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# COMMUNITY AND STAKEHOLDER PARTICIPATION STRATEGY

GPT Industrial Estate  
SSD-10272349

Prepared for  
**THE GPT GROUP**  
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# 1. INTRODUCTION

Urbis Engagement has been engaged by The GPT Group (GPT) to prepare and execute a community and stakeholder participation strategy (the strategy) to support the development approval of the Yiribana Logistics Estate (the project).

The activities outlined in this strategy seek to deliver a consultation approach that meets the requirements of the Planning Secretary's Environmental Assessment Requirements (SEARs) and is informed by the International Association of Public Participation's (IAP2) Public Participation Spectrum. This strategy and its outcomes will inform the Environmental Impact Statement (EIS) for the project.

## 1.1. PROJECT CONTEXT

The Yiribana Logistics Estate will support development of Western Sydney by providing employment opportunities and responding to the need for zoned industrial land identified in the Greater Sydney Commission's *A Metropolis of Three Cities: Greater Sydney Region Plan*, *Western City District Plan*, and the draft *Western Sydney Aerotropolis Plan*.

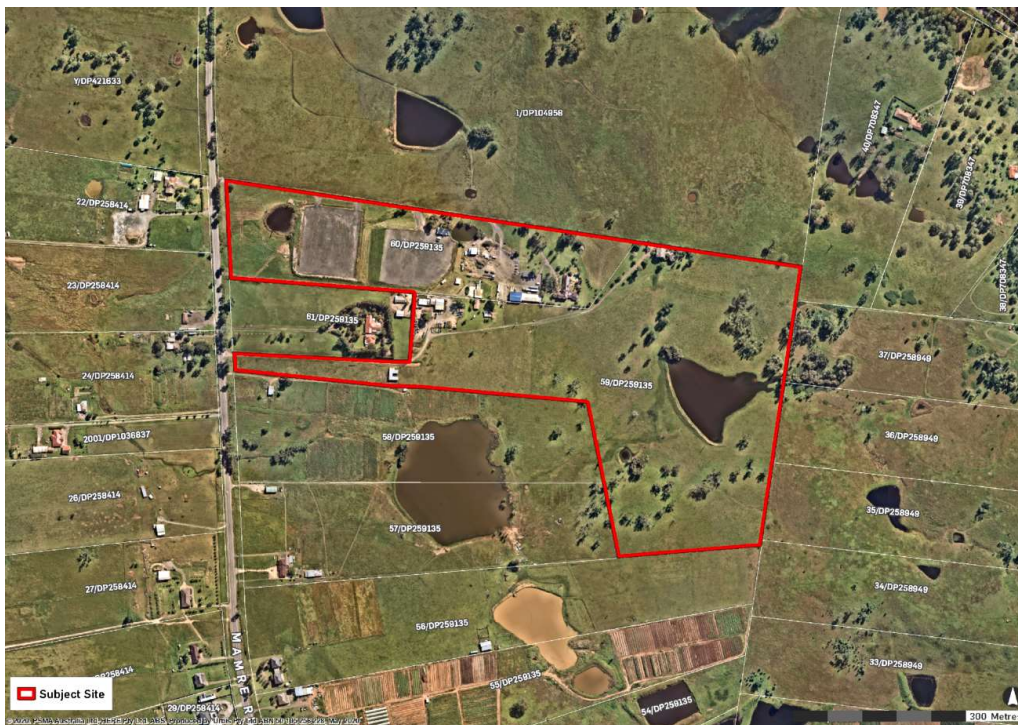
The site is in the Penrith local government area and the Mamre Road Precinct (the Precinct) within the broader Western Sydney Employment Area (WSEA). It is currently surrounded existing by rural and agricultural land uses. The precinct was rezoned in June 2020. It delivers about 850 hectares of industrial land which could provide about 5,200 construction jobs and 17,000 ongoing jobs when fully developed.

The proposal seeks approval for:

- Concept masterplan of five industrial warehouses and associated elements including an internal road network and car parking
- Stage 1: construction and use of Warehouses 1 and 3 for manufacturing industries and/or warehouse and distribution centres, operating 24 hours/day, seven days/week.

Stage 2, which includes construction of warehouse buildings 2, 4 and 5, will be subject to separate development applications.

Figure 1 – Site



Source: Nearmap / Urbis

## 1.2. RESPONSE TO SEARS

This strategy and its outcomes will inform the EIS for the project. Table 1 outlines the SEARs (Application number SSD-10272349) items for the project that relate to consultation and community and stakeholder engagement. It also outlines how the project will respond to each requirement.

Table 1 – Response to SEARS SSD-10272349

SEARS Item	Project response
<b>Key issues - Community and Stakeholder Engagement</b>	
A community and stakeholder participation strategy identifying key community members and other stakeholders	This document (Section 2.4)
Details and justification for the proposed consultation approach(s)	This document (Section 2)
<p>Clear evidence of how each stakeholder identified in the community and stakeholder participation strategy has been consulted</p> <p>Issues raised by the community and surrounding landowners and occupiers</p> <p>Clear details of how issues raised during consultation have been addressed and whether they have resulted in changes to the development</p> <p>Details of the proposed approach to future community and stakeholder engagement based on the results of consultation.</p>	<p>The outcomes of the consultation approach and the proposed future approach will be captured in the:</p> <ul style="list-style-type: none"> <li>• Engagement and Communications Outcomes Report</li> <li>• EIS</li> </ul>
<b>Consultation</b>	
<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. The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided. In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• Penrith City Council</li> <li>• Endeavour Energy</li> <li>• Department of Planning, Industry and Environment, specifically the:             <ul style="list-style-type: none"> <li>• Central (Western) team, Place Design and Public Spaces Group</li> <li>• Cumberland Plain Conservation Plan, Resilience Planning</li> <li>• Environment, Energy and Science Group</li> <li>• Planning Resilience team</li> <li>• Water Group (including the Natural Resources Access Regulator)</li> </ul> </li> <li>• Environment Protection Authority</li> <li>• Fire and Rescue NSW</li> <li>• NSW Rural Fire Service</li> <li>• Sydney Water</li> <li>• Transport for NSW</li> <li>• Water NSW</li> <li>• Western Sydney Airport Corporation</li> <li>• Western Sydney Planning Partnership</li> <li>• Surrounding local landowners and stakeholders</li> </ul>	<p>Section 2.4 of this document outlines the stakeholders consulted with as part of the development of the EIS.</p> <p>The outcomes of the consultation, including issues raised and project response, will be captured in the:</p> <ul style="list-style-type: none"> <li>• Engagement and Communications Outcomes Report</li> <li>• EIS</li> </ul>

## 2. ENGAGEMENT PURPOSE AND PROCESS

### 2.1. PURPOSE

The purpose of engagement for this project is to:

- Deliver clear and factual key messages throughout the planning and approval process
- Articulate the facts of the proposal and the potential impact on key stakeholders
- Communicate the benefits of the proposal.

### 2.2. APPROACH

Urbis Engagement’s approach to engagement is informed by the following key principles:

- We will clearly outline the facts of the project
- All feedback will be collated and documented to inform ongoing design and planning of the project.

### 2.3. PROCESS

Urbis Engagement works in line with, and uses the participation principles of, IAP2’s Public Participation Spectrum. The engagement process for this project will utilise the inform and consult levels of the Spectrum.

Figure 2 – IAP2 Public Participation spectrum

	<b>INFORM</b>	<b>CONSULT</b>	<b>INVOLVE</b>	<b>COLLABORATE</b>	<b>EMPOWER</b>
<b>GOAL</b>	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.
<b>PROMISE</b>	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.

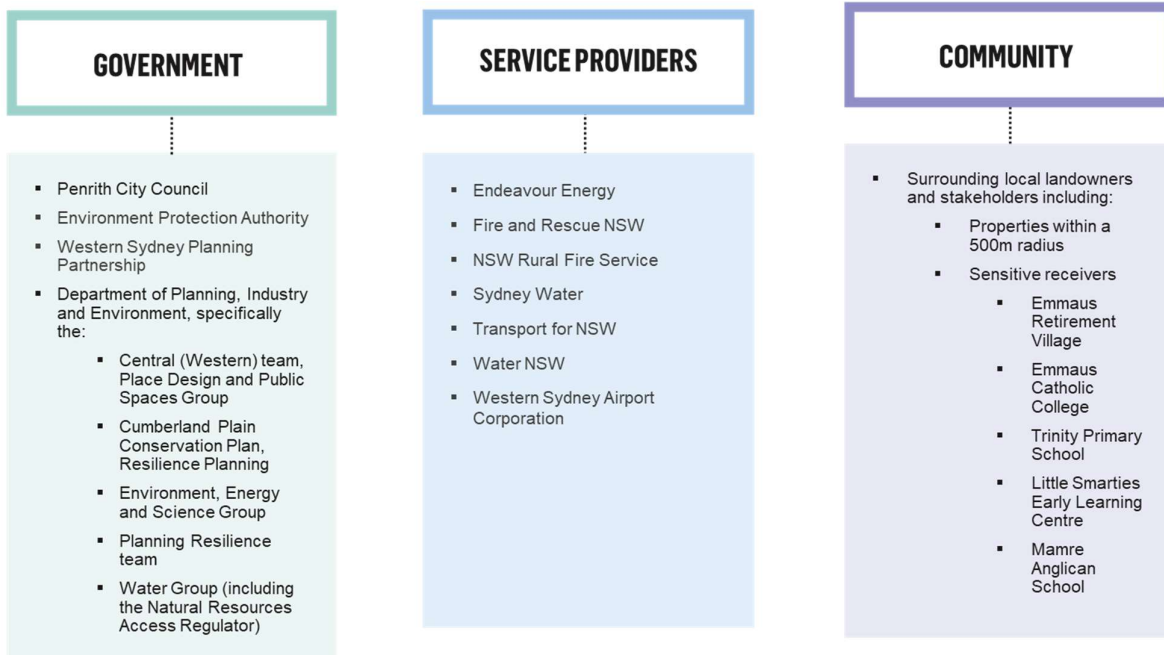
Source: IAP2

## 2.4. STAKEHOLDERS

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. The stakeholders for the project as described in the SEARs in Section 1.2 have been categorised by group as shown figure 3.

Properties within 500m of the project are currently or will be industrial sites. The nearest sensitive receivers are about 2kms north of the project. These receivers are a retirement village, an early learning centre and three educational facilities. They are in the Mamre Road Precinct and have been rezoned for general industrial uses. In the interim, they will likely continue operating under their existing uses and are considered sensitive receivers for the purpose of this SSDA.

Figure 3 – Stakeholder categorisation.



As part of the larger development approval process, Urbis Planning will be responsible for engagement with the government and service provider stakeholder groups. Urbis Engagement will be responsible for engagement with community stakeholders.

Table 2 outlines these responsibilities, the level of engagement and likely issues for each stakeholder group. The stakeholder identification matrix is based on the principles of IAP2's Public Participation Spectrum as outlined in Section 2.3.

Table 2 – Stakeholder matrix

Category	Engagement interface (lead)	Level of engagement (IAP2)	Likely issues
Government	Urbis Planning	Consult	<ul style="list-style-type: none"> <li>Impacts to surround properties</li> <li>Employment opportunities</li> <li>Environmental management</li> </ul>
Service Providers	Urbis Planning	Consult	<ul style="list-style-type: none"> <li>Construction impacts</li> <li>Operational impacts</li> </ul>



<b>Category</b>	<b>Engagement interface (lead)</b>	<b>Level of engagement (IAP2)</b>	<b>Likely issues</b>
Community	Urbis Engagement	Inform	<ul style="list-style-type: none"> <li>• Traffic impacts</li> <li>• Construction impacts</li> <li>• Operational impacts</li> <li>• Environmental management</li> </ul>

## 3. KEY MESSAGES

Key messages are the main points about a project for stakeholders and the community to hear and remember. These key messages will be used in all project communications.

### 3.1. PROJECT OVERVIEW

- The Yiribana Logistics Estate will provide a state-of-the-art industrial and logistics precinct to support Western Sydney. The estate will deliver new jobs closer to home to build a 30-minute city and deliver economic benefits for the local area:
  - 700 jobs during the construction phase
  - 1100 jobs during the operational phase.
- The proposed project is in Kemps Creek, within the Penrith local government area (LGA). The site falls within the Mamre Road Precinct within the broader Western Sydney Employment Area (WSEA).
- The premium estate will include five industrial warehouses, internal road network and car parking for 700.
- Yiribana means 'this way' in Darug language. In consultation with a representative body for the Traditional Owners of the area and the Kemps Creek site, Darug Custodian Aboriginal Corporation (DCAC), GPT has named the logistics estate 'Yiribana'. This name acknowledges the Darug people and their descendants.
- The Yiribana Logistics Estate will provide a capital investment of \$445 million into the Mamre Road Precinct.
- GPT is one of Australia's largest diversified listed property groups with assets across retail, office, logistics and commercial development. GPT's experience in delivering high quality warehousing and logistics developments, particularly within Western Sydney, enables a depth of experience and understanding of the key issues, challenges and drivers of employment lands and industrial development across the Greater Sydney region.

### 3.2. MANAGING TRAFFIC

A temporary access road from Mamre Road will provide initial vehicular access. In the future, vehicular access will be from a signalised intersection south of the site along Mamre Road, connecting with internal local industrial roads. Broader access to the site is from the M4 Motorway, Great Western Highway and Elizabeth Drive. Transport for NSW is planning for and delivering upgrades to Mamre Road.

### 3.3. PLANNING PATHWAY

The dot points below will be presented in project communications as a timeline graphic:

- GPT is preparing a State Significant Development Application (SSDA) which includes an Environmental Impact Statement (EIS) (we are here)
- Early 2021 – GPT will lodge the SSDA with the Department of Planning, Industry and Environment (DPIE)
- Mid 2021 – DPIE will place the SSDA on public exhibition for further comment
- Late 2021 – Expected determination
- Early 2022 – Construction likely to begin

### 3.4. ENGAGEMENT PROCESS

GPT has commissioned Urbis Engagement to collect your feedback and provide further information about the Yiribana Logistics Estate.

You can reach the team on:

- [engagement@urbis.com.au](mailto:engagement@urbis.com.au)
- 1800 244 863

## 4. ENGAGEMENT ACTIONS

The engagement actions in the table below meet the purpose of engagement while mitigating the key risks to the process. The timing of the engagement actions aligns with the project timeline and key milestones:

- Project inception: December 2020
- Lodgement of SSDA: Early 2021
- Public exhibition of the SSDA: Mid 2021

Table 3 – Engagement actions

Timing	Activity	Project lead	Stakeholder category	Description
January 2020	Development of Community and Stakeholder Participation Strategy	Urbis Engagement	Government Service Providers Community	A clear record to demonstrate engagement as required by the Department of Planning Industry and Environment.
October 2020 to June 2021	Consultation on the project through meetings, phone calls and emails	Urbis Planning GPT	Government Service providers	Two-way communication channels or stakeholders to provide feedback on the project and its impacts. This open communication will identify issues of interest and opportunities.
February 2021	Establish project email and 1800 number	Urbis Engagement	Community	A two-way communication channel for stakeholders and the community to ask questions.
February 2021	Develop and deliver fact sheet by letterbox drop and email	Urbis Engagement	Community	Written information distributed to the community that communicates the facts of the project and invites feedback.

June 2021	Finalise Communication and Engagement Outcomes Report	Urbis Engagement	Government Service Providers Community	<p>A document outlining who was consulted and how. The document will also outline:</p> <ul style="list-style-type: none"> <li>• Issues raised by stakeholders and the community</li> <li>• Project response to issues</li> <li>• Proposed future community and stakeholder engagement based on the results of consultation.</li> </ul>
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