

COMMUNITY AND STAKEHOLDER PARTICIPATION STRATEGY

**Access Logistics Park
884-928 Mamre Road, Kemps Creek**

Prepared for:
Altis Property Partners

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SLR 

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BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Altis Property Partners (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

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1 Introduction

SLR Consulting have been engaged by Altis Property Partners (Altis) to prepare a Community and Stakeholder Participation Strategy (CSPS) to address the planning, construction and operational stages of Access Logistics Park, a proposed warehouse and logistics hub to be located at 884-928 Mamre Road, Kemps Creek. This Report has been prepared to provide a summary of the proposed approach to community and stakeholder engagement and consultation and to outline the outcomes of engagement undertaken to date.

1.1 Purpose

This CSPS has been prepared to:

- Provide an outline of key project and site details of relevance to the community and stakeholders
- Identify key community and agency stakeholders to the development
- Outline the Project's approach to communications and consultation at the planning, approval, construction and operational phases
- Provide a list of communications tools to be utilised
- Address the Secretaries Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Industry and Environment (DPIE).

1.1 Project Context

Access Logistics Park is a proposed warehouse and logistics hub, comprising one warehouse and distribution centre, bulk earthworks and retaining walls, associated works, internal roads, carparking, signage, landscaping and subdivision into 16 lots. Specifically, the proposal entails the following:

- Demolition of existing dwelling houses and associated outbuildings;
- Bulk earthworks involving dam dewatering, cut and fill works and pad construction;
- 16-lot Torrens title subdivision with lot areas ranging from 3,203m² to 66,379m²;
- Construction of internal public estate roads of 24m and 26.4m wide and connections to existing and future local roads (including Mamre Road intersection works);
- Stormwater and drainage works including construction of onsite detention and bio retention basins;
- Landscape of bio retention basins and street tree planting;
- Infrastructure comprising civil works and utilities servicing; and
- Construction of one warehouse and distribution centre in Proposed Lot 2.

1.2 Site Context

The project site is legally described as 884-928 Mamre Road, Kemps Creek (Lot 52 & 53 DP259135).

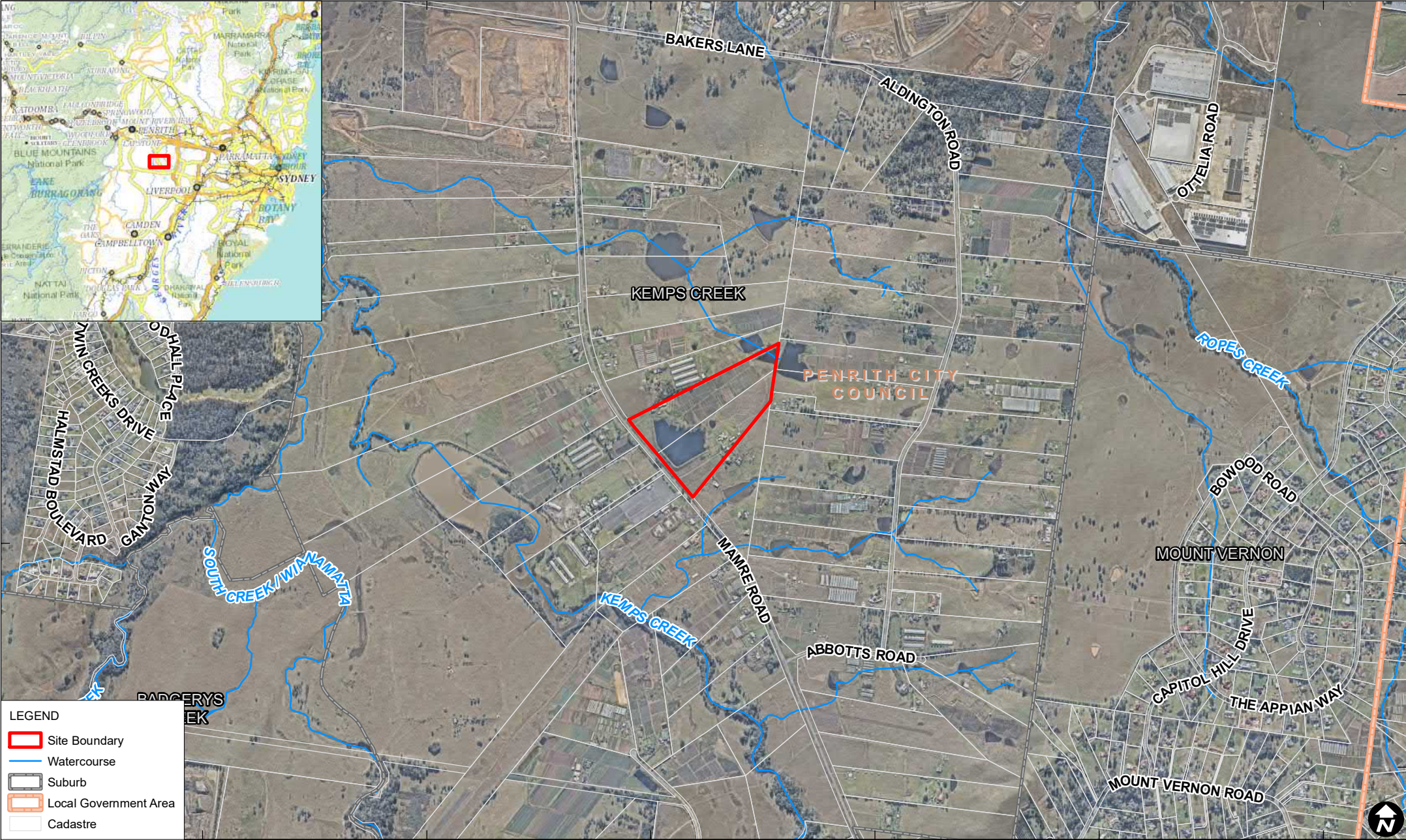
The entire Site comprises a total area of approximately 20 hectares (ha) and is located within the Mamre Road Precinct pursuant to *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (SEPP WSEA). The Site affords a primary frontage of approximately 450m to Mamre Road to the south west. Currently vehicular access to each lot is facilitated via a private access road off Mamre Road.

In its existing state, the Site comprises agricultural land, rural housing, farm sheds and vacant land. The Site is bound by agricultural land and rural residential dwellings. The Site is located within the Western Sydney Employment Area (WSEA) and is situated approximately 5km from Badgerys Creek, 20km from Parramatta and 39km from the Sydney CBD.

The Site is also within close proximity to transport infrastructure routes (predominantly the bus network), as well as sharing direct links with the wider regional road network, including Mamre Road, Elizabeth Drive, Lenore Drive, Erskine Park Road, the M4 Western Motorway and the Westlink M7. All of which provide enhanced connectivity to the Subject Site and immediate vicinity, as well as the wider locality.

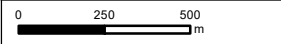
Additionally, the Subject Site is located within close proximity to active transport links, such as bicycle routes, providing an additional mode of accessible transport available to the Subject Site.

The Site is subject to the provisions outlined within SEPP WSEA, which is the primary Environmental Planning Instrument (EPI) and categorises the Site within the IN1 General Industrial zone. The Site and surrounding context are illustrated in **Figures 1** and **2** below.



LEGEND

- Site Boundary
- Watercourse
- Suburb
- Local Government Area
- Cadastre



Scale: 1:22,000 at A4
Coordinate System: GDA 1994 MGA Zone 56

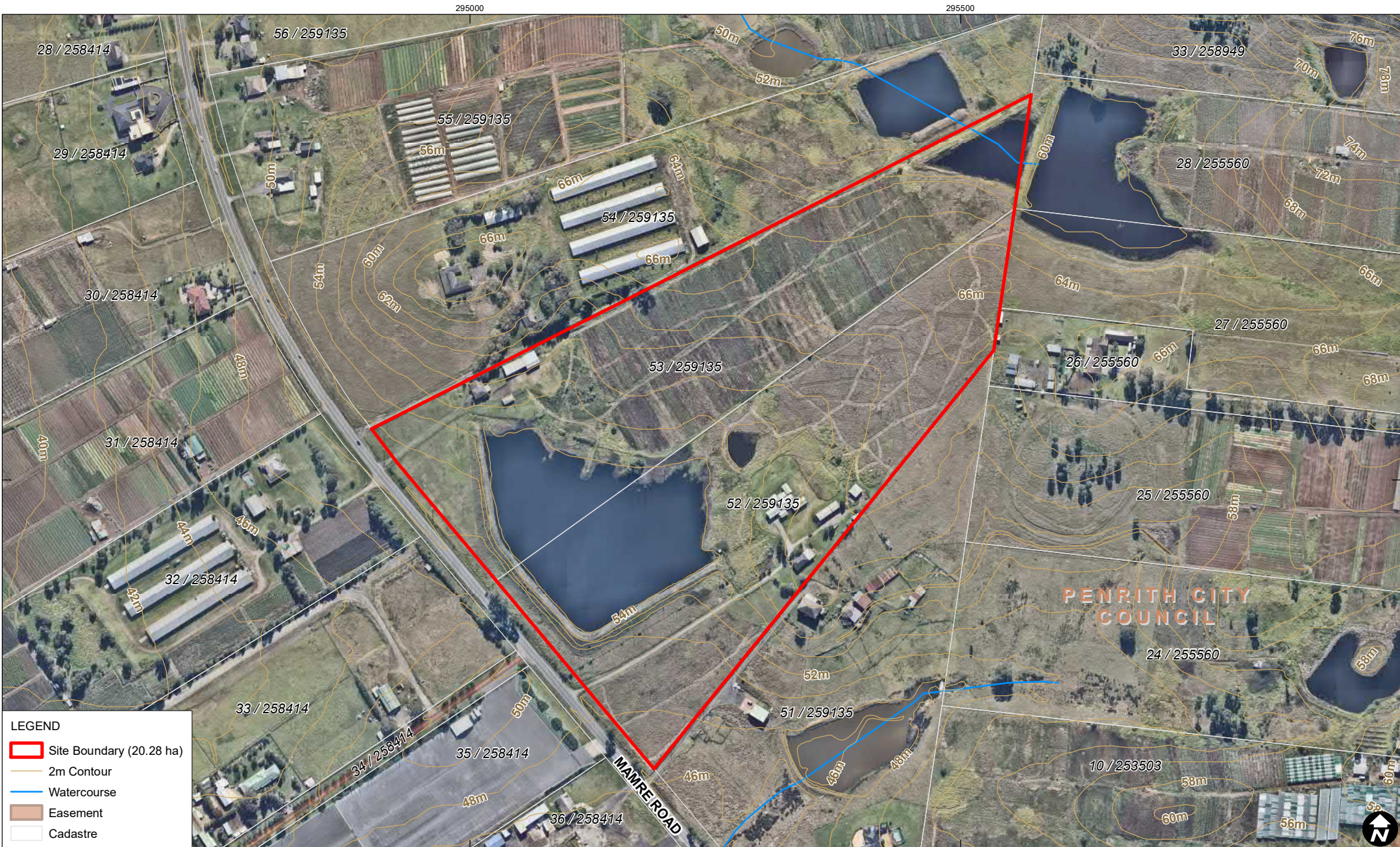
Date Drawn: 10-Jun-2021
Project Number: 660.30038.00000



Data Source: Basedata NSW SS, 2021
Inset base supplied by © Department of Customer Service 2020
Aerial imagery supplied by Nearmap (April, 2021)

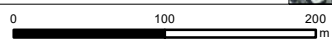
LOCALITY PLAN
Access Logistics Park

FIGURE 1



LEGEND

- Site Boundary (20.28 ha)
- 2m Contour
- Watercourse
- Easement
- Cadastre



Scale: 1:5,000 at A4
 Coordinate System: GDA 1994 MGA Zone 56

Date Drawn: 10-Jun-2021
 Project Number: 660.30038.00000

Data Source: Basedata NSW SS, 2021
 Aerial imagery supplied by Nearmap (April, 2021)

SITE PLAN
Access Logistics Park

FIGURE 2

\\au.slr.local\corporate\Projects-SLR\1660-Srv\WOL\1660-WOL\1660.30038.00000 884 Mamre Rd CEMP\WMP\06 SLR Data\01 CAD\GIS\GIS\SLR\66030038_G2_SitePlan_001.mxd

1.3 Scope of this Report

This Report has been prepared to demonstrate how the proposal has met the requirement of the SEARs for the Project with respect to community and stakeholder engagement. SEARs were issued for the proposal on 14 May 2021. The requirements of the SEARs and cross references to where these are addressed within this Report are included in **Table 1** below.

Table 1 SEARs Requirements and Report Cross References

| SEARs Requirement | Report Cross Reference |
|---|------------------------------|
| The EIS must address the following specific matters: ... | |
| Community and stakeholder engagement – including: | |
| a detailed community and stakeholder participation strategy which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted and the form(s) of the consultation, including a justification for this approach; | This Report Section 2 |
| a report on the results of the implementation of the strategy including issues raised by the community and surrounding owners and occupiers; | This Report Section 4 |
| details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the development; and | Section 4.2 |
| details of the proposed approach to future community and stakeholder engagement based on the results of the consultation | Section 5 |
| Consultation: 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. In particular, you must consult with: ·Penrith City Council ·Department of Planning, Industry and Environment, specifically the: § Central (Western) team, Place Design and Public Spaces Group § Green and Resilient Place, Place Design and Public Spaces Group § Environment, Energy and Science Group § Water Group (including the Natural Resources Access Regulator) ·Endeavour Energy ·Environment Protection Authority ·Fire and Rescue NSW ·NSW Rural Fire Service ·Sydney Water ·Water NSW ·Transport for NSW ·Western Parkland City Authority ·Western Sydney Airport ·Western Sydney Planning Partnership ·Aboriginal Cultural Heritage, Heritage NSW ·Surrounding local landowners and stakeholders ·Any other public transport, utilities or community service providers | The EIS Section 4.1 |

| SEARs Requirement | Report Cross Reference |
|--|------------------------|
| The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided. | |

1.4 Communication and Consultation Objectives

The objectives for communications and consultation with the community and other stakeholders for the Project are outlined for each stage of the Project’s lifespan in **Table 2** below.

Table 2 Communication and Consultation Objectives

| Project Phase | Objectives for Communications and Consultation |
|---------------|--|
| Planning | <p>Inform relevant community and agency stakeholders of the nature of the proposed project and provide avenue of contact should they require any further information</p> <p>Consult with targeted community and agency stakeholders on matters related to the development with the potential for impact or within their realm of responsibility/jurisdiction</p> |
| Approval | <p>Respond to issues, queries and comments arising through the planning approval process</p> |
| Construction | <p>Inform community and agency stakeholders of information relating to the Project of relevance to the party</p> <p>Receive feedback and respond via clearly communicated and established channels of communication</p> |
| Operation | <p>Inform community and agency stakeholders of information relating to the Project of relevance to the party</p> <p>Receive feedback and respond via clearly communicated and established channels of communication</p> |

2 Community and Stakeholder Scoping

To inform this CSPS for the Project, SLR Consulting undertook early scoping to obtain a baseline understanding of who the stakeholders to the development were and to identify potential impacts to these parties from the development.

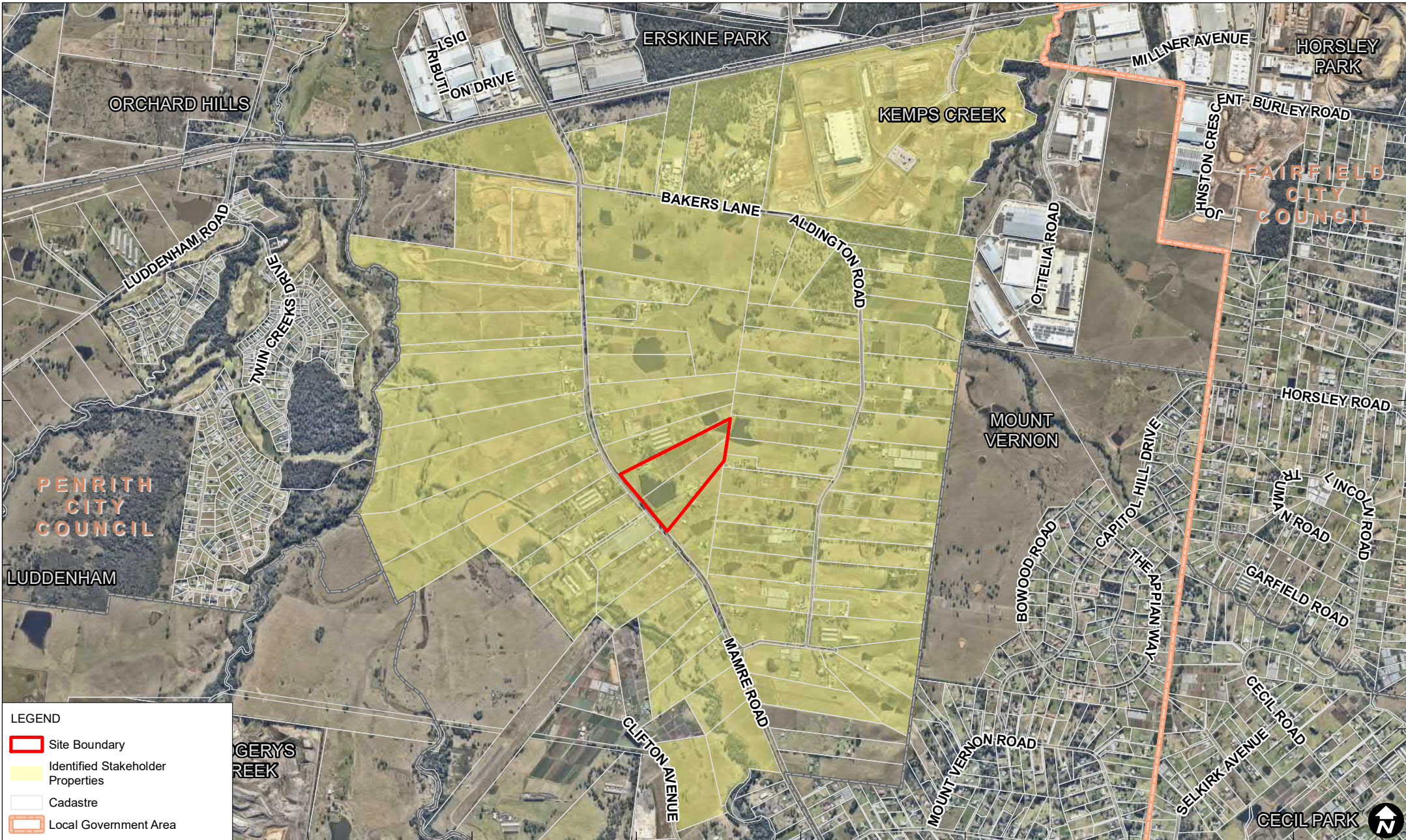
The scoping exercise was undertaken as a desktop study and utilised a modified version of the scoping tool provided within the *Social Impact Assessment Guideline for State significant mining, petroleum production and extractive industry development* (DPIE 2017). The scoping tool examined potential social impacts within the categories of amenity, access, built environment, heritage, community, economic, air biodiversity, land and water and determined who the potentially impacted stakeholders would be for these impacts. The scoping tool identified where these matters would be addressed in full through specialist studies (e.g. Acoustic Assessment for noise impacts) and where these matters should be included within the impacts identified and addressed within this CSPS. A copy of the Social Impact and Stakeholder Scoping Report is attached at **Appendix A**.

From this tool a list of potentially impacted stakeholders was developed, including:

- Ancillary and adjacent land occupiers,
- The broader community (for example nearby residents beyond those immediately adjacent to the site and users of the surrounding road network), and
- Local Aboriginal Groups

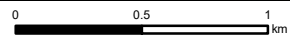
The identified community stakeholder properties (ancillary, adjacent and nearby) are shown in **Figure 3** below.

292000 293000 294000 295000 296000 297000 298000 299000



LEGEND

- Site Boundary
- Identified Stakeholder Properties
- Cadastre
- Local Government Area



Scale: 1:30,000 at A4
 Coordinate System: GDA 1994 MGA Zone 56

Date Drawn: 09-Jun-2021
 Project Number: 660.30038.00000

Relevant local and State government agencies with an interest in the Project were identified by WillowTree Planning, who are preparing the Project EIS, through the scoping phase for the project and reinforced and confirmed through the DPIE issued SEARs. As part of the preparation of the EIS, these agency parties were consulted with by WillowTree Planning to obtain their early feedback on the Project. Identified and consulted agencies include:

- Crown Lands
- DPI Agriculture
- DPI Fisheries
- Environment, Energy and Science Group
- Endeavour Energy
- Environment Protection Authority
- Fire and Rescue NSW
- Heritage NSW – Heritage Council
- Heritage NSW – Aboriginal Culture
- Central (Western) Team - Place Design and Public Spaces
- Western Parkland City Authority
- Green and Resilient Places – Place Design and Public Spaces
- Penrith City Council
- NSW Rural Fire Service
- Sydney Water
- Transport for NSW
- Water Group (including NRAR)
- WaterNSW
- Western City and Aerotropolis Authority
- Western Sydney Airport
- Western Sydney Planning Partnership.

Local Aboriginal groups were identified as stakeholders to the Project given their cultural knowledge and connection to the land on which the Project is proposed. In response to this and the cultural heritage and Aboriginal cultural heritage requirements of the issued SEARs, Austral Archaeology (Austral) have been engaged to undertake an Aboriginal Cultural Heritage Assessment (ACHA) to be prepared in consultation with Aboriginal parties (including the local Aboriginal Council). Consultation with relevant local Aboriginal groups was undertaken by Austral in accordance with *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW 2010), with a summary of outcomes included within this report and more detailed outline available within the ACHA.

3 Engagement Strategy

The engagement strategy for the project has been tailored utilising tools appropriate to the stage of the Project's development (including planning, approval, construction and operation) and appropriate to the audience of the engagement, including community and agency stakeholders. Communications and engagement will be undertaken by the Project proponent and/or their representatives. This will include planning and engagement consultants engaged by the developer and contractors / subcontractors carrying out the construction activities.

To allow for clear and transparent record keeping, a communications and engagement register has been developed for the Project. This register will include a record of all community and stakeholder engagement undertaken for the Project over its lifespan, including consultation undertaken to inform this strategy, through to the recording of complaints and enquiries received during the construction phase of the Project. A blank copy of the register is attached at **Appendix B**.

An engagement tool kit has been developed to outline all of the potential methods of engagement that may be used to communicate and engage during the life of the Project. The engagement tool kit is outlined in **Table 3** below.

Table 3 Communication and Engagement Toolkit

| Tool/ Technique | Description | Audience | Stage of Project | Specifications |
|---|---|---|---|---|
| Community Consultation Meetings, Workshops and Forums | Informal meetings, providing a Project update and opportunity for the community and stakeholders to discuss recent experiences and upcoming construction activities. | The wider community and key stakeholders. | Planning Approval Construction Operation | Project updates including a review of any complaints received and remedial actions, followed by informal discussion with stakeholders and the community. |
| Individual Meetings | Meetings with stakeholders as required to discuss a specific item. | The wider community and key stakeholders. | Planning Approval Construction Operation | Meetings may be held face to face, over the phone or via an online platform. Details and format subject to the meetings context, with a record of the discussion included in the consultation register and actioned as required. |
| Agency Meetings | Meetings with agencies to discuss matters relevant to their agency | Relevant Agency | Planning Approval Construction Operation | Meetings may be held face to face, over the phone or via an online platform. Meetings will be held as required to address matters relevant to specific agencies including the satisfaction SEARs requirements or of conditions of consent. |
| Newspaper Advertisement | Newspaper Advertisement(s) to be published in a local newspaper (for example The Western Weekender or Mt Druitt – St Marys Standard) identifying project commencement and details of the contact phone number and web page address. | The wider community and key stakeholders | Construction | An advertisement will be published advising of the commencement date of construction, a brief overview of the project and key contact details for enquires and complaints including the phone number, webpage and email address. Further advertisements will be published as required where intrusive events are scheduled advising of the nature and date(s) and time(s) of the event and key contact details for enquiries and complaints. |

| Tool/ Technique | Description | Audience | Stage of Project | Specifications |
|---|--|--|---|--|
| Letterbox Drop and Email Notifications | Letters would be provided to specific receivers identified as being potentially affected by the project generally or specific construction related activities. Letters to be distributed by mail or email | Residents of the immediate area | Planning Construction | Letter are to contain key information and avenues for contact (phone, email and post) should further information be required or the receiver wishes to make comment. |
| On Site Signage | Project information details. | Visitors to the site and residents of the immediate area | Construction Operation | Contain key project contact details including the hotline and web page, along with relevant project and safety information. |
| Project Information and Complaints Number | Project phone number available for 24 hours recording of project feedback. | The wider community and key stakeholders. | Construction | Phone number located on site signage, the web page and all project information material. Feedback provided to be incorporated into the consultation register and actioned as required. |
| Text Message and Email Alerts | Text messages and emails providing prompt updates | Residents of the immediate area | Planning Approval Construction Operation | Text Messages and email alerts will provide important information at short notice to potentially affected receivers where consent has been granted to utilise contact detail for this purpose |
| Website | A project website shall be developed to provide general information on the project and ongoing updates on project progress | The wider community and key stakeholders | Construction | Website address and phone number located on site signage and all project information material. Web page to provide contact details including phone number, email address and enquiry form, as well as project updates, along with environmental performance monitoring. |

4 Engagement to Date

This section summarises engagement and consultation activities undertaken to date, during the planning stage of the Project’s development.

4.1 Parties and Nature of Engagement

Engagement and consultation associated with the proposed development has been conducted with both Community and Agency Stakeholders. Consultation with Aboriginal parties has been undertaken in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW 2010) by Austral.

Community Stakeholders were notified of the development and invited to engage via formal letter, delivered via post to residential receivers and via email to known contacts at the Schools, Childcare and Aged Care Facilities located on Bakers Lane. A copy of the engagement letter is included at **Appendix C**.

In response to the invitation to engage, three emails were received, one face to face meeting was conducted and three phone interviews were held to discuss the Project and address any issues or queries around the development. A summary of matters addressed is included in **Table 4** below.

Table 4 Summary of Community Consultation

| Community Stakeholder and nature of interaction | Summary of Consultation or Communication |
|--|--|
| Manager – Emmaus Aged Care Home (email correspondence) | Email received from the Manager of the Emmaus Aged Care Home advising they have no objection to the proposed development |
| Principal – Bakers Lane School (email correspondence) | Email received from the Principal of one of the Bakers Lane Schools advising they have no objection to the proposed development |
| Principal – Bakers Lane School (email correspondence) | Email received from Principal of one of the Bakers Lane Schools advising their only concern with respect to the project is the potential for construction vehicles (and in particular trucks) utilising Bakers Lane and the safety risks this would pose to School users. A response was provided to the Principal via email stating that use of Bakers Lane would be unlikely given the site’s direct access to Mamre Road, however the matter would be noted to Altis to ensure it was explicitly ruled out. The Principal provided an email of thanks. The matter was discussed with Altis who advised Bakers Lane was not proposed to be used for construction traffic. |
| Resident – Aldington Road (face to face meeting) | Resident sought general information on the location and nature of the proposed development, with a discussion held regarding its location on Mamre Road and future road connections proposed as part of the wider Mamre Road Precinct. The resident advised they had no concerns regarding the proposal, dependant on the developer not doing “anything illegal”. Clarification was sought on what aspects of the project the resident was referring to and they advised that noise, traffic and dust were all areas they would like to see regulated and that compliant activities be undertaken only. The resident advised that they were generally supportive of the development and this form of development in the Mamre Road Precinct. |

| Community Stakeholder and nature of interaction | Summary of Consultation or Communication |
|---|---|
| Resident – Mamre Road (phone interview) | Resident sought general information about the proposed development, including information on the potential use of the proposed warehouse and future development on the proposed lots within the subdivision. The resident was advised uses were yet to be determined but would likely be consistent with the industrial zoning of the site. The resident advised they did not have any concerns or objections to the Project. |
| Resident – Mamre Road (phone interview) | Resident sought general information on the proposed development and enquired as to whether plans for water and sewer servicing connections beyond the site were known. Resident was advised that servicing for the broader precinct would be determined by Sydney Water. |
| Resident – Mandalong Crescent (phone interview) | Resident sought further information on the project and its proximity to their property, advising that current industrial and warehousing development in the area were having an adverse impact on them with respect to operational noise. The location of the proposed site was reviewed with the resident, revealing the subject site was approximately 3.7km from the resident’s property and unlikely to impact upon them. The resident advised they understood this and noted these matters should still be a consideration of the proposed development as it has the potential to impact on other stakeholders closer to the site. |

Note: In order to provide additional clarity, the following information is provided with respect to properties immediately adjoining the subject site.

The following adjoining properties were included in the engagement mail out (post):

- 930-966 Mamre Road, Kemps Creek
- 930A Mamre Road, Kemps Creek
- 930B Mamre Road, Kemps Creek
- 864-882 Mamre Road Kemps Creek
- 199 Aldington Road, Kemps Creek
- 183-197 Aldington Road, Kemps Creek
- 169-181 Aldington Road, Kemps Creek

No explicit response was received from individuals or parties who identified themselves as occupiers and/or owners of the above listed properties. While response was received from two residents of Mamre Road (outlined in **Table 4** above) these parties did not provide exact addresses and these details were not sought in order to preserve the privacy of the respondents.

Engagement to date with Agency Stakeholders has been undertaken by WillowTree Planning, as part of their preparation of the overarching EIS for the project and prior to submission to DPIE. Agencies consulted, as well as responses received are outline in **Table 5** below.

Table 5 Summary of Agency Consultation

| Agency or Authority | Summary of Consultation |
|---|--|
| Environment, Energy and Science Group (EES) | No response received in response to the request for comment letter, consultation and/or comment expected during the EIS assessment period if required. Comments dated 3 May 2021 received as part of the SEARs and are addressed in the EIS. |

| Agency or Authority | Summary of Consultation |
|---|--|
| Crown Lands | No response received in response to the request for comment letter, consultation and/or comment expected during the EIS assessment period if required. |
| DPI Agriculture | Comments dated 25 May 2021 were received as part of the consultation and are addressed in the EIS. |
| DPI Fisheries | No response received in response to the request for comment letter, consultation and/or comment expected during the EIS assessment period if required. |
| Endeavour Energy | No response received in response to the request for comment letter, consultation and/or comment expected during the EIS assessment period if required. |
| Environment Protection Authority | Email response received on 11 May 2021 in response to request for comment letter advising that comments would be provided when EIS is on exhibition. Comments dated 30 April 2021 received as part of the SEARs and are addressed in the EIS. |
| Fire and Rescue NSW | No response received in response to the request for comment letter, consultation and/or comment expected during the EIS assessment period if required. |
| Heritage NSW - Heritage Council | Response received on 28 May 2021 and noted that DPIE only requested SEARs input in relation to Aboriginal cultural heritage not environment heritage. Consultation was also not requested by DPIE. |
| NSW Aboriginal Land Council | No response received in response to the request for comment letter, consultation and/or comment expected during the EIS assessment period if required. |
| Rural Fire Service | Comments were received on 14 May 2021 as part of the consultation and are addressed in the EIS. |
| Sydney Water | No response received in response to the request for comment letter, consultation and/or comment expected during the EIS assessment period if required. Comments (undated) received as part of the SEARs and are addressed in the EIS. |
| Transport for NSW | No response received in response to the request for comment letter, consultation and/or comment expected during the EIS assessment period if required. Comments dated 29 April 2021 received as part of the SEARs and are addressed in the EIS. |
| Water Group including Natural Resources Access Regulator (NRAR) | No response received in response to the request for comment letter, consultation and/or comment expected during the EIS assessment period if required. Comments dated 26 April 2021 received as part of the SEARs and are addressed in the EIS. |
| Western Parkland City Authority | No response received in response to the request for comment letter, consultation and/or comment expected during the EIS assessment period if required. |
| Western City and Aerotropolis Authority | No response received, consultation and/or comment expected during the EIS assessment period if required. |
| Western Sydney Airport | No response received in response to the request for comment letter, consultation and/or comment expected during the EIS assessment period if required. |
| Western Sydney Planning Partnership | No response received in response to the request for comment letter, consultation and/or comment expected during the EIS assessment period if required. |
| NSW Department of Planning, Industry and Environment Central (Western) team, Place Design and Public Spaces Group | Comments were received on 18 June 2021 as part of the consultation and are addressed in the EIS. |

| Agency or Authority | Summary of Consultation |
|--|--|
| NSW Department of Planning, Industry and Environment Green and Resilient Places, Place Design and Public Spaces Group | No response received, consultation and/or comment expected during the EIS assessment period if required. |
| WaterNSW | Comments dated 26 April 2021 received as part of the SEARs and are addressed in the EIS. Response was received on 18 May 2021 as part of consultation requiring response made to SEARs requirements are considered. |
| Penrith City Council | A pre-lodgement meeting was undertaken with Council on the 15 th of April 2021, with comprehensive pre-lodgement advice provided in writing following the meeting outlining the various matters Council wish to be addressed through the project planning and assessment process. These matters have been addressed within the EIS and appended impact assessments. |

To date Austral have completed all stages of Aboriginal community consultation, as summarised in **Table 6** below.

Table 6 Aboriginal Community Consultation

| Stage and Requirements | Summary of activities undertaken |
|---|---|
| Stage 1 Notification and Registration of Interest | Relevant Aboriginal Stakeholders were identified and notified of the proposal and public notice was made by way of an advert in the <i>Western Weekender</i> on 29 September 2020. Invitation to register was made via letters and email to relevant agencies. As a result of the above, 23 groups were registered as Aboriginal stakeholders with an interest in the project. |
| Stage 2 Presentation of Information | All registered Aboriginal stakeholders were provided with information outlining the proposed works, including information relating to proposed impacts as well as the project's methodology on 10 November 2020 with 5 responses received. |
| Stage 3 Gathering Information about Cultural Significance | On 10 November 2020, Austral provided each Aboriginal stakeholder with a copy of the project methodology. The methodology outlined the proposed assessment process that would be used in the completion of the project. Aboriginal stakeholders were provided with 28 days to review and provide feedback on the methodology. 9 responses were received which either confirmed receipt of the information or confirmed agreeance with the proposed methodology. |
| Stage 4 Review of Draft ACHA Report | The draft ACHA report was provided to each Aboriginal Stakeholder for review on 7 June 2021. Austral received one response via email stating that the site was seen as significant, along with all sites in close proximity to South Creek. Due to the minor presence of artifacts (7) identified as part of the extensive test excavations, no further consultation was required. |

Further information on registered parties and the ongoing consultation process is included within the ACHA submitted as part of the EIS package.

4.2 Outcomes of Engagement

All engagement with community stakeholders to date has generally been positive and supportive of the development. Minor issues or items for consideration following consultation are expressed within **Table 7** below, along with how the proposed development has or will respond to these matters.

Table 7 Issues or Considerations Arising from Engagement (Community)

| Issue or Consideration | Project Response |
|---|---|
| <p>Noise – through consultation it was determined that unmitigated noise from construction and ongoing operation of the site should be considered as a potential impact of the project.</p> | <p>A Noise and Vibration Impact Assessment for construction and operation of the Project, including traffic noise, has been prepared by Acoustic Works. The impact assessment provides analysis of potential impacts of the development and proposes mitigation measures to avoid impact on sensitive receivers, including residents of nearby properties.</p> |
| <p>Dust – It was determined that the nature of the project – involving bulk earthworks in particular, poses a potential risk to air quality within the surrounding area.</p> | <p>An Air Quality Impact Assessment Report has been prepared by Northstar to assess potential air quality impacts (including dust) of the project and to detail appropriate dust mitigation measures.</p> |
| <p>Construction traffic – this concern relates to the potential for congestion and safety risks associated with the use of Bakers Lane for construction traffic, specifically trucks. Compliant and safe traffic operations were also raised as an issue to be addressed.</p> | <p>The Project has been designed to utilise construction access directly to Mamre Road for all trucks required for the construction of the development. A Traffic Impact Assessment has been prepared to consider the potential traffic related impacts as a result of the proposal on the surrounding road network; access and design; car parking; and trip generation (including relevant swept path analysis). The traffic and access intentions for construction related traffic will be formalised through inclusion in the Construction Traffic Management Plan for the development, to ensure compliance.</p> |
| <p>Servicing beyond the Site -a concern voiced by a nearby resident was the impact of service connections on their property and the potential need for augmentation within their land and subsequent works and easements.</p> | <p>Servicing plans and strategies for the wider precinct are the responsibility of the service providers. Augmentation of services beyond the site, if required, would only be undertaken with the consent of the affected landowner and would be made under appropriate and compliant arrangements.</p> |

Matters raised through agency consultation and requests made through the requirements of the issued SEARs have been addressed within the EIS for the project and accompanying impact assessment reports.

5 Ongoing and Future Engagement

Ongoing consultation and engagement shall be undertaken through all future stages of the Project.

Formal notification of the proposed development will be undertaken by DPIE during the assessment period for the SSD Project, with Altis committed to responding to all relevant issues and queries arising during this period through DPIE's formal response to submissions process.

During construction, consultation and engagement shall be undertaken with relevant parties in accordance with **Section 3** of this strategy and will include notification of the commencement of works and consultation on works with the potential for impact on nearby receivers. Altis and their contractors will continue to engage and work with all relevant agencies and authorities to meet all regulatory requirements and ensure compliance with conditions of consent. Ongoing consultation during construction with Local Aboriginal Groups will be undertaken in accordance with the ACHA and any conditions of consent imposed relating to Aboriginal Cultural Heritage.

As the Project progresses, refinement of this document and the tools located within the engagement strategy may be required to ensure the ongoing effectiveness of engagement measures proposed. It is recommended that this strategy forms the basis of a Community Consultation Strategy (CCS), which would be prepared and implemented throughout the construction and operational phases of the Project. The CCS would include engagement and complaints/enquiry protocols, the identification of engagement responsibilities and the maintenance of an engagement register. The CCS would ensure the positive approach to engagement undertaken for the Project to date continues through the Project lifecycle.

APPENDIX A

Social Impact and Stakeholder Scoping Report

What does the proposal mean for people?

| | | Potential Social Impact | Potentially Impacted Stakeholders | To be addressed by specialist study or impact assessment? |
|-------------------|----------------------------------|---|---|---|
| AMENITY | acoustic | construction associated noise (heavy machinery and works) | Ancillary and Adjacent occupiers | Yes - Acoustic Assessment Report |
| | visual | Development is not considered visually offensive and is consistent with a transition to industrial/warehousing. Potential for lightspill from site during operational phase | NA | NA |
| | odour | potential air quality impacts (dust) associated with construction | Ancillary and adjacent occupiers | Yes - Air Quality Assessment Report |
| | microclimate | no impact expected - development is not of an extent expected to impact on local microclimatic conditions | NA | NA |
| | other - please specify | NA | NA | NA |
| ACCESS | access to property | potential temporary interruptions to access to neighbouring properties | Ancillary and adjacent occupiers | Yes - CTMP |
| | utilities | potential temporary interruption to service during works | Ancillary and adjacent occupiers | No |
| | road and rail network | additional on road construction traffic and ongoing site user traffic | Ancillary and Adjacent occupiers Users of the broader road network | Yes - Traffic Assessment Report |
| | offsite parking | No impact expected - all parking associated with construction and operation accommodated on site | NA | NA |
| | other - please specify | NA | NA | NA |
| BUILT ENVIRONMENT | public domain | no impact expected to the public domain - development is private domain and does not adjoin public domain | NA | NA |
| | public infrastructure | development will utilise public road system and access services (water, electricity etc) - potential for impact to shared infrastructure | Ancillary and Adjacent occupiers Users of the broader road network | Yes - Traffic Assessment Report and serviceability to be demonstrated |
| | other built assets | no impact expected | NA | NA |
| | other - please specify | NA | NA | NA |
| HERITAGE | natural | no impact expected | NA | NA |
| | cultural | no impact expected | NA | NA |
| | Aboriginal cultural | unknown impacts - study required | Registered Aboriginal Parties | Yes |
| | built | no impact expected | NA | NA |
| | other - please specify | NA | NA | NA |
| COMMUNITY | health | no impact expected | NA | NA |
| | safety | no impact expected | NA | NA |
| | services and facilities | no impact expected | NA | NA |
| | housing | the proposal will result in the demolition of dwelling houses located within the project area. | current residents of project area | No |
| | cohesion, capital and resilience | project is part of a broader shift in land use in the precinct from agriculture to industry - may have an impact on community cohesion during transition | Ancillary and adjacent occupiers | No |
| | other - please specify | NA | NA | NA |

| | | | | | |
|--|--------------|----------------------------|---|--|---|
| | ECONOMIC | natural resource use | no impact expected | NA | NA |
| | | livelihood | positive impact expected due to employment and commercial opportunity | Broader community | No |
| | | business opportunity | positive impact expected due to employment and commercial opportunity | Broader community | No |
| | | other - please specify | NA | NA | NA |
| What does the proposal mean for the natural environment? | AIR | particulate matter | potential air quality impacts (dust) associated with construction | Ancillary and adjacent occupiers | Yes - Air Quality Assessment Report |
| | | gases | unlikely impact | NA | NA |
| | | atmospheric emissions | unlikely impact | NA | NA |
| | | other - please specify | NA | NA | NA |
| | BIODIVERSITY | native vegetation | Impacts expected to remnant native veg on site, | Unlikely to have an impact on stakeholders | Yes - Flora and Fauna Assessment Report |
| | | native fauna | potential impact to native fauna on site | Unlikely to have an impact on stakeholders | Yes - Flora and Fauna Assessment Report |
| | | other - please specify | NA | NA | NA |
| | LAND | stability and/or structure | no social impact expected | NA | NA |
| | | soil chemistry | no social impact expected | NA | NA |
| | | capability | no social impact expected | NA | NA |
| | | topography | no social impact expected | NA | NA |
| | | other - please specify | NA | NA | NA |
| | WATER | water quality | potential impact to downstream water quality | Ancillary and adjacent occupiers | Yes - Stormwater Management Plan |
| | | water availability | potential impact to downstream water availability | Ancillary and adjacent occupiers | Yes - Stormwater Management Plan |
| | | hydrological flows | potential impact to hydrological flows | Ancillary and adjacent occupiers | Yes - Stormwater Management Plan |
| | | other - please specify | NA | NA | NA |

APPENDIX B

Communications and Engagement Register

APPENDIX C

Engagement Letter (Copy)

26 May 2021

Attention: The Occupier

**Community and Stakeholder Consultation
Access Logistics Park at 884-928 Mamre Road, Kemps Creek**

To whom it may concern,

This letter has been prepared by SLR Consulting on behalf of Altis Property Partners (Altis). Altis are preparing to seek Consent for the construction and operation of Access Logistics Park at 884-928 Mamre Road, Kemps Creek, legally described as Lots 52 & 53 DP 259135.

The proposed logistics park located within the Western Sydney Employment Area would be constructed to provide a suitable platform for warehousing and industrial development. Specifically, the proposal entails the following:

- Demolition and bulk earthworks,
- 13-lot Torrens Title subdivision,
- construction and operation of:
 - internal roads including the intersection at Mamre Road,
 - infrastructure and utilities,
 - warehouse 1 building with associated offices, car parks, loading docks, hardstand areas, and landscaping.

An indicative site plan identifying the proposed development area is attached.

As part of the development application for the proposed development, Altis seek to engage with the community and stakeholders to the development. SLR Consulting have been engaged to undertake this consultation.

We are writing to you today to introduce ourselves, outline the proposed development and identify ways you can obtain further information on the development and raise questions or make comments. The two options are outlined as follows:

Face to Face Community and Stakeholder Meetings

Given COVID restrictions, face to face consultation meetings are available by appointment only. Please contact us on the below phone number or email address to arrange an appropriate time and day to meet. These meetings are open to anyone who would like to come discuss the project in person and are an available option up to and including **9 June 2021**.

Phone or Online Consultation

SLR are providing the option for consultation either over the phone or via an online platform (such as Microsoft Teams). Members of the community or stakeholders to the development who would like to discuss the project or voice an opinion on the proposal is encouraged to contact SLR on the below number or email address for an informal conversation. Alternatively we can set up a day and time for a more in depth discussion. These conversations will take place up to and including **9 June 2021**. Please contact SLR at the below to discuss.

Contact: Kate McKinnon – Associate SLR Consulting

Ph: 02 4249 1010

Email: kmckinnon@slrconsulting.com

Your time and attention to this matter are greatly appreciated. Please contact the undersigned utilising the above contact details should you have any questions regarding the content of this letter or the project in general.

Yours sincerely



KATE MCKINNON
Associate – Environmental Assessment and Management

Checked/
Authorised by: DT

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