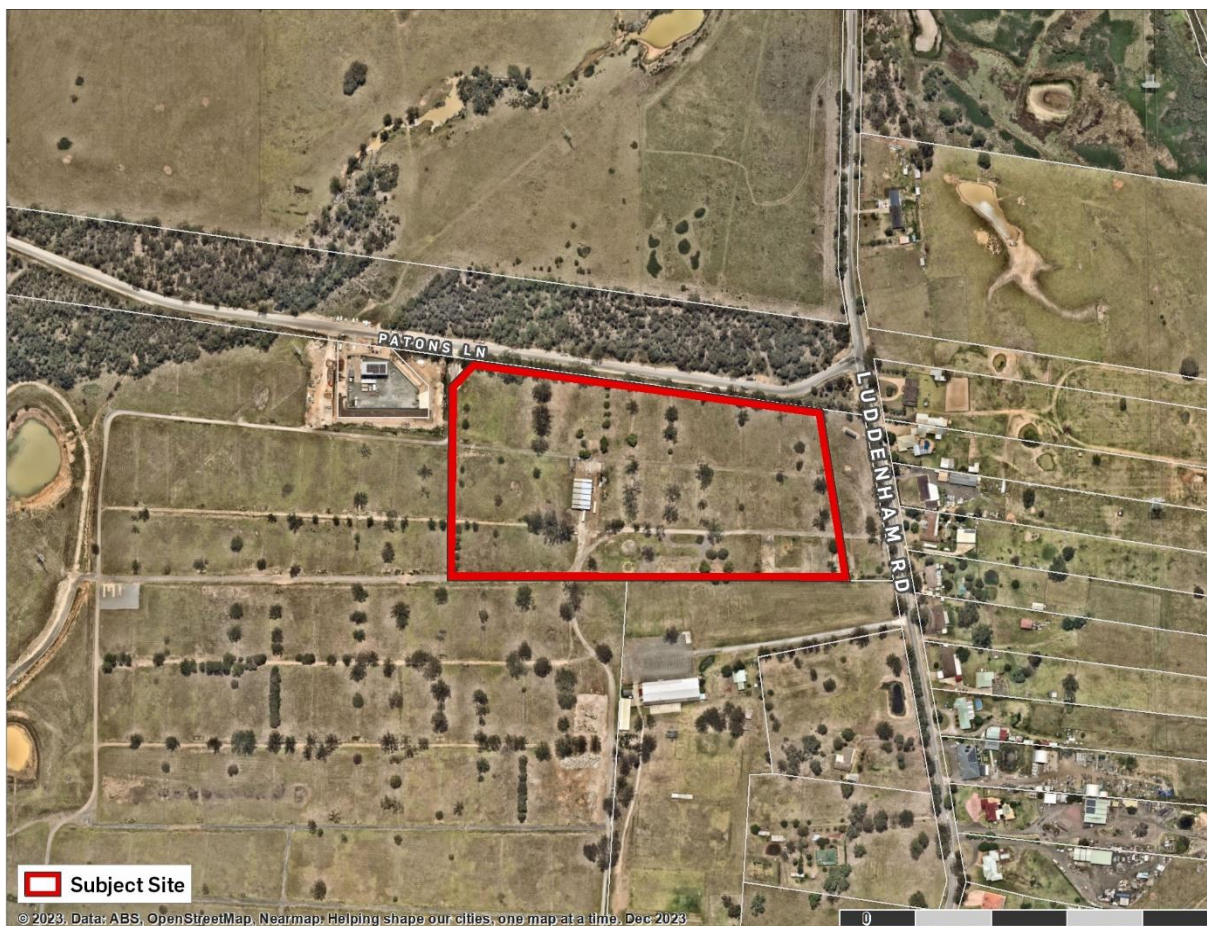
This Engagement Outcomes Report has been prepared by Urbis Pty Ltd (Urbis) for HB+B Property Pty Ltd (HB+B) to support a State Significant Development Application (SSDA) for a new manufacturing warehouse located 221-235 Luddenham Road, Orchard Hills (the site), within the Alspec Industrial Business Park.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-69845208). Throughout May 2024, Urbis delivered an engagement program to provide the local community and stakeholders with information about the SSDA and encourage feedback.

## 1.1. THE SITE

The site is located at 221-235 Luddenham Road, Orchard Hills. It sits within the Penrith City Local Government Area (LGA) and is legally described as Lot 242 in Deposited Plan 1088991 and Lot 1 in Deposited Plan 1099147. The site forms part of the future Alspec Industrial Business Park, which has recently been rezoned by Council to support industrial land uses.

Figure 1 The Site



Source: Urbis

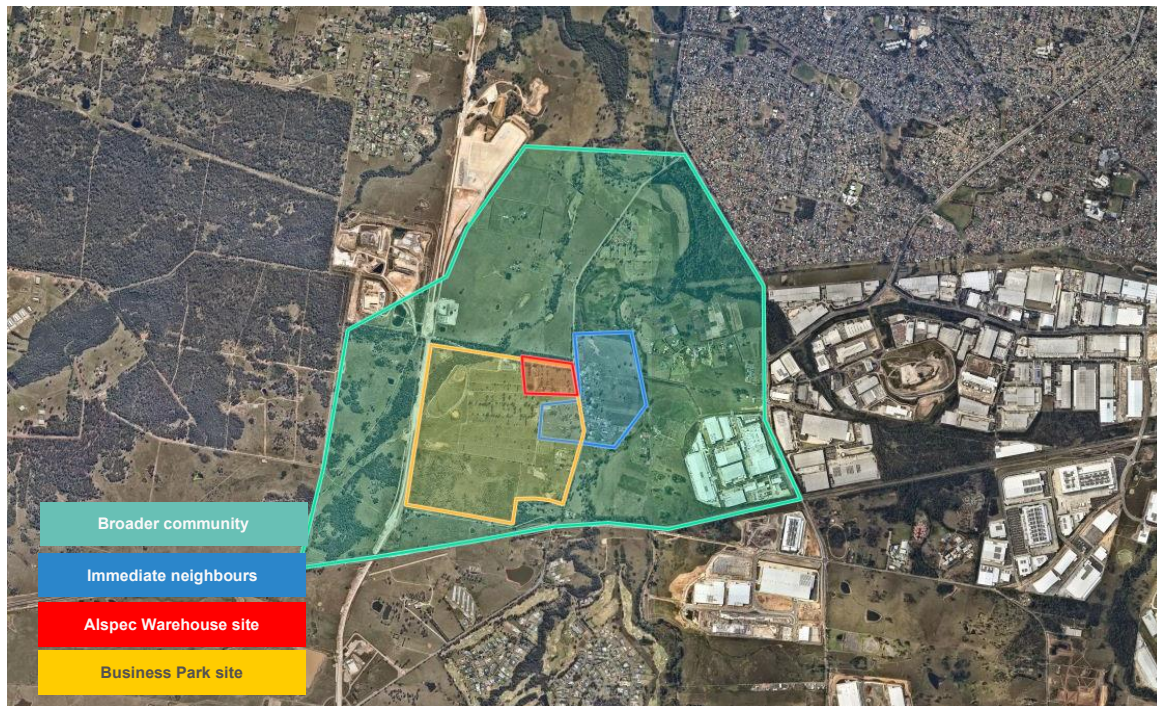
The site is surrounded by a variety of uses, including:

- **North:** Predominantly residential and agricultural land uses. The Western Motorway (M4) is located further north and can be accessed via the Luddenham Road and Mamre Road connection.



- **South:** Agricultural uses which adjoins residential land uses and The Northern Gateway precinct of the Western Sydney Aerotropolis.
- **East:** A range of agricultural, community and cultural uses; the Bosna Croation Club and a plant nursery (KSR seedlings). Across Luddenham Road, directly opposite the site, are several rural residential dwellings and South Creek.
- **West:** Land to the west of the site is zoned as C2 Environmental Conservation. A waste management facility is also located to the northwest.

Figure 2 The site and surrounding community



Source: Urbis

## 1.2. PROJECT CONTEXT

The SSDA seeks approval for the construction and operation of a manufacturing warehouse building primarily for the purposes of aluminium processing in the form of an extrusion press and paint line. The warehousing and distribution component of the operations would be secondary and ancillary to the primary function of metal manufacturing.

Key components of the proposed development of the site are summarised below:

- A total FSR of 0.48:1.
- Total GFA of 40,411m<sup>2</sup>, comprising:
  - Warehouse: 37,836m<sup>2</sup>
  - Storage & Distribution 32,336m<sup>2</sup>
  - Production / Processing 5,500m<sup>2</sup>
  - Office: 2,575m<sup>2</sup>

- Vehicle access will be provided via Patons Lane, and truck entry is accessed via the internal estate road at the south western corner.
- On-site parking will be provided by the vehicular car park to the east of the site for:
  - 388 vehicles
  - 16 trailers
- Bicycle parking is provided adjacent to each of the office entrances.
- Landscape setbacks are proposed to achieve a total of 12,041m<sup>2</sup> landscape area.

Figure 3 Proposed Site Plan



Source: Nettleton Tribe

## 1.3. RESPONSE TO SEARS

This community and stakeholder engagement outcomes report aims to meet the Secretary's Environmental Assessment Requirements (SEARs) for SSD-69845208. Table 1 identifies the relevant SEARs requirement/s and corresponding reference/s within this report.

Table 1 Response to SEARs - SSD-69845208

SEARs item	Project response
Consultation	

SEARs item	Project response
<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>▪ Penrith City Council</li> <li>▪ Department of Climate Change, Energy, the Environment and Water, specifically the: <ul style="list-style-type: none"> <li>– Environment and Heritage Group</li> <li>– Water Group</li> <li>– Environment Protection Authority</li> </ul> </li> <li>▪ Heritage NSW</li> <li>▪ Transport for NSW</li> <li>▪ Fire &amp; Rescue NSW</li> <li>▪ NSW Rural Fire Services</li> <li>▪ Sydney Water</li> <li>▪ Water NSW</li> <li>▪ Surrounding local landowners, businesses and stakeholders</li> <li>▪ Local and regional community and environmental groups</li> <li>▪ Deerubbin Local Aboriginal Land Council</li> <li>▪ any other public transport, utilities or community service providers.</li> </ul>	<p>In accordance with NSW Department of Planning, Housing and Infrastructure (DPHI) expectations around early and effective engagement for state significant projects, an approach was prepared and implemented to ensure HB+B Property delivered an engagement program consistent with DPHI's <i>Undertaking Engagement Guide: Guidance for State Significant Projects</i>.</p> <p>HB+B Property's approach aimed to connect with the relevant local and state government authorities, relevant agencies and community stakeholders.</p> <p>Refer to Section 2 of this document for a detailed overview of the approach.</p>

## 2. COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

This section outlines the engagement activities delivered between 14 May 2024 to 18 June 2024 to raise awareness of and invite feedback on the proposal. This engagement methodology and its outcomes have been informed and are consistent with DPHI's Undertaking Engagement Guidelines for State Significant Projects.

### 2.1. PURPOSE OF ENGAGEMENT

The engagement approach was adapted from the International Association of Public Participation's (IAP2) Public Participation spectrum. The spectrum (Figure 4) describes goals for public participation and the corresponding promise to the public. For this engagement strategy, the engagement objective aligned to the goal of informing or consulting with stakeholders and the community. This means our objective was to either:

- Provide balanced and objective information to assist stakeholders in understanding the proposal
- Obtain public feedback on the proposal.

Figure 4 IAP2 Public Participation Spectrum

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions	To obtain public feedback on analysis alternatives and/or decisions	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: IAP2

To achieve these objectives, the engagement approach involved:

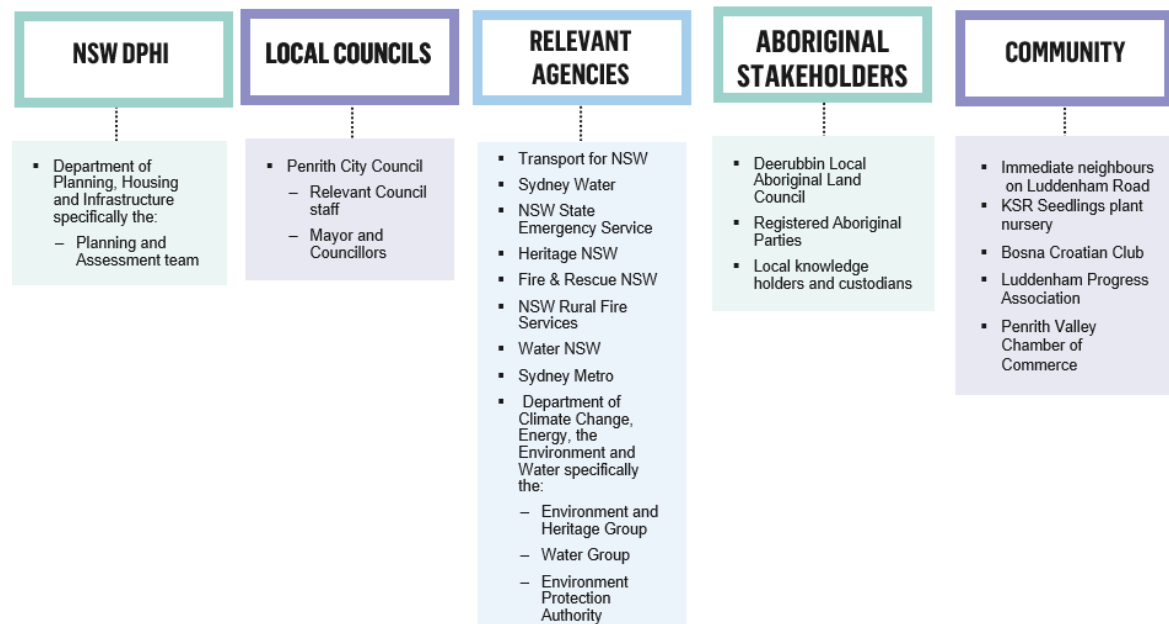
- Providing consistent, relevant, jargon-free, and up-to-date information on the proposal, impacts, benefits, and the planning report process through accessible, tailored open lines of communication.
- Providing opportunities for the community to give feedback to help inform the planning process.
- Responding appropriately and in a timely manner to concerns or questions raised by the community and stakeholders throughout the lifecycle of the project.
- Working with the project team to find ways for stakeholder and community views and local knowledge to be appropriately incorporated into the design of the project.
- Managing community expectations and informing the community how their feedback has informed plans.



## 2.2. STAKEHOLDERS

Below outlines the stakeholders that are included in the SEARs: specifically, the NSW Department of Planning, Housing and Infrastructure (DPHI), Penrith City Council, relevant agencies, Aboriginal stakeholders and the community. Based on levels of impact and/or interest, we have separated stakeholders into five categories as shown in the figure below.

Figure 5 Stakeholder categorisation



### 2.2.1. NSW DPHI

HB+B Property and Urbis Planning were responsible for engagement with DPHI.

As identified in the SEARs, engagement was required with the Department's Planning and Assessment Team. Based on Urbis' recent experience with warehousing and distribution proposals, we anticipated the relevant Department assessment team would include: the Planning and Assessment team.

### 2.2.2. Penrith City Council

HB+B Property and Urbis Planning were responsible for engagement with any relevant local Councils. Engagement was required with Penrith City Council as the site sits within the Penrith Local Government Area (LGA).

As identified in the SEARs, engagement was required with any relevant local Councils. Based on Urbis' recent experience with warehousing and distribution proposals, we anticipated that engagement with the General Manager and the Director of Development and Regulatory Services would be a requirement for the project.

Urbis Engagement also contacted the Mayor and Councillors for the Penrith City LGA via email on 17 May 2024 to provide information about the project and offer a briefing.

### 2.2.3. Relevant agencies

HB+B Property and appointed technical consultants were responsible for engagement with relevant agencies.

As identified in the SEARs, the relevant agencies included Transport for NSW, Sydney Water, Endeavour Energy, NSW State Emergency Service, Heritage NSW, NSW Rural Fire Services, Water NSW, and the Department of Climate Change, Energy, the Environment and Water (DCCEEW).

#### **2.2.4. Aboriginal stakeholders**

HB+B Property and EMM were responsible for engagement with Aboriginal Stakeholders.

As identified in the SEARs, engagement with the Deerubbin Local Aboriginal Land Council, Registered Aboriginal Parties and local knowledge holders was a requirement of the project. In its Historical Heritage Letter of Advice, EMM indicated that the project area has undergone extensive prior investigation and assessment. No heritage constraints have been identified, and EMM considers that there is no need to revisit these assessments as it is unlikely new findings will be identified.

Urbis Engagement also contacted the Deerubbin Local Aboriginal Land Council on 31 May 2024 to provide information about the project.

#### **2.2.5. Community**

Urbis Engagement was responsible for engagement with the community.

As described in DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the community is anyone (individuals, groups of individuals or organisations) interested in or likely to be affected by the project. Therefore, the community outlined in Figure 2 were identified due to their proximity to the site and/or likely impact or interest during construction and operation.

For community stakeholders, impacts or areas of interest have been identified as:

- Potential impacts during construction and operation of the warehouse, including traffic and access impacts.
- Potential impacts on land values, particularly for residents on Luddenham Road.
- Amenity impacts associated with the removal of green and open space.
- Changing local character, and
- A potential increase in flood risk.

Project details that proactively addressed these areas of interest were included in the community newsletter.

#### **Community and special interest groups**

Urbis Engagement has conducted an extensive search on Council's website, public websites and social media to identify relevant community groups.





Urbis engaged with the community and representative groups listed below during the engagement period:

- Bosna Croatian Club
- Luddenham Progress Association
- Penrith Valley Chamber of Commerce

### **2.3. ENGAGEMENT ACTIVITIES**

Engagement activities across both categories of community stakeholders included a doorknock of the site's nearest neighbours, distribution of a community newsletter, emails to community groups and elected Councillors, and enquiry management for the duration of the consultation period. Records of each activity can be found in the Appendices of this report.

Table 2 Summary of engagement activities

Engagement activity	Target stakeholder	Reach
<p>Near neighbour doorknock</p> 	<ul style="list-style-type: none"> <li>Near neighbours</li> </ul>	<p>Approximately 12 residences along Luddenham Road were doorknocked on 14 May 2024.</p> <p>Urbis spoke with 7 residents during the doorknock.</p> <p>Where there was no one available to discuss the proposal, a 'Sorry We Missed You' card was placed in the letterbox of that property alongside a community newsletter.</p>
<p>Newsletter distribution</p> 	<p>Broader community</p>	<p>A newsletter for the project was distributed to an additional 5 residences within the distribution area shown in Appendix B on 15 May 2024, who given their proximity to the site, may be impacted by construction and/or operation.</p> <p>The newsletter provided summary information about the project, the planning pathway and invited the community to provide feedback on the project.</p> <p>The distribution zone was informed by Penrith City Council's distribution zones for DA24/0294 and DA24/0330.</p>
<p>Stakeholder emails</p> 	<p>Community groups</p> <p>Councillors</p>	<p>Emails were issued to 3 community groups, elected Councillors in the Penrith City Local Government Area (LGA) and the Deerubbin Local Aboriginal Land Council. The email provided summary information and invited feedback.</p> <p>Where a response was not received, a follow-up email was sent to ensure that community groups were aware of the project timing and opportunities to provide their feedback.</p>
<p>Enquiry channels</p> 	<p>All community stakeholders.</p>	<p>To date, two phone calls and no emails have been received from community stakeholders.</p>

## 3. FEEDBACK RECEIVED

### 3.1. DURING THE DOOR KNOCK

The primary mechanism for collecting community feedback was via a door knock of the site's nearest neighbours. 4 key themes of feedback emerged. These include:

- Impacts associated with the rezoning of land for the AIBP.
- Potential traffic impacts and changing road conditions.
- Changing local character.
- Consultation through the planning process.

#### 3.1.1. Land zoning

There was a general or low level of awareness about the rezoning of the site and the future delivery of the AIBP. Several of the residents indicated that the recent rezoning of the site may impact the value of their land and suggested that industrial zoning may not be appropriate given the proximity of the site to the future Orchard Hills Metro.

There was a suggestion that the Government or Council consider rezoning the land on the opposite side of Luddenham Road and back to South Creek. That is, the side of the road the neighbours live on, allowing them to access a more 'favourable' zoning.

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*"It makes us less valuable; we should have been rezoned industrial up to the creek."*

*"It's close to the Metro and should not be industrial."*

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#### 3.1.2. Traffic impacts and changing road conditions

Almost all community members identified potential traffic impacts during construction and operation, particularly:

- The extent to which the local road network can cope with increased truck movements, and the impact this may have on emergency response times.
- Concern about whether the project will further compromise the quality of Luddenham Road.
- Concern about a potential change in road safety conditions, especially for children living along Luddenham Road.
- Concern about whether the bridge over South Creek on Luddenham Road will cope with additional truck movements, especially because of the 33t weight limit.

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*"Council can't fix the roads...we would oppose it. Put the infrastructure in first."*

*"Traffic banks up all the way back to the lights...hindering response times for the Fire Brigade."*

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### 3.1.3. Changing local character

Several residents indicated this proposal may negatively impact the local character and feel of the area, referencing the increased traffic along Luddenham Road as evidence for the growing busyness.

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*"...used to be nice here. Not anymore because of increased traffic."*

*"Very unfair to the people buying here."*

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### 3.1.4. Prior consultation

A few residents expressed frustration related to the extent community feedback has been considered in rezoning the site and will be considered by this project.

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*"I don't bother to fill in the construction form. They don't listen."*

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Project response to these key themes has been included in Table 3.

## 3.2. ALL STAKEHOLDERS

Key themes that arose during the consultation period included:



Increased traffic generation during construction and operation.



Environment - potential flood risks, air quality and ecological impacts.



The maintenance of roads and existing infrastructure.



Changing local character and amenity.

Table 3 Issues raised and project response

Stakeholder	How this group was consulted	Feedback	Project response
Government authorities			
DPHI, specifically the Planning and Assessment Team	Urbis Planning held an online meeting with DPHI, specifically Joanna Bakopanos and Jeffrey Peng, on 24 May 2024.	<p>The Planning Proposal has identified a range of environmental issues for the site which should be mitigated, including:</p> <p>Air quality impacts</p> <p>Manufacturing process and storage volumes.</p>	<p>HB+B Property has considered the feedback provided by the Planning and Assessment team.</p> <p>Measures for the issues noted will be outlined in the EIS. An Environment Protection License (EPL) is being obtained and details of the manufacturing</p>

Stakeholder	How this group was consulted	Feedback	Project response
		Requirement of an EPL license.  SEARs for the project were issued following this meeting and the gazettal of the planning proposal.	process will be included in the EIS.
	Urbis Planning and EMM Consulting met with Jefferey Peng on Monday 1 July to discuss the approach to noise modelling.	A whole-of-precinct approach to noise modelling should be taken.  Measures to mitigate potential noise impacts on neighbours along Luddenham Road should be included in the Noise Impact Assessment (NIA).	Noted. A whole-of-precinct approach will be taken and mitigation measures included in the NIA.
<b>NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW)</b>			
Environment and Heritage Group	Urbis Engagement emailed the Environment and Heritage group via the <a href="mailto:info@environment.nsw.gov.au">info@environment.nsw.gov.au</a> and the <a href="mailto:heritagemailbox@environment.nsw.gov.au">heritagemailbox@environment.nsw.gov.au</a> email addresses on 18 June 2024.  This email provided information about the proposal and invited feedback. The draft plans for the warehouse, the SEARs and the community newsletter were also provided to the Environment and Heritage Group at this time.	Urbis Engagement received a response from the Environment and Heritage Group on 18 June 2024, advising that any Aboriginal Cultural Heritage (ACH) or Environmental and Heritage (EH) requests must be submitted via the NSW Major Projects portal.	HB+B Property will continue to keep the Environment and Heritage Group informed through the Major Projects portal after the proposal has been lodged and throughout the public exhibition period.

Stakeholder	How this group was consulted	Feedback	Project response
Water Group	Environmental Investigations showed that there were no issues to raise with the Water Group of DCCEEW.	N/A.	HB+B Property will consult with the Water Group if required through the assessment process.
Environment Protection Authority (EPA)	EMM emailed the NSW EPA on 6 June 2024 to provide information about the proposal, specifically the air quality impact, and invite feedback on the impact assessment approach.	<p>An email response was received from EPA on 11 June 2024. EPA clarified that all proponents need to comply with the limits set out in the Clear Air Regulation, and asked that EMM consider Type 1 and Type 2 substances when modelling emissions.</p> <p>EPA also requested that EMM compare the emissions against the applicable Protection of the Environment Operations clear air regulation limits.</p>	EMM will address EPA's request in the EIS.
<b>Penrith City Council</b>			
Mayor and Councillors	Urbis Engagement emailed Mayor Todd Carney and Councillors for the Penrith City LGA on 17 May 2024.	At the time of writing this report, no feedback has been received from Councillors.	HB+B Property will continue to keep all Councillors informed as plans progress.
Relevant Council staff, including:		<b>Formal amendments to the LEP</b>	



Stakeholder	How this group was consulted	Feedback	Project response
Principal Planner Development Engineering Coordinator Senior Water Management Officer Assistant Planner Senior Engineer Traffic Engineering Coordinator	Urbis Planning held an online meeting with Council members on 1 May 2024 to provide information about the project and seek feedback.	Council noted that the Penrith City Local Environment Plan (LEP) has not been formally amended since the planning proposal was approved, but recognised that this was imminent.	Council's feedback has been addressed, relevant questions answered and requested assessments will be included in the EIS.
		<b>Stormwater</b> Council members raised questions about stormwater, including: If a Stormwater Strategy had been prepared The management of stormwater basins during flooding events Council also a difference in the stormwater zoning in the northwestern corner of the site.	Further Stormwater Assessment and clarification will be provided to address the queries mentioned by Council. Urbis is in ongoing discussion with Council about how best to fund and deliver the road corridor.
		<b>Infrastructure</b> Council discussed the delivery of Patons Lane upgrade and the upgrade to Luddenham Road and the finalisation of the Voluntary Planning Agreement (VPA).	
		<b>Additional suggestions</b>	Noted.

Stakeholder	How this group was consulted	Feedback	Project response
	<p>Urbis and HB+B Property met with Penrith City Council on 4 July 2025 to discuss the on-site sewage management (OSSM) application (DA 24/065) for the Proposal, including on-site irrigation and the conclusion of this application.</p>	Principal Planner, Sandra Fagan, requested notification once the Bulk Earthworks DA has been amended and re-uploaded to the Portal.	
		<p><b>On-site sewage management application</b></p> <p>During the meeting, it was agreed that the OSSM application will be licenced by IPART under the Water Industry Competition Act (WICA) following determination of the SSDA.</p> <p>Council agreed to conclude its assessment of the OSSM application with a recommendation for approval.</p>	<p><b>On-site sewage management application</b></p> <p>HB+B Property will continue to communicate with Council as required by the OSSM application and the SSDA.</p>
		<p><b>Visual impact mitigation measures</b></p> <p>HB+B Property advised Council that additional landscaping will be used to minimise visual impacts for neighbours along the Luddenham Road frontage. This measure replaces the previously</p>	<p><b>Visual impact mitigation measures</b></p> <p>Noted. HB+B Property will continue to engage with Council on this matter.</p>

Stakeholder	How this group was consulted	Feedback	Project response
		<p>proposed mound along the Luddenham Road Frontage.</p> <p>Council advised it will provide further comments on this matter once the Response to Submissions (RtS) referral is returned to Council.</p>	
<b>Relevant agencies</b>			
Transport for NSW	<p>Arcadis emailed Transport for NSW on 27 May 2024 to seek feedback on the project.</p> <p>Arcadis also provided the relevant traffic documents that will be included in the SSDA.</p>	A response from Transport for NSW was received on 27 May 2024, confirming that the email relates to SSD-69845208.	Arcadis confirmed their initial email relates to SSD-69845208.
	In July 2024, Arcadis met with Transport for NSW to discuss the proposal's impact on the local road network.	Transport for NSW enquired about the timing of the construction of the Luddenham Road/Patons Lane intersection.	Arcadis noted that these works form part of a separate DA. However, it is expected that they will be complete before the warehouse is operational.
		Transport for NSW reiterated Sydney Metro's concern about access from Patons Lane during construction	Access arrangements to the site from Patons Lane form part of a separate DA. However, the traffic study and EIS will address the projects' impact on Sydney Metro

Stakeholder	How this group was consulted	Feedback	Project response
			access requirements on Patons Lane.
		Transport for NSW enquired about the accuracy of the traffic count and modelling.	Arcadis will confirm whether the numbers used in the traffic modelling are aligned with previous advice received from Transport for NSW and ensure that this is reflected in the Traffic Impact Assessment.
Sydney Water	<p>Henry &amp; Hymas and HB+B Property has been engaging with Sydney Water since 2022 in support of the Planning Proposal for the AIBP.</p> <p>In May 2024, DPHI sought Sydney Water's advice on the SEARs for this project.</p>	<p>In line with its comments on the Luddenham Road Planning Proposal in January 2024, Sydney Water indicated that:</p> <p>There is currently no water main in the vicinity of the development and insufficient drinking water system capacity in the nearby water mains to service the proposed warehouse.</p> <p>There are currently no wastewater services available in this area.</p> <p>Recycled water services are not currently available in the Orchard Hills area at this time but are being considered.</p>	<p>HB+B is seeking private water servicing to treat the raw water onsite.</p> <p>HB+B Property will manage wastewater for the proposed development through a private onsite wastewater treatment solution.</p> <p>HB+B Property will consider how the development can recycle water and use this within the Business Park.</p>



Stakeholder	How this group was consulted	Feedback	Project response
		The proponent should consider how the development can recycle water from public or private supply.	
Heritage NSW	<p>EMM consulted with Heritage NSW to inform the Aboriginal Cultural Heritage Assessment (ACHA) for the rezoning of the site.</p> <p>In the Historical Heritage Letter of Advice prepared by EMM, it is indicated that there is no need for additional consultation to be undertaken for this phase of the project. Historic heritage issues had also been extensively assessed at the recent rezoning stage.</p>	N/A	N/A
Fire and Rescue NSW (FRNSW)	<p>Urbis Engagement emailed FRNSW on 12 June 2024.</p> <p>This email provided information about the proposal and invited feedback. The draft plans for the warehouse, the SEARs and the community newsletter were also provided to FRNSW at this time.</p>	At the time of writing this report, no feedback has been received from FRNSW.	HB+B Property will continue to keep the FRNSW informed as plans for the Alspec Industrial Warehouse progress.
Rural Fire Services NSW (RFS)	Peterson Bushfire Consultants emailed Rural Fire Services NSW on 24 May 2024.	A letter response was received from the NSW RFS on 12 June 2024.	Peterson Bushfire has prepared a Bushfire Emergency Management and Evacuation Plan.

Stakeholder	How this group was consulted	Feedback	Project response
	This email provided information about the proposal, attached a draft Bushfire Assessment Report, and requested feedback to inform the use of a Bushfire Management and Evacuation Plan.	<p>The NSW RFS indicated that it had reviewed the Bushfire Assessment report produced by Peterson Bushfire and considered it to be acceptable in relation to the requirements of Planning for Bush Fire Protection 2019.</p> <p>The NSW RFS requested that a Bush Fire Emergency Management and Evacuation Plan be prepared.</p>	HB+B Property will continue to keep the NSW RFS informed as plans for the Alspec Industrial Warehouse progress.
Water NSW	DPHI requested Water NSW's advice on in relation to the project SEARs on 17 April 2024.	<p>Water NSW has reviewed the Scoping Report and notes that the subject site is not located close to any Water NSW land or assets.</p> <p>Also, as an SSD any flood works or licensing approvals will be assessed by others. As such, Water NSW has no comments or particular requirements.</p>	The EIS will address all relevant flood or licensing considerations.
Sydney Metro	Urbis Planning met with Sydney Metro on 24 May 2024 to discuss access requirements on Patons Lane.	Sydney Metro requested unrestricted access during the upgrade to Patons Lane, considering the potential increase in traffic generation during construction and operation.	The traffic study and EIS will address the projects' impact on Sydney Metro access requirements on Patons Lane.

Stakeholder	How this group was consulted	Feedback	Project response
	On 30 June 2025, Urbis and HB+B Property met with Sydney Metro discuss construction traffic management for the proposal.	During the meeting, HB+B Property confirmed that the Alspeg Industrial Business Park (AIBP) will not contribute any traffic to the AM or PM peaks.  Sydney Metro advised it is reviewing the Bulk Earthworks Construction Traffic Management Plan for the proposal and accepts the access strategy for Patons Lane.	Noted.
<b>Aboriginal stakeholders</b>			
Deerubbin Local Aboriginal Council	<p>Urbis Engagement emailed the Deerubbin Local Aboriginal Land Council on 31 May 2024.</p> <p>The email provided summary information about the proposed warehouse, included the community newsletter and invited feedback.</p> <p>Urbis Engagement contacted the Deerubbin Local Aboriginal Land Council via a phone call on 5 June 2024 to follow up on the email sent on 31 May. A voicemail was left as the call was unanswered.</p>	To date, no response has been received.	HB+B is committed to ensuring the LALC continues to have the opportunity to learn about the project and will maintain project enquiry lines throughout the process.

Stakeholder	How this group was consulted	Feedback	Project response
<b>Community</b>			
Immediate neighbours on Luddenham Road	<p>Urbis Engagement doorknocked the site's nearest neighbours along Luddenham Road on 14 May 2024.</p> <p>Following that, a community newsletter was issued on 15 May 2024 to the distribution zone depicted in Appendix B.</p>	<p><b>Traffic and access</b></p> <p>Community members expressed concern related to potential traffic and transport impacts associated with the project. This included:</p> <p>Changing road safety conditions, and how this change will impact the safety of children living nearby.</p> <p>Increased traffic preventing the movement of emergency services</p> <p>Community members also indicated that Luddenham Road has been re-surfaced several times, and expressed concern about how it will cope with additional truck movements during construction.</p> <p>One resident suggested that a weight limit should be implemented for vehicles travelling over the bridge on Luddenham Road.</p> <p>One other resident suggested that Patons Lane should be extended</p>	<p>HB+B commissioned traffic engineers and other relevant consultants to prepare a Traffic Impact Assessment (TIA) for the Alspec Industrial Business Park.</p> <p>The TIA concludes that the proposal is not expected to negatively impact the surrounding road network or the availability of on-street parking during construction or operation of the proposed warehouse.</p> <p>The TIA indicates that the proposal will generate approximately 167 additional vehicle movements during the AM peak and 161 additional vehicle movements during the PM peak.</p> <p>To minimise construction-related traffic impacts, HB+B will:</p> <p>Ensure that heavy vehicle access routes will be separate from the construction workers private vehicle access</p>

Stakeholder	How this group was consulted	Feedback	Project response
		as a through route to the Northern Road to provide traffic relief for the area.	<p>Establish temporary parking zones on-site</p> <p>Place construction signage near the site's entry/exit points, to inform the surrounding community about construction works.</p> <p>The future widening of Luddenham Road may reduce traffic impacts resulting from the operation of the warehouse.</p> <p>Should the project be approved, a Construction Management Plan will be prepared, which will detail specific mitigation measures that will be implemented during construction.</p>
		<p><b>Changing local character and amenity</b></p> <p>Community members expressed general concern about the changing character of the area and indicated that Luddenham Road was once a quieter, rural road and has since become a major road.</p>	<p>The site has been rezoned for industrial land uses, which permits warehousing developments.</p> <p>A detailed Visual Impact Assessment (VIA) has been prepared for this project.</p> <p>The VIA determined that there will only be a small number of residences that will be visually</p>

Stakeholder	How this group was consulted	Feedback	Project response
			<p>impacted, as there will be few elevated points on-site.</p> <p>For residences along Luddenham Road, the VIA has concluded that there will be moderate visual impacts. This is because of the proximity to the site.</p> <p>The design of the proposed warehouse includes landscaped setbacks from Luddenham Road and Patons Lane to minimise visual impacts for the site's neighbours.</p> <p>A copy of the VIA will be submitted with the SSDA.</p> <p>HB+B will continue to keep neighbours informed as plans for the Alspec Industrial Warehouse progress.</p>
		<p><b>Consultation</b></p> <p>Some residents expressed frustration about the extent to which public feedback has been considered during the rezoning process and will be considered as part of planning for the Alspec</p>	<p>HB+B Property will continue to keep the community informed as plans for the Alspec Industrial Warehouse and broader Business Park progress.</p>

Stakeholder	How this group was consulted	Feedback	Project response
		<p>Industrial Warehouse. Specifically, community members raised concerns about:</p> <p>The extent to which Council engaged the community during the rezoning process</p> <p>Impacts of the rezoning on land values</p> <p>What the delivery of the AIBP means for the future of their land</p> <p>The amount of information provided to the community through the rezoning process.</p>	
		<p><b>Flood risk</b></p> <p>Some community members raised concerns over the potential flood risks with the site being located near Cosgrove Creek Bridge.</p>	<p>An Integrated Water Management Cycle Plan will be submitted as part of the EIS.</p> <p>The Integrated Water Management Cycle Plan indicates that the development will result in an increase in peak stormwater flows from the site during storms.</p> <p>On-site Stormwater Detention (OSD) is suggested to ensure that runoff from the development is appropriately managed in</p>



Stakeholder	How this group was consulted	Feedback	Project response
			<p>accordance with Council's requirements.</p> <p>A comprehensive Flood assessment has previously been prepared to support a Planning Proposal for the rezoning of the AIBP.</p>
		<p><b>Ecological impacts</b></p> <p>Community members raised concerns over the potential loss of wildlife during construction and operation.</p>	<p>HB+B Property has included a biodiversity statement as part of the EIS. The biodiversity statement will include information about potential impacts on wildlife and suggest mitigation measures.</p>
KSR Seedling plant nursery	<p>Urbis Engagement doorknocked the site's nearest neighbours along Luddenham Road on 14 May. No residences or buildings were located on-site, and no post-box was available for the KSR Seedlings Plant Nursery.</p> <p>Urbis Engagement also attempted to call the KSR Seedlings Plant Nursery to provide information about the project, however the line had been disconnected.</p>	Urbis Engagement was unable to contact KSR Seedlings.	Should it become apparent through public exhibition process that the site owners will need to be consulted, Urbis Engagement will offer a briefing on the project and provide them with a copy of the newsletter.
<b>Special interest groups</b>			

Stakeholder	How this group was consulted	Feedback	Project response
Bosna Croatian Club	<p>Urbis Engagement initially emailed the Bosna Croatian Club on 15 May 2024. The email provided summary information about the proposed warehouse, included the community newsletter and, given the Club is located on-site, invited a more detailed discussion via an individual online briefing. No response to this email was received.</p> <p>Following that, Urbis Engagement called the president of the Club on 21 May 2024 to provide summary information about the proposal and offer a briefing to the Club.</p> <p>A follow-up email was sent immediately after that phone call, which included the project newsletter and reiterated the offer of a project briefing. No response to this email was received.</p> <p>Another follow-up email was sent on 27 May 2024, which included information about the timing of lodgement and reiterated the offer of a project briefing. No response to that email has been received at the time of writing this report.</p> <p>On 18 June 2024, Urbis Engagement again phoned the president of the Club. The call was not answered, and a voicemail was left reiterating the offer of a</p>	<p>During the phone call with Urbis Engagement on 21 May 2024, the Club representative indicated that they did not feel they had been adequately consulted by Council during the rezoning process. The Club representative also indicated that they would consider whether Club members would be receptive to a briefing with the project team. This briefing has not proceeded at the time of preparing this report.</p>	<p>HB+B Property will continue to keep the Bosna Croatian Club informed as plans for the Alspec Industrial Warehouse progress.</p>

Stakeholder	How this group was consulted	Feedback	Project response
	briefing and providing information about the timing of lodgement.		
	One enquiry from the Bosna Croatia Club was received through the projects' enquiry phone line on Friday 7 June 2024.	The enquirer indicated that they were experiencing issues with water supply to the clubhouse and asked whether this was the result of any works on-site.	Urbis Engagement advised that the project has not been approved, and that any issues with water supply are not the result of any works associated with this project.
Luddenham Progress Association	<p>Urbis Engagement emailed Luddenham Progress on 16 May 2024. The email provided summary information about the proposed warehouse and included the community newsletter. No response was received.</p> <p>A final follow-up was sent on 27 May 2024, which included information about lodgement and invited feedback. No response to that email has been received at the time of writing this report.</p>	<p>A representative of the Luddenham Progress Association enquired about the types of activities that will take place on-site once the warehouse is operational, and specifically asked whether any smelting activities would occur.</p> <p>The representative also suggested that as part of the future widening of Luddenham Road, traffic lights be installed at the intersection of Luddenham Road and Mamre</p>	<p>Urbis Engagement advised that no smelting activities will take place on-site; only painting, shaping, storage and distribution of aluminium products.</p> <p>HB+B notes the suggestion for the installation of traffic lights at the intersection of Luddenham Road and Mamre Road and will explore this further in consultation with Council.</p>

Stakeholder	How this group was consulted	Feedback	Project response
	<p>On 5 June 2024, a call from a representative of the Luddenham Progress Association was received through the projects' enquiry phone line.</p> <p>This call was returned by a member of the project team on 6 June 2024.</p>	Road to increase the safety of both roads.	HB+B Property will continue to keep the Luddenham Progress Association informed as plans for the Alspec Industrial Warehouse progress.
Penrith Valley Chamber of Commerce	<p>Urbis Engagement emailed the Engagement Manager, Stacey Randell on 21 May 2024.</p> <p>A response was received on 24 May 2024, thanking Urbis for sharing information about the project.</p>	At the time of writing this report, no feedback has been received from the Penrith Chamber of Commerce.	HB+B Property will continue to keep the Penrith Valley Chamber of Commerce informed as plans for the Alspec Industrial Warehouse progress.

## 4. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

HB+B Property welcomes feedback on the proposal. HB+B will continue to keep stakeholders and the community informed of the project approval process through the exhibition and determination phases by:

- Continuing to engage with the community about the project, its impacts, and the approval process at significant milestones
- Enabling the community to seek clarification about the project through ongoing two-way communication channels.

## 5. DISCLAIMER

This report is dated 15 July 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of HB+B PROPERTY (**Instructing Party**) for the purpose of Outcomes report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

# APPENDIX A COMMUNITY NEWSLETTER



Artist impression of the proposed warehouse (indicative only, subject to detailed design).

Dear neighbour,

This newsletter is to notify you that HB+B Property is preparing a Development Application for the construction and operation of an aluminium manufacturing warehouse at 221-235 Luddenham Road, Orchard Hills.

HB+B is committed to keeping neighbours informed at each step of the planning process and encourages you to contact the project team to ask questions about and provide feedback on the proposal.

## ABOUT THE PROJECT

The AIBP is envisioned as a place that accelerates growth, encourages innovation, and creates jobs for the people of Western Sydney.

The proposal seeks approval to construct and operate a warehousing and distribution facility with a maximum height of 20m, including:

- Floor space for storage and distribution, production and processing and office uses.
- Business-related and wayfinding signage.
- Landscaped internal estate roads including two roundabouts, a cul-de-sac and entry roads for improved amenity.
- Landscaped setbacks from both Luddenham Road (10m), Patons Lane (8m) and the site's Southern boundary (3m)
- Electrical easement and an environmental zone and basins.
- On-site parking for 388 vehicles and 16 trailers and bicycle parking.
- As part of a Planning Agreement with Council, a 40-metre-wide corridor of land located on the western portion of the site will be dedicated to Council and maintained to allow for the future widening of Luddenham Road.

The proposed warehouse sits within a site called the Alspec Industrial Business Park (AIBP), which has recently been rezoned by Council to permit industrial uses.

Over the next 12 months you will start receiving notifications from Council regarding other development applications for the site. For example, you will soon receive a notification regarding a Bulk earthworks and subdivision (DA24/0294), and another for a distribution warehouse (DA24/0330).

If you have any questions about these DAs, or others in the future at 221-235 Luddenham Road, Orchard Hills, please contact Urbis Engagement. Contact details are on the back of this newsletter.

Artist impression of the proposed warehouse (indicative only, subject to detailed design).





## BEING GOOD NEIGHBOURS

HB+B has commissioned a number of reports to understand and manage potential impacts on their neighbours during construction and operation.

### WILL TRAFFIC INCREASE?

Access to the site will be via Patons Lane during construction and operation.

Traffic studies indicate the proposal will not negatively impact the surrounding road network.

During construction, measures will be in place to minimise construction traffic impacts. These include:

- Providing separate access routes for heavy vehicles and private vehicles.
- Establishing temporary parking zones on-site.
- Place construction signage near the site's entry/exit points, to inform the surrounding community about construction works.

Once operational, an additional 167 vehicle movements during the AM peak and 161 during the PM peak are estimated to be generated by the proposal.

## PLANNING PATHWAY

The proposal is a State Significant Development Application (SSDA), seeking approval from the Department of Planning Housing and Infrastructure.

### APRIL 2024

HB+B requested that DPHI issue the Secretary's Environmental Assessment Requirements (SEARs) for this project. The SEARs ensure government agencies and relevant service providers are informed and provided with the opportunity to request certain information be addressed within the SSDA.

### WE ARE HERE | MAY 2024

We are seeking feedback from our neighbours. This feedback will be collated in an Engagement Report and included in the submission to DPHI to inform future planning.

### JUNE 2024

Formal lodgement of the SSDA, including the completed Engagement Report.

Following lodgement, DPHI will publicly exhibit the proposal. At this point, the community can make formal submissions to DPHI.

DPHI will review the application and formal comments and make a decision on the planning application.

We are expecting a decision within six to nine months of lodging the application.



### WILL THE WAREHOUSE BE VISIBLE?

Part of the warehouse will be visible to residents closest to the site's boundary along Luddenham Road. However, landscaping, particularly tree planting, is proposed to lessen this impact.



### WILL IT BE NOISY?

Our acoustic consultants have been monitoring the current noise levels on-site to determine any increases in noise levels during construction and operation.



### IS THERE A BUSHFIRE RISK?

The proposed warehouse development is on a lot identified as 'bushfire prone land', however adequate defendable space has been provided for the warehouse and will be at least 60m wide consisting of Patons Lane and internal roads and hardstand.

## ABOUT HB+B PROPERTY

HB+B Property is a property and development company that focuses on industrial, commercial, childcare and infrastructure projects.



HB+B Property is committed to using our knowledge and expertise to influence the greatest possible outcome for our clients and make a positive difference.

## MORE INFORMATION

We understand that it can be difficult to know who to approach with questions about the Alspec Industrial Business Park. HB+B Property has commissioned Urbis Engagement to respond to questions and enquiries from the community and provide additional information.

You can reach the team on:



[engagement@urbis.com.au](mailto:engagement@urbis.com.au)



1800 244 863



Artistic impression of the proposed warehouse indicative only, subject to detailed design.

# APPENDIX B DOORKNOCK AREA



# APPENDIX C      NEWSLETTER DISTRIBUTION MAP

