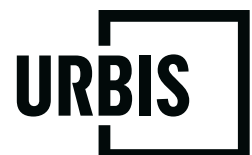




# ENGAGEMENT OUTCOMES REPORT

Aspect Industrial Estate

Prepared for  
**MIRVAC**  
15 October 2020



**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

|                    |                |
|--------------------|----------------|
| Director           | Dianne Knott   |
| Associate Director | Colby Taylor   |
| Consultant         | Lauren Fawcett |
| Project Code       | P0023223       |
| Report Number      | Final          |

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd  
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

**urbis.com.au**

# CONTENTS

|           |  |           |
|-----------|--|-----------|
| <b>1.</b> | <b>Introduction .....</b>                      | <b>1</b>  |
| 1.1.      | Development of the Western Sydney region ..... | 1         |
| 1.2.      | Site considerations.....                       | 1         |
| <b>2.</b> | <b>Overview of proposal.....</b>               | <b>3</b>  |
| <b>3.</b> | <b>Stakeholder analysis.....</b>               | <b>5</b>  |
| 3.1.      | Level of engagement .....                      | 5         |
| <b>4.</b> | <b>Engagement process .....</b>                | <b>6</b>  |
| 4.1.      | Purpose of engagement .....                    | 6         |
| <b>5.</b> | <b>Overview of engagement activities .....</b> | <b>7</b>  |
| 5.1.      | Fact sheet and letterbox drop .....            | 7         |
| 5.2.      | Near neighbour information letter .....        | 7         |
| 5.3.      | Stakeholder notification.....                  | 7         |
| 5.4.      | Engagement email and phone line .....          | 7         |
| 5.5.      | Social media monitoring.....                   | 7         |
| 5.6.      | Agency consultation undertaken by Mirvac ..... | 7         |
| <b>6.</b> | <b>Engagement feedback .....</b>               | <b>14</b> |
| 6.1.      | Response to agency consultation.....           | 14        |
|           | <b>Disclaimer.....</b>                         | <b>15</b> |

|                   |                                 |
|-------------------|---------------------------------|
| <b>Appendix A</b> | <b>Fact sheet</b>               |
| <b>Appendix B</b> | <b>Letter for residents</b>     |
| <b>Appendix C</b> | <b>Letterbox drop catchment</b> |

## FIGURES

|   |   |
|---|---|
| Figure 1 - Aerial photo of the site ..... | 2 |
| Figure 2 - Preliminary site plan .....    | 4 |

## TABLES

|   |   |
|---|---|
| Table 1 - Stakeholder matrix .....                      | 5 |
| Table 2 - Agency Consultation undertaken by Mirvac..... | 7 |

# 1. INTRODUCTION

Urbis Pty Ltd (Urbis) was engaged by Mirvac to undertake community and stakeholder engagement to support the proposed development of an industrial estate and associated works at the land legally described as Lots 54-58 in DP 259135, (the site), at Mamre Road, Kemps Creek.

Located within the Mamre Road Precinct, the site sits south-west of the existing zoned Western Sydney Employment Area (WSEA), one of Sydney's major employment areas. Mirvac is intending to reinvigorate the site to include a state-of-the-art industrial facility with premium flexible warehouse and office space. The site is currently zoned for industrial use.

The proposal (SSD-10448) is considered a State Significant Development Application (SSDA) in the NSW planning system.

Consistent with a best practice approach, engagement was undertaken by Mirvac prior to lodgement of the State Significant Development Application with the Department of Planning, Industry and Environment for the proposal.

## 1.1. DEVELOPMENT OF THE WESTERN SYDNEY REGION

The proposed industrial estate, to be known as Aspect Industrial Estate, promotes development of the Western Sydney region, by providing employment opportunities and responding to the shortfall of zoned industrial land identified in the Greater Sydney Commission's A Metropolis of Three Cities: Greater Sydney Region Plan, Western City District Plan, and draft Western Sydney Aerotropolis Plan.

On 22 May 2020, the NSW Government announced the Mamre Road Precinct rezoning proposal would be fast tracked in response to the COVID-19 pandemic, guaranteeing local jobs and providing an economic boost to western Sydney.

The NSW Government has recognised that accelerating the rezoning of the Mamre Road Precinct would boost the State's economy and create opportunities for employment opportunities in response to the COVID-19 pandemic. The Mamre Road Precinct was gazetted on 11 June 2020.

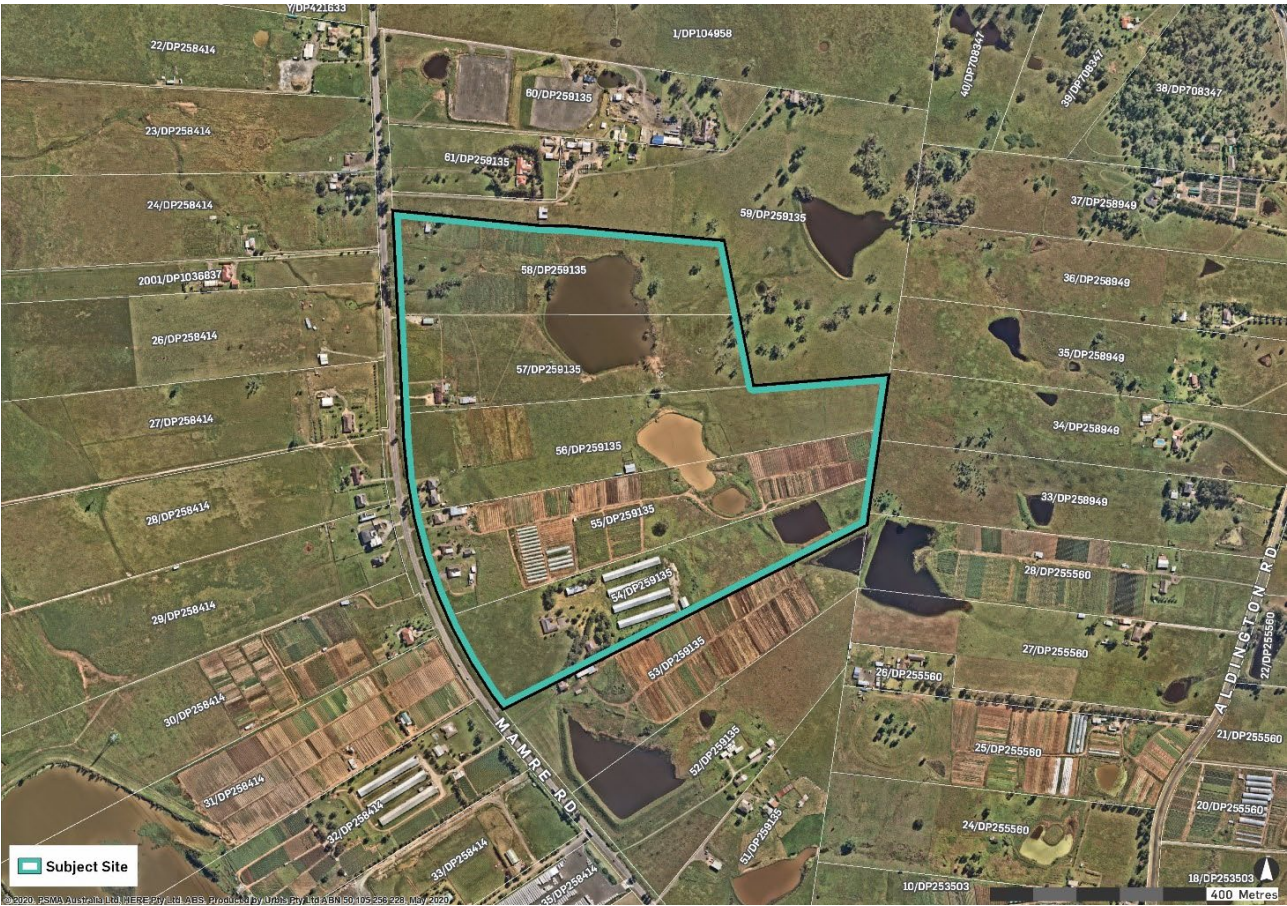
## 1.2. SITE CONSIDERATIONS

The site is surrounded by rural residential uses. The nearest residential premises are predominately located in Mount Vernon and Twin Creeks approximately 2 km east and west of the site respectively. Other nearby environmental living areas include Luddenham (approximately 2.3 km east of the site), and Kemps Creek (approximately 4 km south of the site). In addition, there is a private education facility and seniors living development approximately 2km north of the site

The activities outlined in this report delivered an engagement process informed by the International Association of Public Participation's (IAP2) Public Participation spectrum. This engagement and communication outcomes report documents the engagement process, feedback received and considerations in response to feedback undertaken in collaboration with Mirvac from May 2019 – October 2020.



Figure 1 - Aerial photo of the site



## 2. OVERVIEW OF PROPOSAL

Aspect Industrial Estate (the site) is legally described as Lots 54 – 58 in DP 259135, with an area of approximately 56.3 hectares (ha). The site is located east of Mamre Road, Kemps Creek within the Penrith Local Government Area (LGA).

The site has approximately 950m of direct frontage to Mamre Road with a proposed intersection providing vehicular access via Mamre Road to the M4 Motorway and Great Western Highway to the north and Elizabeth Drive to the south.

The site is located approximately 4km north-west of the future Western Sydney Nancy-Bird Walton Airport, 13km south-east of the Penrith CBD and 40km west of the Sydney CBD.

The Department of Planning, Industry and Environment (DPIE) rezoned Mamre Road Precinct, including the site, in June 2020 under the State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP). The rezoning of this precinct responds to the demand for industrial land in Western Sydney. The site primarily zoned IN1 General Industrial with a small sliver of land zoned E2 Environmental Conservation.

Consistent with the above, this report has been prepared to support a Development Application under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) for the purpose of:

- A Concept Masterplan for the site comprising 11 industrial buildings, internal road network layout, building locations, gross floor area (GFA), car parking, concept landscaping, building heights, setbacks and built form parameters.
- Stage 1 development of the site including:
  - The demolition, removal of existing rural structures and remediation works;
  - Heritage salvage works (if applicable);
  - Clearing of existing vegetation on the subject site and associated dam dewatering and decommissioning;
  - Realignment of existing creek and E2 Environmental Conservation zone;
  - Onsite bulk earthworks including any required ground dewatering;
  - The importation, placement and compaction of spoil material, consisting of:
    - Virgin Excavated Natural material (VENM) within the meaning of the POEO Act; and/or
    - Excavated Natural material (ENM) within the meaning of the NSW Environmental Protection Authority's (EPA) Resource Recovery Exemption under Part 9, Clauses 91 and 92 of the POEO (Waste) Regulation 2014 –The Excavated Natural Material Order 2014; and/or
    - Materials covered by a specific NSW EPA Resource Recovery Order and Exemption which are suitable for their proposed use.
  - Boundary retaining walls;
  - Catchment level stormwater infrastructure, trunk services connections, utility infrastructure, roads and access infrastructure (signalised intersection with Mamre Road) associated with Stage 1;
  - Construction, fit out and 24 hours a day/ 7 days per week use of warehouse and distribution centre within Stage 1;
  - Detailed on lot earthworks, stormwater, services and utility infrastructure associated with the construction of warehouse and distribution centre within Stage 1;
  - Boundary stormwater management, fencing and landscaping; and
  - Staged subdivision of Stage 1.
  - The Secretary's Environmental Assessment Requirements (SEARs) have been issued in respect of the proposal. This report addresses the relevant SEARs considerations.



Figure 2 - Preliminary site plan



Source: Site Image Landscape Architects

### 3. STAKEHOLDER ANALYSIS

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. Urbis Engagement collaborated with Mirvac in managing the community stakeholders for Aspect Industrial Estate.

#### 3.1. LEVEL OF ENGAGEMENT

Urbis Engagement works in line with the International Association of Public Participation's (IAP2) Public Participation spectrum and utilises the participation principles of:

|         | 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 Spectrum of Public Participation

The following table outlines the key stakeholders who formed part of the consultation process. The stakeholder identification matrix is based on the principles in accordance with the International Association of Public Participation's (IAP2) Public Participation spectrum as outlined above.

Table 1 - Stakeholder matrix

| Stakeholder   | Level          | How this group participated  |
|---|----------------|--|
| Residential neighbours located on Mamre Road, Bakers Lane and Aldington Road Kemps Creek. | Inform/Consult | <ul style="list-style-type: none"> <li>Fact sheet letterbox drop</li> <li>Letter for residents</li> <li>Information and feedback hotline and email.</li> </ul> |
| Community and government stakeholders   | Inform/Consult | <ul style="list-style-type: none"> <li>Fact sheet</li> <li>Letter for residents</li> <li>Information and feedback hotline and email</li> </ul>                 |



## 4. ENGAGEMENT PROCESS

As part of the engagement and communication process, the following consultation was undertaken for Aspect Industrial Estate:

- Project fact sheet
- Residents information letter
- Letterbox drop
- Social media monitoring
- Dedicated 1800 number and email feedback channels.

In addition, Mirvac managed a parallel process of engagement with industrial neighbours and members of the Mamre Road Landowners Group due to existing relationships and understanding of preferred overarching precinct outcomes.

Surrounding residential properties surrounding the site are limited and have been extensively consulted as part of the wider rezoning process since November 2019.

### 4.1. PURPOSE OF ENGAGEMENT

The stakeholder and community engagement process for Aspect Industrial Estate aimed to:

- Provide accurate information about the State Significant Development Application (SSDA) and the process for providing feedback
- Deliver an independent, transparent and accountable consultation process and provide a range of ways for people to engage and give feedback
- Create pathways for stakeholder interaction and feedback that are open and transparent
- Understand community views to inform the SSDA for Aspect Industrial Estate.

## 5. OVERVIEW OF ENGAGEMENT ACTIVITIES

### 5.1. FACT SHEET AND LETTERBOX DROP

A fact sheet was prepared to outline key features of the proposal and invite members of the community to provide feedback. The fact sheet advertised details of a dedicated email and phone number, managed by Urbis, to make further enquires and an invitation to attend a face to face briefing with the project team.

The fact sheet was distributed on 22 May 2020 to the mailboxes of approximately 29 households on Mamre Road, Bakers Lane and Aldington Road Kemps Creek.

A copy of the fact sheet and distribution catchment can be found in Appendix A and Appendix C.

### 5.2. NEAR NEIGHBOUR INFORMATION LETTER

A letter to accompany the fact sheet was distributed on 22 May 2020 to the mailboxes of approximately 29 households on Mamre Road, Bakers Lane and Aldington Road Kemps Creek.

A copy of the near neighbour information letter can be found in Appendix B.

### 5.3. STAKEHOLDER NOTIFICATION

It was identified that some sensitive stakeholders were located within the Mamre Road Precinct, who were contacted separately to inform them of the proposal.

The fact sheet and information letter in Appendix A and Appendix B, along with an invitation to contact the project team for a face to face briefing, were also provided via email to the following stakeholders:

- The Hon Chris Bowen, Federal Member for McMahon
- Elected members of Penrith City Council
- Mrs Tanya Davies, State Member for Mulgoa
- Emmaus Retirement Village
- Emmaus Catholic College
- Trinity Primary School
- Little Smarties Early Learning Centre
- Mamre Anglican School.

### 5.4. ENGAGEMENT EMAIL AND PHONE LINE

Members of the public were invited to contact Urbis Engagement through a dedicated 1800 phone number and/or an email address between 20 May and 12 June 2020. At the time of writing this report, there has been no enquires received for further information or to provide feedback on the proposal.

### 5.5. SOCIAL MEDIA MONITORING

Social media channels have been monitored for community thoughts, feedback and sentiment regarding the proposal. There has been no identified social media commentary at the time of writing this report.

### 5.6. AGENCY CONSULTATION UNDERTAKEN BY MIRVAC

Extensive consultation was undertaken by Mirvac with government agencies, including the Department of Planning, Industry and Environment.

Table 2 - Agency Consultation undertaken by Mirvac

| Stakeholder                | Consultation  |
|----------------------------|---|
| Penrith City Council (PCC) | In May 2020, Mirvac had a telephone conversation with PCC's strategic planning team to discuss the AIE proposal, SEARs and lodgement of the SSDA. |

| Stakeholder | Consultation   |
|-------------|--|
|             | <p>On 12 May 2020, Mirvac sent an email to PCC's development assessment and strategic planning teams (Natasha Borgia, Peter Wood and Gavin Cherry) requesting any final pre-lodgement comments (further to those already provided in response to the SEARS request) on the proposed AIE SSDA. The email included the Concept masterplan and Stage 1 plan for AIE along with the below statement regarding site specific DCP:</p> <p><i>"To support our AIE SSD, a site specific Development Control Plan (DCP) has been prepared and will be formally lodged to DPIE as part of the AIE SSD. Mirvac notes that should a Mamre Road Precinct wide DCP be released prior to completion of the formal SSD exhibition period, if required, Mirvac will amend the AIE documentation to reflect this DCP."</i></p> <p>No response received.</p>  |
|             | <p>On 2 September 2020, Mirvac held a meeting with Abdul Cheema, Adam Wilkinson, Peter Wood, Gavin Cherry, Michael Alderton and Graham Green of Penrith City Council to present the AIE proposal and discuss the revised AIE SSD masterplan with realigned E2 corridor.</p> <p>Detailed comments were previously provided by PCC as part of the SEAR's request process in May 2020, however no response was required from Mirvac as part of the SEARs. During the presentation, Mirvac discussed how the AIE SSD documentation has been amended to address Penrith City Council's comments received as part of the SEARs request. Other queries raised by PCC in the meeting included:</p> <ul style="list-style-type: none"> <li>▪ Boundary retaining wall heights to Mamre Road. Mirvac advised PCC that no retaining walls fronting Mamre Road are proposed.</li> <li>▪ Traffic volumes: Mirvac advised traffic network modelling is being completed as part of the Mamre Road Precinct Working Group. Traffic Assessment completed for the AIE SSD will benefit from this network modelling and utilise parameters as adopted for the Mamre Road Precinct network modelling. Traffic volumes are addressed in detail as part of the Traffic Impact Assessment within the EIS.</li> <li>▪ Planning permissibility for E2 realignment. The planning permissibility of the E2 realignment has since been resolved in consultation with the DPIE.</li> </ul> <p>A Mamre Road Precinct Working Group was formed to work through key elements relating to the road network and development controls within the Mamre Road Precinct.</p> <p>Both Mirvac and Penrith City Council have formed part of the Mamre Road Precinct Working Group. Representatives from both parties include:</p> <ul style="list-style-type: none"> <li>▪ Mirvac's General Manager Industrial, Richard Seddon and Development Manager Industrial, Russell Hogan; and</li> <li>▪ Penrith City Council's City Planning Manager, Natasha Borgia, Engineering Services Manager, Adam Wilkinson and City Planning Co-ordinator, Abdul Cheema.</li> </ul> |

| Stakeholder                                | Consultation  |
|--|---|
| DPIE Central Western Team                  | <p>Prior to the gazettal of the Mamre Road Precinct, significant consultation occurred with DPIE Central Western Team regarding the AIE site and the Mamre Road Precinct.</p>   |
|  | <p>On 12 June 2020, Mirvac held a meeting with DPIE.</p> <p>On 28 July 2020, Mirvac issued Melissa Rassack and Gina Metcalfe with a letter to address the proposed E2 alignment on AIE.</p> <p>On 4 August 2020, Mirvac held a meeting with the DPIE strategic team.</p> <p>On 10 August 2020, Mirvac held a meeting with the DPIE assessment team to present the revised AIE masterplan with a realigned E2 Corridor. DPIE's comments during the meeting included:</p> <ul style="list-style-type: none"> <li>▪ Recommendation for Mirvac to seek TfNSW concurrence on whether the integrate freight networks are required to be shown in Mirvac documentation. Mirvac has since sought consultation with TfNSW who has advised formal response will be provided as part of the AIE SSD formal exhibition process;</li> <li>▪ Boundary retaining wall heights to Mamre Road. Mirvac advised DPIE that no retaining walls fronting Mamre Road are proposed.</li> </ul> <p>On 14 August 2020, the DPIE issued a letter with in-principle support of a realigned E2 corridor.</p> <p>A Mamre Road Precinct Working Group was formed to work through key elements relating to the road network and development controls within the Mamre Road Precinct.</p> <p>Both Mirvac and DPIE have formed part of the Mamre Road Precinct Working Group. Representatives from both parties include:</p> <ul style="list-style-type: none"> <li>▪ Mirvac's General Manager Industrial, Richard Seddon and Development Manager Industrial, Russell Hogan;</li> <li>▪ DPIE's Manager, Western Sydney Employment Area (WSEA), Melissa Rassack, Jane Grose, Director Central (Western) Jane Grose and Senior Planning Officer, Mark Yee.</li> </ul> |
| DPIE Industry Assessment Team              | <p>On 10 August 2020 as part of the above meeting with the Central Western Team, William Hodgkinson invited Mirvac to submit the Draft EIS for Test of Adequacy (ToA) review.</p> <p>On 28 August 2020, the DPIE Assessment Team provided their ToA comments to Mirvac on the Draft EIS. These comments have been addressed by Mirvac in the revised SSDA package.</p>  |
| DPIE Environment, Energy and Science Group | <p>On 2 June 2020, Mirvac sent an email to the EE requesting any final pre-lodgement comments (further to those already provided in response to the SEARS request) on the proposed AIE SSDA. The email included the Concept masterplan and Stage 1 plan.</p>  |



| Stakeholder                              | Consultation   |
|--|--|
|  | No comments received to date.  |
| DPIE NRAR and DPIE Water Group           | <p>On 20 May 2020, Ecological Australia sent an email to the Natural Resource Access Regulator team and Land Use Enquiries email address requesting NRAR feedback on the masterplan design and re-aligned watercourse. The email included the AIE Riparian Assessment prepared by Ecological Australia.</p> <p>No response received.</p> <p>On 22 September 2020, Mirvac met with Jeremy Mourice and Jane Curran from the NRAR Water Regulation (East) Team to discuss the AIE site and the proposed realigned E2 corridor. Comments raised in the meeting included:</p> <ul style="list-style-type: none"> <li>▪ If scour protection of the bend of the riparian channel was necessary. Mirvac advised that this may be removed from the updated documentation subject to advice from the flood engineer;</li> <li>▪ It was noted by both parties that the preference is for the low flow pond to be designed for an environmental function rather than hydraulic function;</li> <li>▪ NRAR noted that they did not object to the E2 realignment and advised that a formal response will be provided by NRAR during the SSDA referral and exhibition period.</li> </ul> <p>Formal meeting minutes were prepared and provided to NRAR following this meeting. A copy may be provided to DPIE upon request.</p> |
| Endeavour Energy (EE)                    | <p>Significant consultation has occurred with EE regarding servicing arrangements for the AIE site.</p> <p>As part of the Mirvac AIE design development, Mirvac has engaged an Accredited Service Provider Level 3 (ASP3) and has formally made formal subdivision and connection of load applications to Endeavour Energy for provision of an electricity network for AIE with Design Briefs received from Endeavour Energy for these applications.</p> <p>On 12 May 2020, Mirvac sent an email to the EE requesting any final pre-lodgement comments (further to those already provided in response to the SEARS request) on the proposed AIE SSDA. The email included the Concept masterplan and Stage 1 plan.</p> <p>No comments have been received.</p>   |
| Environmental Protection Authority (EPA) | <p>On 13 May 2020, Mirvac sent an email to the EPA requesting any final pre-lodgement comments (further to those already provided in response to the SEARS request) on the proposed AIE SSDA. The email included the Concept masterplan and Stage 1 plan.</p> <p>On 15 May 2020, the EPA confirmed via email no additional comments to be provided apart from response letter provided as part of SEARs response (ref: S2020/34870).</p> <p>On 1 October 2020, Mirvac phoned Jarrod Grimston and were advised that the EPA would typically provide further comment during the SSDA referral and exhibition period.</p>   |

| Stakeholder  | Consultation   |
|--|--|
| Fire and Rescue NSW  | <p>On 13 May 2020, Mirvac sent an email to the Fire and Rescue NSW requesting any final pre-lodgement comments (further to those already provided in response to the SEARS request) on the proposed AIE SSDA. The email included the Concept masterplan and Stage 1 plan.</p> <p>On 13 May 2020, Fire and Rescue confirmed via email no additional comments to be provided apart from response letter provided as part of SEARs response.</p>  |
| NSW Rural Fire Service   | <p>On 28 May 2020 a final pre-lodgement email was issued to TfNSW on 12 May 2020 requesting any pre-lodgement comments from NSW Rural Fire on the proposed AIE SSDA. The email included the Concept masterplan and Stage 1 plan.</p> <p>No response has been received.</p>   |
| Sydney Water (SW)  | <p>Significant consultation has occurred with Sydney Water regarding servicing arrangements for the AIE site and the Mamre Road Precinct.</p> <p>On 17 February 2020, Sydney Water provided servicing advice letter to support the lodgement of the AIE SSD DA.</p> <p>On 12 May 2020, Mirvac had a telephone conversation with Kristine Leitch regarding AIE proposal, SEARs and lodgement of the SSDA.</p> <p>On 12 May 2020, Mirvac sent an email to Sydney Water requesting any final pre-lodgement comments (further to those already provided in response to the SEARS request) in on the proposed AIE SSDA. The email included the Concept masterplan and Stage 1 plan.</p> <p>No response has been received.</p> <p>On 14 September 2020 Sydney Water provided letter of conditions and major works agreement for servicing for the AIE.</p> |
| Transport for NSW (TfNSW) (including the former Roads and Maritime Services) | <p>Significant consultation has been undertaken with TfNSW during the development of the AIE SSD proposal. Mirvac is currently and will continue to collaborate with TfNSW regarding the development of the Mamre Road Precinct local road network and connectively to the potential future dedicated freight network.</p> <p>On 7 November 2019, Mirvac and Civil Engineers AT&amp;L held pre-lodgement meetings with RMS regarding the proposed interim signalised intersection between AIE and Mamre Road. With RMS confirming that detailed comments and coordination could be made once RMS released detailed design documentation for the proposed Mamre Road Upgrade. The proposed signalised intersection documentation was provided to TfNSW (previously RMS) as part of pre-lodgement consultation (RMS Reference: SYD19/01350).</p>       |

| Stakeholder                                    | Consultation  |
|--|---|
|  | <p>During pre-lodgement consultation with TfNSW (previously RMS), TfNSW's Louise Moran noted that TfNSW would consider five (5) year horizons for signalised intersection warrants.</p> <p>On 12 May 2020 a final pre-lodgement email was issued to TfNSW on 12 May 2020 requesting any additional pre-lodgement comments (further to those already provided in response to the SEARS request) on the proposed AIE SSDA. The email included the Concept masterplan and Stage 1 plan.</p> <p>No response received.</p>   |
|  | <p>On 8 September 2020, Mirvac issued an email to Laura Van Putten, Michael Lee and Edward Scully of TfNSW to request a meeting to discuss the interim signalised intersection sketch. Details of this proposed intersection were provided within this email for TfNSW's information ahead of the requested meeting.</p> <p>On 21 September 2020, a meeting was held with Mirvac, Ason Group, TfNSW to discuss the interim intersection. Comments raised in the meeting included:</p> <ul style="list-style-type: none"> <li>▪ Access to properties to the West of Mamre Road. TfNSW noted notifications of access arrangements would be provided to residents post design approvals.</li> <li>▪ Traffic Horizons, suggestion was made from TfNSW regarding a 2026 and 2036 traffic horizon for signalised intersection modelling. Traffic horizons are discussed within the traffic assessment included as part of the AIE EIS.</li> <li>▪ Wider Mamre Road Precinct network modelling: Mirvac noted that whilst the wider Mamre Road Precinct network modelling has not yet been completed, the traffic assessment included as part of the AIE EIS has been informed through the same parameters adopted for the Mamre Road Precinct network modelling. Mirvac and TfNSW agreed that if updates are required as result of network modelling, this could be responded to during the Response to Submissions phase.</li> <li>▪ Timing: Mirvac noted timing for commissioning of signalised intersection is required for 3<sup>rd</sup> quarter 2021. TfNSW noted this timing would be subject to early / ongoing engagement and timing of SSD approvals.</li> </ul> |
| Water NSW                                      | <p>On 13 May 2020, Mirvac sent an email to Water NSW requesting any final pre-lodgement comments (further to those already provided in response to the SEARS request) on the proposed AIE SSDA.</p> <p>On 20 May 2020, Water NSW confirmed via email no additional comments to be provided apart from response letter provided as part of SEARS response (ref: S2020/34870).</p>  |
| Western City and Aerotropolis Authority (WCAA) | <p>On 14 May 2020, Mirvac sent an email to WCAA requesting any pre-lodgement comments on the proposed AIE SSDA.</p> <p>No response received.</p>  |

| Stakeholder                         | Consultation   |
|-------------------------------------|--|
| Western Sydney Airport (WSA)        | On 13 May 2020, Mirvac sent an email to Western Sydney Airport requesting any pre-lodgement comments in relation to the proposed AIE SSDA.   |
|                                     | On 22 May 2020, Water NSW confirmed via email no additional comments to be provided. WSA will review the development application documentation in detail once the application is on public exhibition.   |
| Planning Partnership                | <p>On 13 May 2020, Mirvac sent an email to the Planning Partnership requesting any pre-lodgement comments in relation to the proposed AIE SSDA.</p> <p>No response received.</p>   |
| Neighbouring Landowners (Developer) | <p><u>General surrounding lands:</u></p> <p>Community consultation was completed which included:</p> <ul style="list-style-type: none"> <li>▪ Fact sheet letterbox drop</li> <li>▪ Letter for residents</li> <li>▪ Information and feedback hotline and email.</li> </ul> <p>No response was received as part of this community consultation. See section 6 for further information.</p> <p><u>Northern and Southern adjoining lands:</u></p> <ul style="list-style-type: none"> <li>▪ The lands directly adjoining the AIE to the north and south are developer controlled lands as advised to the Mamre Road Precinct Working Group. As part of the Mamre Road Precinct Working Group, road network alignments and indicative earthworks pad levels have in principle agreed by Mirvac and the adjoining developers.</li> <li>▪ Proposed Road network levels and alignments as part of AIE SSD stage 1 and concept masterplan are consistent with information provided and in principle agreed as part of the Mamre Road Precinct Working Group.</li> <li>▪ During the preparation of the indicative road network as part of the Mamre Road Precinct Working Group, at the request of the Northern developer, the North-South Road No.3 (North) has been located to straddle the Eastern boundary of AIE. Note, the North-South Road No.3 is not subject to AIE stage 1 approvals. Further, connection locations of the proposed realigned E2 zone has been agreed in principle between Mirvac and the Northern developer.</li> <li>▪ Further detailed coordination will occur once adjoining developers progress with respective development applications.</li> <li>▪ Note, AIE SSD Stage 1 approval is not subject to detailed coordination of levels with adjoining lands.</li> </ul> |

Source: Mirvac



## **6. ENGAGEMENT FEEDBACK**

At the time of writing this report no feedback has been submitted through the Urbis Engagement enquiry line or email address and no mention of the project was detected on social media.

With nearly 30 individual information sheets provided to a local catchment for project information and feedback, it is unusual to have no contact from the local community and stakeholders, however not unexpected given this proposal.

The rezoning process in the Mamre Road Precinct has been ongoing since November when the NSW Department of Planning, Industry and Environment (DPIE) announced plans regarding the Mamre Road Precinct Rezoning including proposed amendments to the State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP).

As such, proactive engagement and communications were previously undertaken by Mirvac and other landowners within the precinct regarding the rezoning process, ensuring a no surprises approach for this component of the project. This would explain the lack of response regarding this engagement and communication process.

### **6.1. RESPONSE TO AGENCY CONSULTATION**

The Concept Master Plan and Stage 1 Works Plan have been updated to following consultation with the authorities. This includes updates to building layouts in response to new road layout and riparian corridor and the introduction of 40m (minimum) riparian corridor running east west along the northern boundary.

# DISCLAIMER

This report is dated 15 October 2020 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 Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of MIRVAC (**Instructing Party**) for the purpose of Engagement 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**

## **FACT SHEET**



# ASPECT INDUSTRIAL ESTATE

Mirvac is working closely with the Department of Planning, Industry and Environment, Penrith City Council and other relevant government agencies to plan for their 56-hectare site located at Lots 54-58 DP 259135 Mamre Road, Kemps Creek.

The site, to be known as Aspect Industrial Estate (AIE), will provide a state-of-the-art industrial and logistics precinct to support the Western Sydney Aerotropolis, Western Sydney and the greater Sydney area.

The premium facilities will include:



Flexible  
warehouse spaces



Office and  
support spaces



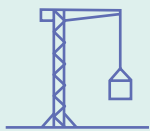
Car parking



Café

## A New Employment Precinct

Aspect Industrial Estate aims to become a high quality employment development in Kemps Creek, delivering new jobs closer to home and economic benefits for the local area.



**610**

jobs during the  
construction phase



**1,900**

jobs during the  
operational phase



**\$362M**

Capital investment  
into the Mamre  
Road Precinct by  
Aspect Industrial  
Estate

## REZONING OF THE MAMRE ROAD PRECINCT

Aspect Industrial Estate is located in the Mamre Road Precinct, which is currently proposed to be rezoned for employment land by the Department of Planning, Industry and Environment. This rezoning was confirmed as a fast tracked project by the NSW Government on 22 May 2020 in response to the COVID-19 pandemic. NSW Government is planning on making a decision on the rezoning by 18 June 2020.

## ABOUT THE PROPOSAL

The Aspect Industrial Estate will deliver an important part of the local road network in the Mamre Rd Precinct. It will provide future connectivity from Mamre Road to the wider Precinct area, supporting further accessibility and development.

Mirvac is well known for their delivery of high quality, market leading developments that set an industry benchmark – the Aspect Industrial Estate will be no exception. This estate is proposed to build on the recent success of Mirvac's Calibre Industrial estate in Eastern Creek which is widely regarded as one of the leading employment estates in Australia due to its high quality design.

Environmental protection and management are always a priority for Mirvac as part of their standard development processes. Where possible the existing natural environment and heritage on site will be protected and maintained with caution and care.





Concept Plan Stage 1

## PLANNING PATHWAY

**WE ARE HERE**

**Consultation period**

Early June 2020

A State Significant Development Application (SSDA) lodged with the Department of Planning, Industry and Environment

Target Mid 2020\*

SSDA will be on public exhibition with Department of Planning, Industry and Environment

TBA

**Determination anticipated**

TBA

**Construction likely to begin**

## MORE INFORMATION

Mirvac has commissioned Urbis to collect your feedback and provide further information about Aspect Industrial Estate on Mamre Road, Kemps Creek.

**You can reach the team on:**

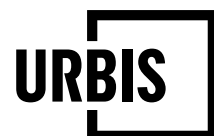
✉ [engagement@urbis.com.au](mailto:engagement@urbis.com.au)

☎ 1800 244 863



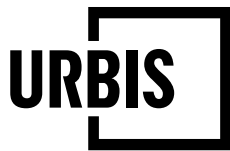
Mirvac is a leading Australian property group, listed on the Australian Securities Exchange. For over 45 years, Mirvac has played a vital role in the evolution of our cities, reimagining urban life and creating places that enrich the home, work and social lives of many thousands of Australians.

\* Date is subject to Department of Planning Infrastructure and Environment and status of rezoning process



## **APPENDIX B**

## **LETTER FOR RESIDENTS**



**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

URBIS.COM.AU  
Urbis Pty Ltd  
ABN 50 105 256 228

28 May 2020

Dear Resident,

## **ASPECT INDUSTRIAL ESTATE**

As you may be aware, Mirvac is working closely with the Department of Planning, Industry and Environment to plan for their 56-hectare site located at Lots 54-58 DP 259135 Mamre Road, Kemps Creek.

As an important near neighbour, Mirvac wanted to share this information with you as part of an open and transparent engagement process. Please find enclosed a copy of the proposed master plan, with further information available at <https://www.planningportal.nsw.gov.au/major-projects/project/30521>.

On 22 May 2020, the NSW Government announced a the Mamre Road Precinct rezoning proposal would be fast tracked in response to the COVID-19 pandemic, guaranteeing local jobs and providing an economic boost to western Sydney. The NSW Government are aiming to making a decision on the rezoning by 18 June 2020.

Aspect Industrial Estate aims to become a high-quality employment development in Kemps Creek, delivering new jobs closer to home and economic benefits for the local area. Importantly, the Aspect Industrial Estate will provide new jobs closer to home, decreasing travel times to and from work and creating new local opportunities with 1,900 jobs during the operational phase.

Mirvac is now finalising a State Significant Development Application (SSDA) for Stage 1 of the proposed development for lodgement with the Department of Planning, Industry and Environment (DPIE) in early June 2020. Stage 1 of the proposed development includes the construction of two facilities (Warehouse 1 and Warehouse 3).

Following lodgement of the SSDA, all stakeholders will have an opportunity to provide comment on the proposed development as part of the formal exhibition period.

If you would like to discuss the proposed development or have any questions, please phone 1800 244 863 so we can arrange an online webinar briefing or telephone conference to meet the Mirvac team and provide your feedback.

Mirvac is committed to keeping neighbours and members of the broader community informed throughout the planning process. If you have any further questions please do not hesitate to contact us on the number above or via [engagement@urbis.com.au](mailto:engagement@urbis.com.au)

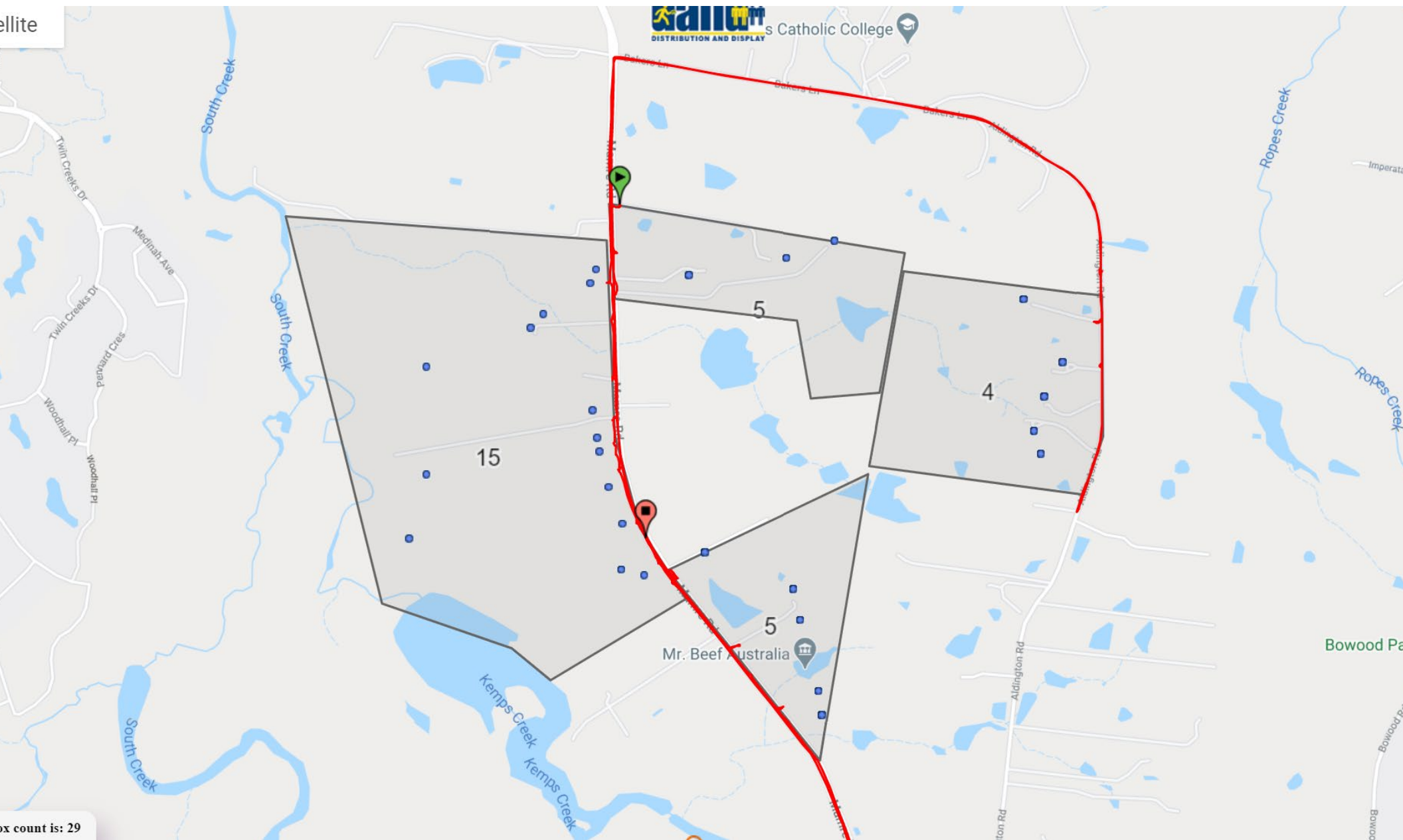
Yours sincerely,

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

## **APPENDIX C**

## **LETTERBOX DROP CATCHMENT**

ellite



ox count is: 29

