

# WSI3 SSDA

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## *Engagement Outcomes Report*

May 2026

**Prepared for:** Urbis Ltd on behalf of an e-retailer  
client

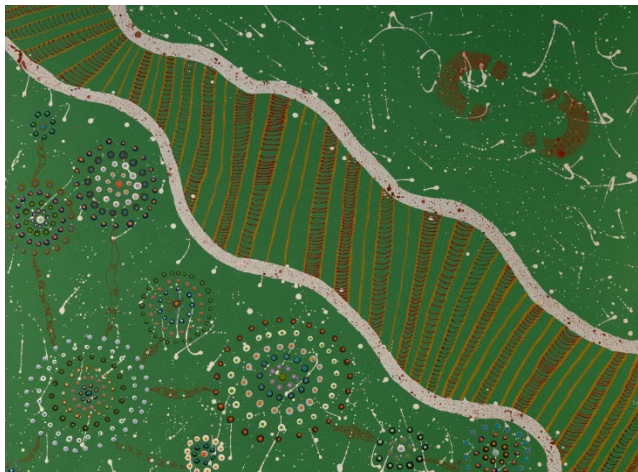
## Urbis staff responsible for this report were:

Associate Director    Lyndal Stuart  
Senior Consultant    Aleena Castanos  
Project Code            P0054792  
Report Number        Final

## Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



*The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.*

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.

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# Abbreviations

Table 1 Abbreviations

| Abbreviation | Definition                                         |
|--------------|----------------------------------------------------|
| DA           | Development Application                            |
| DPHI         | Department of Planning, Housing and Infrastructure |
| EIS          | Environmental Impact Statement                     |
| EP&A Act     | Environmental Planning and Assessment Act 1979     |
| FSR          | Floor Space Ratio                                  |
| IAP2         | International Association of Public Participation  |
| IPG          | Ingham Property Group                              |
| LALC         | Local Aboriginal Land Council                      |
| LGA          | Local Government Area                              |
| RAPs         | Registered Aboriginal Parties                      |
| SEARs        | Secretary's Environmental Assessment Requirements  |
| SSD          | State Significant Development                      |
| SSDA         | State Significant Development Application          |

# Executive summary

This Engagement Outcomes Report has been prepared by Urbis Ltd (Urbis) to accompany a detailed State Significant Development Application (SSDA) for the construction of a warehouse or distribution facility (as defined), referred to throughout this report as an automated distribution facility (ADC).

The land to which this report relates is referred to as 475 Badgerys Creek Road, Bradfield, which has direct interface with the Western Sydney International Airport (WSI), legally described as part Lot 102 and Lot 105 in DP 1316278. It is noted that the ADC will be located on future lots within the 475 Badgerys Creek Road landholding. For the purpose of this Report, reference to 'the site' will relate primarily to the area within the broader lot proposed to be developed for the ADC, unless otherwise specified.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-105499958).

# 1

# Introduction

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# 1 Introduction

This report has been prepared to accompany an SSDA for the construction of a warehouse or distribution facility (as defined) by an e-retailer at 475 Badgerys Creek Road, Bradfield (the site).

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 2 March 2026. Specifically, this report has been prepared to respond to the SEARs requirement identified in Section 1.2 below.

This report has also been prepared with reference to the Department of Planning, Housing and Infrastructure's (DPHI's) *Undertaking Engagement Guidelines for State Significant Projects* and The Engagement Institute's Public Participation Spectrum.

## 1.1 Legislative context

In NSW, the preparation and evaluation of environmental assessments for state significant developments is legislated through the Environmental Planning and Assessment Act 1979 (EP&A Act). The EP&A Act outlines a series of statutory requirements for proponents seeking development approval. The EP&A Act includes specific requirements to provide community members and stakeholders with opportunities to participate in the planning process.

As such, this report has been prepared in line with the following guidelines and requirements:

- The project specific SEARs issued for this project
- DPHI's Undertaking Engagement Guidelines for State Significant Projects (March 2024) (Undertaking Engagement Guidelines)
- DPHI's Community Participation Plan (April 2024)
- The International Association of Public Participation's (IAP2) Public Participation Spectrum.

## 1.2 Response to Secretary's Environmental Assessment Requirements (SEARs)

The engagement activities and outcomes detailed within this report address the Secretary's Environmental Assessment Requirements (SEARs), as issued by the DPHI. The SEARs require demonstration of how the engagement to be undertaken for this project is consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*.

Table 2 provides the project specific SEARs that are relevant to the delivery of community and stakeholder engagement for this project.

Table 2 Response to SEARs – 105499958

| SEARs item                                                                                                                                                                                                                                                                                                                                                                                                 | Project response                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community and Stakeholder Engagement</b> – a community and stakeholder engagement strategy consistent with the Department's Undertaking Engagement Guidelines for State Significant Projects for all stages of the development, including (but not limited to): <ul style="list-style-type: none"><li>▪ details of how issues raised, and feedback provided during engagement activities have</li></ul> | <p>This document outlines an approach to engagement that is consistent with the Undertaking Engagement Guidelines for State Significant Projects.</p> <p>The outcomes of the consultation approach, including how issues raised and feedback provided have been considered and responded to in the project will be captured in the:</p> |

| SEARs item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Project response                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>been considered and responded to in the development</li> <li>details of the proposed approach to future community and stakeholder engagement based on the results of consultation.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>Engagement and Communications Outcomes Report (this document, specifically Section 5)</li> <li>Environmental Impact Statement (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.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>Liverpool 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>Heritage NSW</li> </ul> </li> <li>Department of Primary Industries and Regional Development – Agriculture and Biosecurity</li> <li>Transport for NSW</li> <li>Fire &amp; Rescue NSW</li> <li>NSW Rural Fire Service</li> <li>Sydney Water</li> <li>WaterNSW</li> <li>Bradfield Development Authority</li> <li>Western Sydney Airport Corporation</li> <li>Civil Aviation Safety Authority</li> <li>Australian Government Department of Infrastructure, Transport, Regional Development, Communications and the Arts</li> <li>Endeavour Energy</li> <li>surrounding local landowners, businesses and stakeholders</li> <li>local and regional community and environmental groups</li> <li>Dharug Traditional Custodians</li> <li>Deerubbin Local Aboriginal Land Council</li> <li>any other public transport, utilities or community service providers.</li> </ul> |                                                                                                                                                                                        |



## 1.3 Alignment with Undertaking Engagement Guidelines for State Significant Projects

This engagement outcomes report has been prepared in line with DPHI's *Undertaking Engagement Guidelines*, which provide guidance for the effective delivery of engagement to support the development of state significant projects in NSW. The *Undertaking Engagement Guidelines* provides a series of objectives for effective engagement. These community participation objectives are detailed in Table 3. This table also outlines where each objective has been addressed within this report.

Table 3 Community Participation objectives

| No. | Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Where has this been addressed                                                                                                                                              |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1   | Identify the people or groups who are interested in or are likely to be affected by the project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Community and Key stakeholders are detailed in Section 3.2                                                                                                                 |
| 2   | <p>Use appropriate engagement techniques. This includes:</p> <ul style="list-style-type: none"> <li>considering the accessibility of how information is delivered</li> <li>the avoidance of technical language and jargon so information can be easily interpreted by the audience</li> <li>the adoption of non-written forms of engagement, where needed.</li> </ul> <p><i>Appropriate engagement techniques are particularly important when engaging with specific groups, such as Aboriginal and Torres Strait Islander groups, where engagement should be a discrete, planned activity undertaken by and with experienced Indigenous engagement specialists.</i></p> | <p>For an overview of engagement activities, see Section 4</p> <p>For an overview of the key messages to be utilised throughout this engagement process, see Section 2</p> |
| 3   | Ensure the community are provided with safe, respectful and inclusive opportunities to express their views                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | For an overview of engagement activities, see Section 4                                                                                                                    |
| 4   | Involve the community, councils and government agencies early in the development of the proposal, to enable their views to be considered in project planning and design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | For details of the approach to engagement with key stakeholders, such as community, council and government agencies, see Section 3                                         |
| 5   | <p>Be innovative in their engagement approach and tailor engagement activities to suit the:</p> <ul style="list-style-type: none"> <li>context (e.g. sensitivity of the site and surrounds)</li> <li>scale and nature of the project and its impacts</li> <li>level of interest in the project.</li> </ul>                                                                                                                                                                                                                                                                                                                                                               | <p>For an overview of the project context, see Section 2 and Section 3.2.2</p> <p>See Section 2 for an overview of the project.</p>                                        |
| 6   | Provide clear and concise information about what is proposed and the likely impacts for the relevant people or group they are engaging with.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | See Section 2 for a clear description of the project specifics.                                                                                                            |
| 7   | Clearly outline how and when the community can be involved in the process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | See Section 4 for details of how community members will be invited                                                                                                         |

| No. | Objective                                                                                                                                      | Where has this been addressed                                                            |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 8   | Make it easy for the community to access information and provide feedback.                                                                     | to participate in the planning process.                                                  |
| 9   | Seek to understand issues of concern for all affected people and groups and respond appropriately to those concerns.                           | For an overview of engagement activities, see Section 4                                  |
| 10  | Provide feedback about how community and stakeholder views were used to shape the project or considered in making decisions.                   | Community and stakeholder views have been summarised in this Engagement Outcomes Report. |
| 11  | Be able to demonstrate how the demography of the area affected has been considered in how and what engagement activities have been undertaken. | For the demographic profile of the local area, see Section 3.2.2                         |

Source: DPHI's Undertaking Engagement Guidelines for State Significant Projects – March 2024

# 2 Project details

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## 2 Project details

### 2.1 Site description

The land to which this report relates is referred to as 475 Badgerys Creek Road, Bradfield, which has direct interface with the Western Sydney International Airport (WSI). It is noted that the ADC will be located on proposed Lots 208, 209 and 210 within the broader 475 Badgerys Creek Road, Bradfield landholding. These lots are not yet formally registered.

The broader landholding has an area of approximately 184 hectares and is subject to an approved Master Plan prepared by Inghams Property Group (IPG). The proposed ADC will be located in Stage 2 of the IPG master plan site. The application site has an area of approximately 172,000m<sup>2</sup>. The location of the application site is shown below.

Figure 1 Application site location



Source: Urbis, 2025

The broader master plan site was formerly used for intensive poultry farming and previously contained a series of sheds and ancillary structures and associated internal road network, which have now been demolished. Earthworks and other site establishment works have commenced across the broader IPG master plan site.

### 2.2 Project description

It is the e-retailer's intent to construct and operate a new ADC. The ADC will be a distribution centre for goods storage and distribution direct to offsite third-party sortation service providers.

The proposed description of development is as follows:

Construction, fit-out and operation of a warehouse or distribution facility (automated distribution centre) with associated car parking, landscaping, driveway accesses, utility service connection, bulk earthworks and other related works.

# 3

## **Community and stakeholder engagement strategy**

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# 3 Community and stakeholder engagement strategy

This section outlines the engagement activities delivered between February and April 2026 to raise community and stakeholder awareness of and invite feedback on the proposal. Simultaneously, engagement sought to close the feedback loop with the community, demonstrating how feedback received in the proposal, has been addressed.

This engagement methodology and its outcomes have been informed and are consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*.

## 3.1 Engagement objective and approach

The engagement objectives and approach have been informed by the International Association of Public Participation's (IAP2's) *Public Participation spectrum*, (Figure 2) and DPHI's *Community Participation Plan* (Figure 3).

Based on experience with similar projects, the anticipated level of impact on the surrounding community and stakeholders was determined to be low resulting in the overall objective of engagement to be to 'inform' and 'consult' stakeholders and the community.

Figure 2 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 seek your feedback on drafts and proposals. | 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 work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible. | We will implement what you decide.                         |

Source: IAP2

In line with DPHI's *Community Participation Plan*, the approach to engagement was informed by the objectives shown in Figure 3 and Table 4.

Figure 3 DPHI Community Participation Plan Objectives



Table 4 Engagement approach and alignment with objectives

| Approach                                                                                                                                                                                                             | Alignment with objectives                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                 |                                                                                                |
| Identify potential impacts on stakeholders and the community, as well as measures to enhance potential positive impacts and minimise potential negative impacts, through genuine and consistent consultation.        |                                                                                          |
| Providing methods for monitoring and 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.                                                           |     |
| Facilitating information flow to the project team by establishing working relationships to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the project. |                                                                                                                                                                               |
| Managing expectations by closing the feedback loop and sharing how stakeholder and community views influenced the proposal.                                                                                          |                                                                                          |



## 3.2 Community and stakeholders

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. Described in DPHI's *Undertaking Engagement Guideline for State Significant Projects*, the community is anyone (including individuals, community groups, Aboriginal and Torres Strait Islander communities, culturally and linguistically diverse communities, peak bodies or businesses) interested in or likely to be affected by the project.

### 3.2.1 Stakeholder categories

Within this context, the stakeholders for this project were categorised by group, as shown in Figure 4. The community stakeholders have been identified due to their proximity to the site, potential areas of interest about the project benefits and impacts, intersection with other interested stakeholders through community connection, and general interest in the project.

Figure 4 Stakeholder categories

| Government authorities & elected Officials                                                                                                                                                                                                                                                                                                                          | Relevant agencies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>NSW Department of Planning, Housing and Infrastructure <ul style="list-style-type: none"> <li>Planning and assessment team</li> </ul> </li> <li>Liverpool City Council <ul style="list-style-type: none"> <li>Planning and Assessment Team</li> <li>Social Infrastructure and Community Planning team</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>Bradfield Development Authority</li> <li>Civil Aviation Safety Authority</li> <li>Commonwealth Department of Infrastructure, Transport, Regional Development, Communications and the Arts</li> <li>Western Sydney International Flight Paths team</li> <li>Department of Climate Change, Energy, the Environment and Water <ul style="list-style-type: none"> <li>Environment and Heritage Group</li> <li>Water Group</li> <li>Heritage NSW</li> </ul> </li> <li>Department of Primary Industries – Agriculture</li> <li>Endeavour Energy</li> <li>Fire &amp; Rescue NSW</li> <li>NSW Rural Fire Service</li> <li>Sydney Water</li> <li>Transport for NSW</li> <li>Western Sydney Airport Corporation</li> </ul> |
| Surrounding community                                                                                                                                                                                                                                                                                                                                               | Aboriginal stakeholders                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <ul style="list-style-type: none"> <li>Surrounding local landowners, businesses and stakeholders including: <ul style="list-style-type: none"> <li>Residents within the boundary identified in Figure 5</li> <li>IPG</li> <li>ALDI</li> <li>Goodman Property Services</li> </ul> </li> <li>Local and regional community and environmental groups</li> </ul>         | <ul style="list-style-type: none"> <li>Dharug Traditional Custodians</li> <li>Deerubbin Local Aboriginal Land Council</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

- 
- Western Sydney Aerotropolis Community Consultative Committee
-

Figure 5 The site and surrounding community



Source: Urbis via NearMaps (2026)

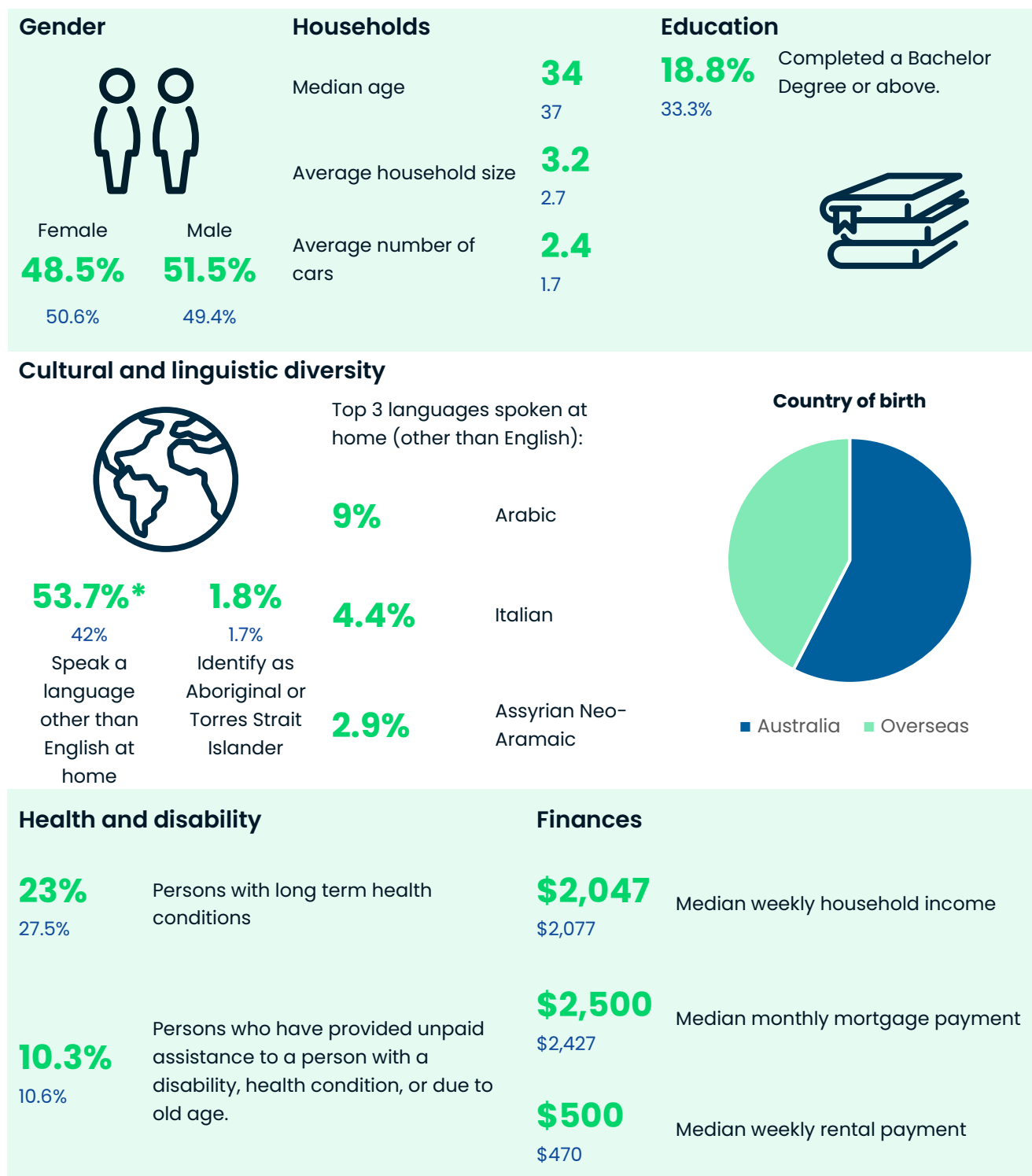
### 3.2.2 Community profile

This section provides a demographic profile of the local community for the Austral–Greendale (SA2 127011505) area. This area captures residents within the ‘surrounding community’ identified in Figure 5, as well as those living in the broader vicinity of the site. The profile is informed by the Social Baseline prepared as part of the Social Impact Assessment (see Section 4 of the SIA lodged alongside the SSDA) and ABS data.

Insights drawn from the demographic snapshot presented in Figure 6 informed the engagement approach. This ensured that Urbis provided project information that was clear and easy to understand, and offered flexible engagement options, including phone and email contact, written newsletters, and opportunities for project briefings.



Figure 6 Community profile



\*While a larger proportion of residents in the SA2 area speak a language other than English at home, Profile.id English proficiency data shows that within the Western Area – Greendale and Surrounds (which includes the ‘surrounding community’), 87.2% of residents speak English ‘well’ or ‘very well’. This reduced the need to translate engagement materials.

|  |                         |
|--|-------------------------|
|  | SA2 – Austral–Greendale |
|  | Greater Sydney Average  |

# 4 Engagement activities

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# 4 Engagement activities

This section outlines the engagement activities undertaken during the consultation process. Consistent with DPHI’s *Undertaking Engagement Guidelines for State Significant Projects*, the level and form of engagement were proportionate to the context, scale and potential impact of the project. Engagement activities for the community and other key project stakeholders are outlined below.

Figure 7 Engagement activities summary

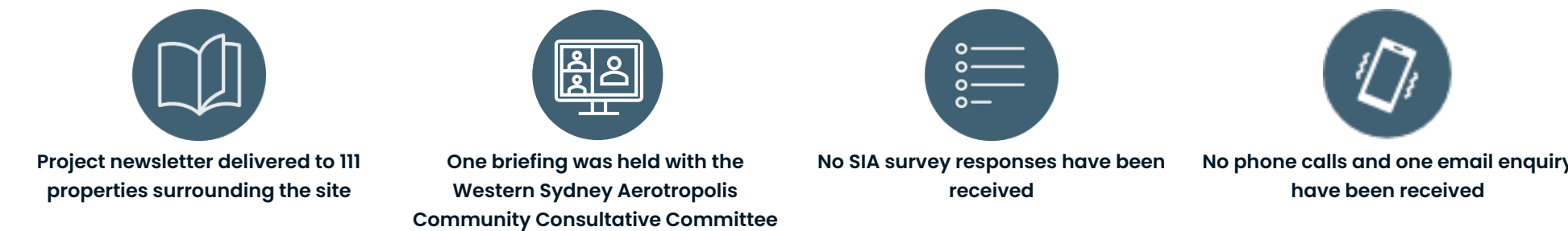


Table 5 Engagement activities – Detailed summary

| Engagement activities |                           | Target stakeholder(s)                                                 | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------|---------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       | Project newsletter        | Community                                                             | On 5 March 2026 a project newsletter was distributed to 111 properties surrounding the site.<br><br>This newsletter (see Appendix A) provided an overview of the development application proposed and how residents and surrounding businesses could make enquiries, request further information and provide feedback. The distribution area of this newsletter can be found in Appendix B.                                                                                                                                                                                             |
|                       | Key stakeholder briefings | Western Sydney Aerotropolis Community Consultative Committee (WSACCC) | On 5 March 2026, Urbis contacted the WSACCC requesting an opportunity to present about the proposal and seek feedback at the next WSACCC meeting.<br><br>On 15 April 2026, representatives from the project team attended the WSACCC online meeting and provided an overview of what’s proposed, the project’s contribution to the Western Sydney Aerotropolis vision, the anticipated areas of impact and the approach to community consultation. Following the presentation, Urbis facilitated question and answer time. Feedback received during this time is outlined in Section 5. |

|                                                                                   |                      |                                |                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------|----------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | SIA community survey | Accessible to all stakeholders | The project newsletter (see above) included an invitation to participate in an online survey to inform the SIA. No completed responses to the SIA survey have been received.                                                                                                   |
|  | Enquiry lines        | Accessible to all stakeholders | Throughout the engagement program, Urbis Engagement provided the community and stakeholders with an 1800 number and email address to make enquiries and provide feedback.<br><br>At the time of writing this report, one phone call and no email enquiries have been received. |

# 5 What we heard

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# 5 What we heard

This section of the Engagement Outcomes Report provides a detailed summary of issues raised by key stakeholders and community members throughout the engagement process, and the project response to this feedback.

Table 6 Key Stakeholders: Issues raised and project response

| Stakeholder                                                                                           | How this group was consulted                                                                                                                                                                                                                                                                     | Issues and feedback discussed                                                                                           | Project response                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Government authorities</b>                                                                         |                                                                                                                                                                                                                                                                                                  |                                                                                                                         |                                                                                                                                                                       |
| NSW Department of Planning, Housing and Infrastructure (DPHI)                                         | An initial briefing meeting was held with DPHI on 19th December 2025 to introduce officers to the proposed development. A scoping meeting was held with DPHI on 30th January 2026 to discuss key assessment matters. The project team communicated their intention to lodge SEARs shortly after. | During the meeting, the key assessment matters to be addressed in the EIS were discussed.                               | The EIS and accompanying technical reports have been prepared to address the SEARs                                                                                    |
| Liverpool City Council <ul style="list-style-type: none"> <li>Planning and Assessment Team</li> </ul> | On 14 April 2026, Urbis contacted Liverpool City Council's Planning and Assessment to inform Council of the proposal.                                                                                                                                                                            | To date, no response has been received from Liverpool City Council's Planning and Assessment team.                      | The project team will be available to respond to enquiries from Liverpool City Council's Planning and Assessment team as the project progresses.                      |
| <ul style="list-style-type: none"> <li>Social Infrastructure and Community Planning team</li> </ul>   | On 7 April 2026, Urbis contacted Liverpool City Council's Social Infrastructure and Community Planning team with an invitation to attend a stakeholder interview to inform the Social Impact Assessment for the project.<br><br>A follow up invitation was issued on 10 April 2026.              | To date, no response has been received from Liverpool City Council's Social Infrastructure and Community Planning team. | The project team will be available to respond to enquiries from Liverpool City Council's Social Infrastructure and Community Planning team as the project progresses. |

| Stakeholder                                                                                                                                                                                                 | How this group was consulted                                                                                                                                                                                                                                                                                    | Issues and feedback discussed                                                                                                                                                                                                                                                                                                                                    | Project response                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Relevant agencies</b>                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |
| Bradfield Development Authority                                                                                                                                                                             | On 19 December 2025, landowners in the Aerotropolis attended Bradfield Development Authority's regular monthly meeting to provide an update on progress within the IPG Master Plan site.                                                                                                                        | As noted in its SEARs advice, the Bradfield Development Authority did not provide any specific comments on the proposal.                                                                                                                                                                                                                                         | The project team will be available to respond to enquiries from the Bradfield Development Authority as the project progresses.                                                                                                                                                         |
|                                                                                                                                                                                                             | On 19 December 2025, the project team met with representatives from the Bradfield Development Authority's Investment Attraction team and Investment NSW to discuss how the applicant could positively contribute to the Aerotropolis Vision.                                                                    | Support was received for the potential contribution to the economy, innovation and advanced manufacturing objectives of the Aerotropolis.                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                        |
| Civil Aviation Safety Authority                                                                                                                                                                             | On 27 March 2026, AviPro, on behalf of the applicant contacted the Civil Aviation Safety Authority (CASA) to provide an overview of the proposal and request feedback.                                                                                                                                          | On 1 April 2026, CASA responded advising it does not consider the proposal as a hazard to aircraft operations and has no objection to the proposal proceeding as planned.                                                                                                                                                                                        | The project team will be available to respond to enquiries from CASA team as the project progresses.                                                                                                                                                                                   |
| Commonwealth Department of Infrastructure, Transport, Regional Development, Communications and the Arts<br><ul style="list-style-type: none"> <li>Western Sydney International Flight Paths team</li> </ul> | On 24 March 2026, Urbis, on behalf of the proponent contacted the Commonwealth Department of Infrastructure, Transport, Regional Development, Communications and the Arts Western Sydney International Flight Paths team to provide an overview of the proposal, share the Scoping Report and request feedback. | On 12 May 2026, the Commonwealth Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts responded advising that the proposal should be consistent with the principles and guidelines of the National Airport Safeguarding Framework (NASF) and should not adversely impact aviation safety or airport operations. The | As required by the SEARs, the Environmental Impact Statement includes an aviation impact assessment to identify any potential impacts on operations at Western Sydney International Airport against relevant frameworks, including the National Airport Safeguarding Framework (NASF). |

| Stakeholder                                                                                                                                                                          | How this group was consulted                                                                                                                                                                                                                            | Issues and feedback discussed                                                                                                                                                                                                                                                                                               | Project response                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                      |                                                                                                                                                                                                                                                         | Department also encouraged ongoing consultation with WSA Co Limited to identify and address any airport safeguarding or operational matters throughout the SSD process and requested to be kept informed as the application progresses.                                                                                     | Urbis, on behalf of the applicant, contacted WSA Co Limited to provide further information on the proposal and seek feedback. To date, no response has been received. However, the proposal has responded to the SEARs informed by previous advice received from WSA Co Limited. |
| <p>Department of Climate Change, Energy, the Environment and Water</p> <ul style="list-style-type: none"> <li>Conservation Programs, Heritage and Regulation (CPHR) Group</li> </ul> | On 31 March 2026, Urbis, on behalf of the proponent contacted the Conservation Programs, Heritage and Regulation (CPHR) Group to provide an overview of the proposal, acknowledge the SEARs advice and request any additional feedback on the proposal. | To date, no response has been received from CPHR.                                                                                                                                                                                                                                                                           | The project team will be available to respond to enquiries from CPHR as the project progresses.                                                                                                                                                                                  |
| <ul style="list-style-type: none"> <li>Water Group</li> </ul>                                                                                                                        | On 31 March 2026, Urbis, on behalf of the proponent contacted the Water Group to provide an overview of the proposal, acknowledge the SEARs advice and request any additional feedback on the proposal.                                                 | To date, no response has been received from the Water Group.                                                                                                                                                                                                                                                                | The project team will be available to respond to enquiries from the Water Group as the project progresses.                                                                                                                                                                       |
| <ul style="list-style-type: none"> <li>Heritage NSW</li> </ul>                                                                                                                       | On 31 March 2026, Urbis, on behalf of the proponent contacted Heritage NSW to provide an overview of the proposal, acknowledge the SEARs advice and request any additional feedback on the proposal.                                                    | <p>On 2 April 2026, Heritage NSW responded advising it has no initial concerns or comments on the SSD at this stage.</p> <p>A formal response from Heritage NSW will be provided once a request for comment on the EIS has been formally referred to Heritage NSW along with the finalised Heritage Assessment reports.</p> | The project team will be available to respond to enquiries from Heritage NSW as the project progresses.                                                                                                                                                                          |

| Stakeholder                                    | How this group was consulted                                                                                                                                                                                                                                                                                                                                                                                                                                           | Issues and feedback discussed                                                                                                                                                                                                                                                                                                                                                                                           | Project response                                                                                                                                                    |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Department of Primary Industries – Agriculture | On 24 March 2026, Urbis, on behalf of the applicant contacted the Department of Primary Industries (DPI) – Agriculture to provide an overview of the proposal, share the Scoping Report and request feedback.                                                                                                                                                                                                                                                          | On 25 March 2026, DPI's Agricultural Land Use Planning Team responded advising its requirements were provided in its SEARs advice and reiterated that the Land Use Conflict Risk assessment must identify and consult with key stakeholders, including neighbours, to assess any actual, potential, or perceived risks. Biosecurity should also be considered and assessed independently of biodiversity considerations | The Land Use Conflict Risk assessment prepared by Edge Land Planning and lodged with the proposal has considered all requirements requested by DPI.                 |
| Endeavour Energy                               | On 13 April 2026, AT&L contacted Endeavour Energy to provide an overview of the proposal and confirm servicing requirements.                                                                                                                                                                                                                                                                                                                                           | To date no response has been received from Endeavour Energy.                                                                                                                                                                                                                                                                                                                                                            | The project team will continue to work with Endeavour Energy as the project processes, responding to, and addressing the points raised in its advice once received. |
| Fire & Rescue NSW                              | On 10 March 2026, Acor, on behalf of the applicant and in response to the SEARs advice, contacted Fire & Rescue NSW to provide an overview of the proposed handling and storage of dangerous goods within the project. Acor confirmed that dangerous goods will not be stored within the automated storage and retrieval system and instead will be managed separately in accordance with relevant standards, and to seek any feedback or concerns with this approach. | On 11 March 2026, Fire & Rescue NSW advising that the project was only flagged during the SEARS process, as the development has the potential to present an elevated risk and that it would conduct a full assessment following the lodgement of the proposal.                                                                                                                                                          | The project team will be available to respond to enquiries from the Fire & Rescue NSW as the project progresses.                                                    |

| Stakeholder                        | How this group was consulted                                                                                                                                                                                                                                                            | Issues and feedback discussed                                                                                                                                                                       | Project response                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NSW Rural Fire Service             | Blackash on behalf of the applicant contacted the NSW Rural Fire Service (RFS) to provide an overview of the approach to bushfire risk management.                                                                                                                                      | On 19 March 2026, NSW RFS responded advising its comments were included in the SEARs advice.<br>NSW RFS advised a site specific Bushfire Risk Management Plan is required for the project.          | A site specific Bushfire Risk Management Plan has been prepared and lodged with the SSDA.                                                                                                                                                                                                                                                                                                                                       |
| Sydney Water                       | On 25 February 2026, AT&L, on behalf of the proponent, lodged a Feasibility Application with Sydney Water.                                                                                                                                                                              | On 10 April 2026, Sydney Water issued a feasibility letter to outline its servicing capacity for the development.                                                                                   | AT&L noted the infrastructure contribution estimates were calculated using the building footprint rather than the GFA which underestimates demand and associated charges payable. AT&L is seeking to rectify this prior to lodgement of the application.<br><br>The project team will continue to work with Sydney Water as the project processes, responding to, and addressing the points raised in its advice once received. |
| Transport for NSW                  | On 1 May 2026, Ason, on behalf of the proponent contacted Transport for NSW (TfNSW) to provide an overview of the proposal and outcomes of its traffic and transport assessment. Ason invited TfNSW to contact Ason if it had any feedback or questions about the approach or proposal. | On 11 May 2026, TfNSW responded advising it had no comments at this stage and would review the Environmental Impact Statement and Traffic and Transport Assessment Report during public exhibition. | The project team will be available to respond to enquiries from TfNSW as the project progresses.                                                                                                                                                                                                                                                                                                                                |
| Western Sydney Airport Corporation | On 24 March 2026, Urbis, on behalf of the proponent contacted Western Sydney International Airport to provide                                                                                                                                                                           | To date, no response has been received from Western Sydney International Airport.                                                                                                                   | The project team will be available to respond to enquiries from Western                                                                                                                                                                                                                                                                                                                                                         |

| Stakeholder                                                                                                                   | How this group was consulted                                                                                                                                                                                                                                                                                                                         | Issues and feedback discussed                                                                                                                                                                                                                                                                    | Project response                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|                                                                                                                               | an overview of the proposal, share the Scoping Report and request feedback.                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                  | Sydney International Airport as the project progresses.                                          |
| Aboriginal stakeholders                                                                                                       |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                  |                                                                                                  |
| <ul style="list-style-type: none"><li>Dharug Traditional Custodians</li><li>Deerubbin Local Aboriginal Land Council</li></ul> | Aboriginal Stakeholders were consulted as part of the Aboriginal Cultural Heritage Assessment (ACHA) prepared for the IPG Master Plan and therefore no additional consultation occurred for this proposal. A detailed summary of this process and evidence of continuous consultation can be found in the ACHA Addendum Report lodged with the SSDA. |                                                                                                                                                                                                                                                                                                  |                                                                                                  |
| Community                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                  |                                                                                                  |
| Surrounding community <ul style="list-style-type: none"><li>Identified in Figure 5</li></ul>                                  | On 5 March 2026, Urbis distributed a double sided A4 newsletter that provided an overview of the proposal, the associated benefits and impacts and how the community could provide feedback                                                                                                                                                          | To date, no feedback has been received from the community.                                                                                                                                                                                                                                       | Urbis will continue to be available to respond to community enquiries as the project progresses. |
| <ul style="list-style-type: none"><li>Identified for Land Use Conflict Risk Assessment</li></ul>                              | As part of the Land Use Conflict Risk Assessment, Edge Land Planning distributed a letter to near neighbours providing information about the proposal and inviting them to participate in an interview to inform the assessment.                                                                                                                     | <p>On 19 March 2026, a near neighbour contacted Urbis requesting information about the Assessment and contact details on how to participate.</p> <p>All feedback received as part of this assessment has been included in the Land Use Conflict Risk Assessment Report lodged with the SSDA.</p> |                                                                                                  |
| Ingham Property Group                                                                                                         | Urbis, on behalf of the applicant, has been in ongoing consultation with Ingham Property Group as the landowner of the site and applicant of the IPG Master Plan.                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                  |                                                                                                  |

| Stakeholder                                                  | How this group was consulted                                                                                                                                                                                                                                       | Issues and feedback discussed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ALDI                                                         | In addition to the newsletter distribution, adjoining owners/operators (including ALDI and Goodman) were directly advised of the project in April 2026.                                                                                                            | No comments or feedback was provided by ALDI.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The project team will be available to respond to enquiries from ALDI as the project progresses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Goodman Property Services                                    | In addition to the newsletter distribution, adjoining owners/operators (including ALDI and Goodman) were directly advised of the project in April 2026.                                                                                                            | To date, no response has been received from Goodman.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The project team will be available to respond to enquiries from Goodman as the project progresses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Western Sydney Aerotropolis Community Consultative Committee | <p>On 14 April 2026, Urbis attended the regular WSACCC meeting to present on the proposal and seek feedback.</p> <p>On 15 April 2026, Urbis provided an account of the consultation with the WSACCC and a copy of the presentation to the Committee via email.</p> | <p>On 14 April 2026, three members of the Urbis team attended the WSACCC meeting on behalf of the Applicant.</p> <p>Questions and feedback related to the project were raised on:</p> <p><b>Car parking</b></p> <p>It was noted by the Chair of the Committee, Professor Roberta Ryan, that there is a high number of car parking spaces and the question was raised if this was in relation to the number of jobs projected for the site when operational.</p> <p><b>Land use and purpose</b></p> <p>Professor Roberta Ryan requested an explanation of what a distribution centre is and its purpose.</p> <p><b>Site operator</b></p> <p>Professor Roberta Ryan explained to the WSACCC that often consent</p> | <p><b>Car parking</b></p> <p>Urbis confirmed that the car spaces did relate to the anticipated 1,800 jobs that will be created when the site is operational.</p> <p><b>Land use and purpose</b></p> <p>Urbis explained that a distribution centre is a facility used to receive goods via air, rail or truck. Goods are then dispatched via trucks or vans from the facility to other locations and customers including businesses and consumers.</p> <p><b>Site operator</b></p> <p>Urbis confirmed that the operator has not yet been announced.</p> <p><b>Landscaping</b></p> <p>Urbis confirmed that 15 per cent is not the minimum or a universal minimum requirement for Enterprise Zone land.</p> |

| Stakeholder | How this group was consulted | Issues and feedback discussed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             |                              | <p>is sought for the site's development prior to the operator being confirmed. Professor Ryan asked if this was the case for this site.</p> <p><b>Landscaping</b></p> <p>A committee member asked if 15 per cent landscaping is the minimum ratio for an Enterprise Zone site.</p> <p><b>Construction</b></p> <p>A committee member asked what the timeframe for construction would be.</p> <p><b>Traffic and roads</b></p> <p>Two committee members raised concerns and questions about:</p> <ul style="list-style-type: none"> <li>- The timing of construction and the cumulative impact on the surrounding community due to traffic congestion and road conditions/safety. Feedback was that it has taken more than 25 minutes to drive 2.2km.</li> <li>- Concerns were raised specifically about Badgerys Creek Road collapsing due to heavy vehicle use.</li> </ul> <p>Overall, there was support for the development from the committee but concern about the impact on local roads.</p> | <p>Landscaping ratios for Enterprise Zones are set through the relevant planning scheme and depend on the specific zone, any applicable overlays, and the local planning policy.</p> <p><b>Construction</b></p> <p>Urbis confirmed that, pending approval, early works would commence in 2026 with site construction commencing in 2027 – 2028, taking 12 to 18 months to complete.</p> <p><b>Traffic and roads</b></p> <p>A Traffic Impact Assessment is being prepared as part of the EIS.</p> |



| Stakeholder | How this group was consulted | Issues and feedback discussed                                                                                                                                                                                                                                                                                                                                                                                                                   | Project response |
|-------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|             |                              | <p>Committee member, Ed Scully, Director South West Precinct, Transport for NSW, provided insight on the timings of upgrades to Mamre Road and Badgerys Creek Road.</p> <p>Professor Ryan conveyed to the Urbis team that a key consideration for all projects will be the traffic and road infrastructure impacts for local communities surrounding the Aerotropolis and will need to be considered as part of Traffic Impact Assessments.</p> |                  |

# 6

## **Future community and stakeholder engagement**

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## 6 Future community and stakeholder engagement

The Applicant will continue to keep stakeholders and the community informed of the project approval process through the exhibition and determination phases by continuing to enable the community to seek clarification about the project through the two-way communication channels.

# Disclaimer

This report is dated 6 March 2026 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 Urbis Ltd on behalf of an e-retailer client (**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 Community newsletter

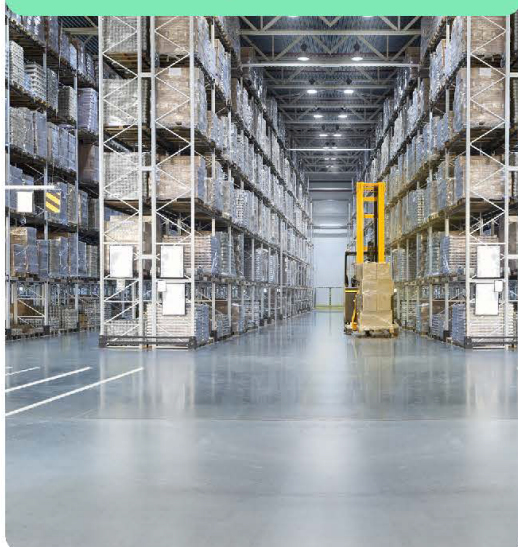
# WSI3 Distribution Centre

March 2026

## About the proposal

A new automated distribution centre is proposed on Ingham Property Group's land at 475 Badgerys Creek Road, Bradfield. The development represents the next stage planned under the approved Ingham Property Group Master Plan, which envisages logistics and distribution centres of this nature. The ADC is designed to support Western Sydney's emerging airport led economy.

Located near Western Sydney International Airport and the future Bradfield City Centre, the proposed ADC will improve how goods are stored and distributed locally, nationally and internationally, supporting faster deliveries, local business growth and ensuring the community benefits from the public investment in the airport.



Source: Ingham Property Group, Land Use Plan, 2025.  
Amended by Urbis to show WSI3 site overlay.

## What is being proposed?

Approval is being sought from the NSW Department of Planning, Housing and Infrastructure via the State Significant Development Application (SSDA) planning pathway. Specifically, approval is being sought for:

- One warehouse building with a height of approximately 28.5 metres
- Landscaping across approximately 15% of the site
- Approximately 900 car parking spaces to support staff and operational needs

The SSDA is expected to be lodged in April 2026.

## What is an Automated Distribution Centre (ADC)?

An ADC is a modern industrial facility that used advanced technologies and systems to efficiently store, manage and distribute goods for businesses and households.

## Why this proposal?

The proposed facility will deliver practical benefits for the Western Sydney community, supporting businesses, creating jobs, and contributing to the region's economic growth. This includes:

### Benefits for the community and local businesses

Improving how goods are stored, packed, and delivered, making access and supply of everyday items more reliable for customers.

### Jobs, skills and economic benefits

Creating up to 3,800 construction jobs and around 1,800 ongoing roles once the facility is fully operational, spanning logistics, technology, maintenance, and management.

### Supporting growth and the right location

Helping the area transition to a hub for logistics, advanced manufacturing, and technology, supporting efficient connections to the airport and local industries.

## Understanding and managing impacts

The proposed facility will align with the approved IPG Master Plan, which sets out measures to manage impacts on the site. Key measures to manage these impacts include:



### Traffic

Access via a new local road that connects to Badgerys Creek Road, with traffic assessments, management plans, and a Green Travel Plan to encourage walking and cycling.



### Bushfire

Keeping asset protection zones, safe evacuation routes, fire-resistant building design, and emergency planning.



### Flood

The site is outside the 1-in-100-year flood area, with further assessments to meet planning standards.



### Biodiversity

Complying with established management plans under the IPG Master Plan and other planning controls to protect plants and wildlife.



### Construction

Management plans will be developed for traffic, noise, dust, and waste using best-practice measures, these must be approved before work begins.

**All technical studies will be available for the community to view during when DPPI places the proposal on public exhibition.**

## Planning pathway and opportunities to have your say

The proposal is being assessed through the State Significant Development Application (SSDA) process. Key steps include:



### February 2026

The NSW Department of Planning Housing and Infrastructure (DPHI) issued of Secretary's Environmental Assessment Requirements (SEARs). The SEARs detail what studies must be prepared.



### We are here

Preparation of an Environmental Impact Statement (EIS) which summarises the outcomes of all studies. As part of the EIS process, Urbis is engaging with the surrounding community.



### April 2026

Lodgement of the SSDA including an Engagement Outcomes Report that details all feedback received and how the proposal responds to this feedback.



### Following lodgement

DPHI will publicly exhibit all documents lodged and the community, Council and government agencies can make a submission on the proposal. DPHI will notify the community once this stage commences.



### Following public exhibition

DPHI will review all submissions and invite the applicant to respond to the issues raised, before making a decision on the proposal.

## Stay informed and share your feedback

Urbis has been appointed to provide information and collect feedback on the proposal. You can contact the team at:

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

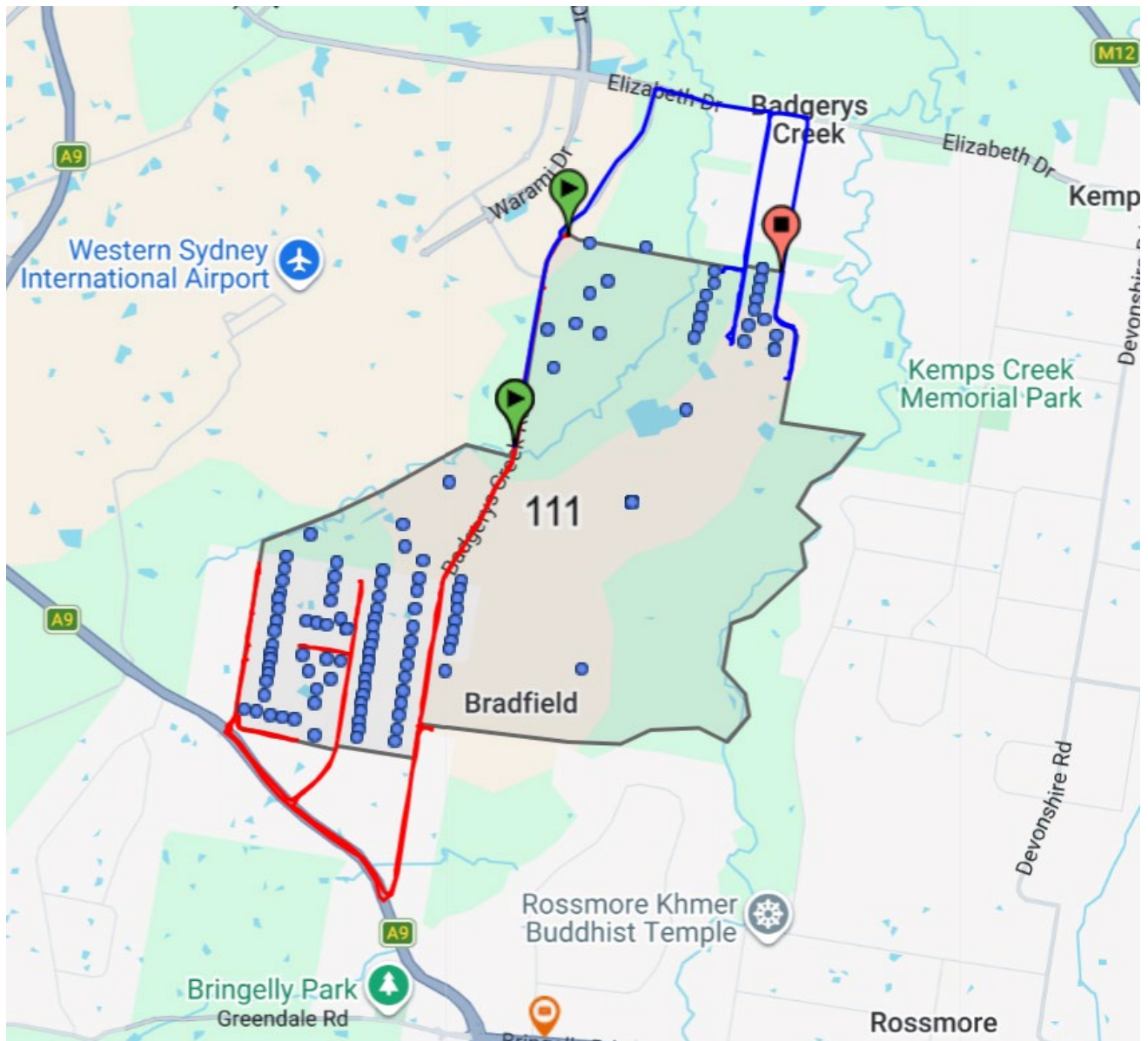
☎ 1800 244 863

You are invited to participate in the Social Impact Assessment (SIA) by completing a short online survey. This survey will remain open until **5pm on 20 March 2026**. Scan the QR code to access the survey.



## Appendix B Distribution record







**Shaping cities  
and communities  
for a better future.**

[urbis.com.au](http://urbis.com.au)