

COMMUNITY AND STAKEHOLDER PARTICIPATION STRATEGY

**Proposed Manufacturing and Warehouse Facility
657-769 Mamre Road, Kemps Creek, Proposed Lot 12**

Prepared for:

Altis Frasers JV Pty Ltd

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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 Frasers JV Pty Ltd (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.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
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1 Introduction

SLR Consulting have been engaged by Altis Frasers JV Pty Ltd (Altis Frasers) to prepare a Community and Stakeholder Participation Strategy (CSPS) to address the planning, construction and operational stages of the Ardex Warehouse/Industrial Facility. The project includes the construction and operation of a Warehouse/Industrial Facility within the previously approved Kemps Creek Warehouse, Logistics and Industrial Facilities Hub (identified as “The Yards”) under SSD 9522. 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).

1.2 Project Context

The Ardex Warehouse/Industrial Facility is to be located within The Yards Estate, which is currently under construction pursuant to SSD 9522. The proposed development is to construct, fit out and operate a manufacturing facility and associated warehouse facility at 657-769 Mamre Road, Kemps Creek (proposed Lot 12) which will be occupied and operated by Ardex.

The project is set to generate approximately 300 (full time equivalent (FTE)) construction jobs during the construction phase and approximately 140 operational jobs for the ongoing operation of the site.

1.3 Site Context and Development History

The project site is legally described as 657-769 Mamre Road, Kemps Creek, with the development area of the overall site identified as proposed Lot 10 within the scheme approved under SSD 9522. Proposed Lot 10 has a total area of 15.8ha with proposed access via internal estate access roads approved under SSD 9522 which connect to Mamre Road.

Proposed Lot 10 forms part of the “Yards Estate”, a warehouse and logistics hub approved under SSD 9522 in 2020. SSD 9522 granted approval for the development of a warehouse, logistics and industrial facilities hub including construction and operation of eight warehouses comprising 162,355 m² of floor space, 744 parking spaces and 21-lot Torrens Title Subdivision (over two stages). A subsequent modification application (MOD 1) is currently under assessment by DPIE proposing modification of the site layout to accommodate changes to Lots 5-8. In its existing state, the subject site is currently under construction, with bulk earthworks and early road construction commenced.

The immediate site context exhibits a transition from rural to industrial character, being a new industrial precinct of the wider Mamre Road Precinct. Other land uses in the vicinity of the subject site include:

- North – The WaterNSW pipeline, industrial land uses with residential suburbs of St Clair and Erskine Park beyond;
- South –Industrial and rural residential zoned landholdings;
- East –Industrial zoned land with education and aged care land uses beyond;
- West –Rural residential landholdings and the Twin Creeks Golf and Country Club.

The surrounding regional road network is located in close proximity to the subject site, which includes Mamre Road and both the M4 and M7 Motorways, providing enhanced connectivity to the wider Sydney Metropolitan Area.

The Site and surrounding context are illustrated in **Figures 1 and 2** below.



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

LOCALITY PLAN Proposed Warehouse Development

FIGURE 1



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

SITE PLAN
Proposed Warehouse Development

FIGURE 2

1.4 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 3 September 2021. The relevant 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 –	
a community and stakeholder participation strategy identifying key community members and other stakeholders including:	This Report Section 2
- details and justification for the proposed consultation approach(s);	Sections 3 & 4
- clear evidence of how each stakeholder identified in the community and stakeholder participation strategy has been consulted	Section 4.1
- Issues raised by the community and surrounding landowners and occupiers	Section 4.2
- clear details of how issues raised during 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 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: <ul style="list-style-type: none"> - Penrith City Council - Department of Planning, Industry and Environment, specifically the: - Central (Western) team, Place Design and Public Spaces Group - Environment, Energy and Science Group - Environment Protection Authority - Endeavour Energy - Transport for NSW - Rural Fire Service - Sydney Water - WaterNSW - Western Sydney Airport Corporation - Civil Aviation Safety Authority - Western Sydney Planning Partnership - surrounding local landowners and stakeholders 	The EIS Section 4.1
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.	

1.5 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	Respond to issues, queries and comments arising through the planning approval process
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

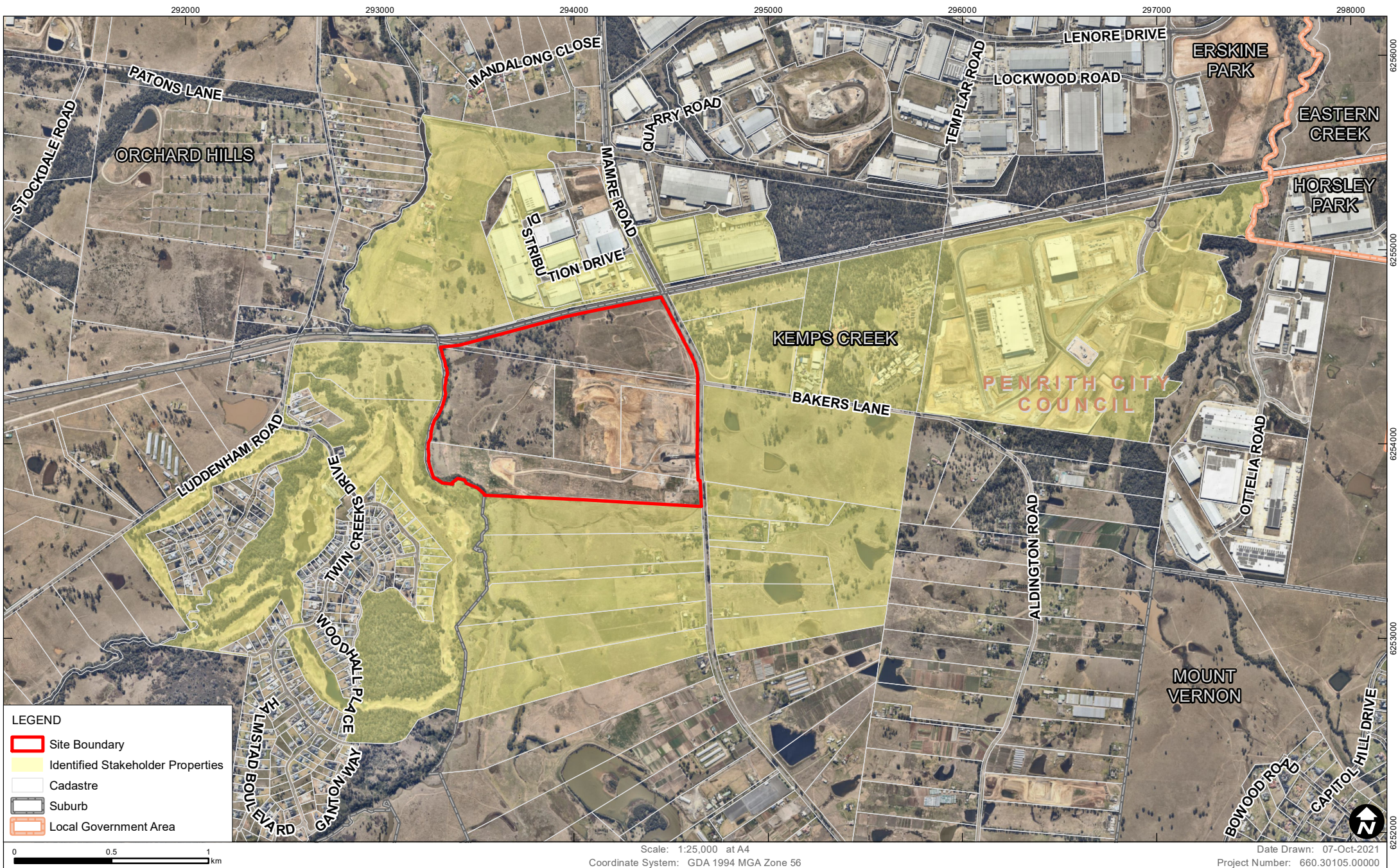
To inform this CSPS for the Project, SLR Consulting undertook early scoping to obtain a baseline understanding of who the stakeholders to the development were and to identify potential impacts to these parties from the development.

The scoping exercise was undertaken as a desktop study and utilised the scoping worksheet provided to accompany the *Draft Social Impact Assessment Guideline – State significant projects (October 2020)* (DPIE 2020). The scoping worksheet examined potential social impacts of the project and assisted in determining who the potentially impacted stakeholders would be for these impacts. A copy of the Social Impact Assessment (SIA) Worksheet is attached at **Appendix A**.

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

- 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

In addition to the stakeholders identified through the scoping tool, a number of land uses located on Bakers Lane (including schools and aged care facilities) were identified as stakeholders given known sensitivities of these operations to industrial development in the area and the identification of these parties as stakeholders by DPIE to the original SSD 9522 for the Yards Estate. These stakeholders, as well as the identified community stakeholder properties (adjacent and nearby) are shown in **Figure 3** below.



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:

- Penrith City Council;
- Department of Planning, Industry and Environment, specifically the:
- Central (Western) team, Place Design and Public Spaces Group;
- Environment, Energy and Science Group;
- Environment Protection Authority;
- Endeavour Energy;
- Transport for NSW;
- Rural Fire Service;
- Sydney Water;
- WaterNSW;
- Western Sydney Airport Corporation;
- Civil Aviation Safety Authority;
- Western Sydney Planning Partnership;
- Surrounding local landowners and stakeholders

Local Aboriginal groups were identified as stakeholders to the Project generally given their cultural knowledge and connection to the land on which the Project is proposed. Consultation with Aboriginal stakeholder parties was undertaken during the planning, approval and construction of the estate within which the project is located. In 2019, as part of SSD9522 Biosis undertook the preparation of an Aboriginal Cultural Heritage Assessment Report (ACHAR), which included and documented consultation with relevant Aboriginal stakeholders in accordance with *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW 2010). It is understood that further consultation with these parties is not warranted by the proposed development, where compliance with existing controls in place for the site, are adhered to. A summary of the outcomes of previous Aboriginal stakeholder consultation for the site is available within the ACHAR informing SSD 9522.

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 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 previously for the site in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW 2010) by Biosis in association with SSD 9522.

Community Stakeholders were notified of the development and invited to engage via formal letter, delivered via post to all adjacent and nearby properties identified in **Figure 3**. The targeted Bakers Lane Stakeholders were contacted directly via email, with a copy of the engagement letter attached. The engagement letter included a summary of the proposed development and site plan and invited the receivers to participate in consultation on the project, offering virtual platform meetings, face to face meetings or phone interviews. Further to the original consultation letter, a second mail out was undertaken providing a project update, summarising key information on the proposed built and operational development. Contact information for enquiry or comment was again provided through the project update. The project update was mailed to all nearby receivers and emailed to the Bakers Lane Stakeholders. A copy of the engagement letter and project update is included at **Appendix C**

This method of engagement was chosen as most effective for reaching geographically targeted community stakeholders given the reliability of the postal service. Alternative methods of contact (such as door knocking) were not considered given the current COVID 19 Pandemic. The engagement options offered within the mail out correspondence were designed to accommodate various preferences, abilities and willingness to engage in the consultation process. The options included face-to-face, phone or virtual consultations.

The traditional approach of hosting a community drop-in session was ruled out in this instance due to general COVID 19 risks and an unwillingness by venues in the area to accommodate such an event under the varying public health orders over the past 18 months. It is considered that the method of engagement was appropriate in both scale and form, allowing for the sharing of information with surrounding stakeholders on the proposed project. The information provided is shown in **Appendix C**. The approach taken provided avenues for comment and obtaining further information whilst respecting the privacy of surrounding landholders.

In response to the invitation to engage (via the original consultation letter and project update), SLR consulting received no response from community stakeholders and acknowledgment of receipt only from two of the Bakers Lane Stakeholders. Whilst this lack of response is disappointing, it is not necessarily unexpected given the level of consultation undertaken with landowners and occupiers in the area in recent times on both individual project proposals and overarching strategic planning for the precinct resulting in consultation fatigue. Nevertheless, SLR considers that the attempt to undertake consultation for this project has been comprehensive and satisfactory.

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 4** below.

Table 4 Summary of Agency Consultation

Agency or Authority	Summary of Consultation
Penrith City Council	Pre-DA lodged 12 August 2021. Pre-DA Advice received 25 August 2021 Comments dated 24 August 2021 received as part of the SEARs and are addressed in the EIS.
DPIE Central Western Team	Consultation letter sent via email on 17 August 2021. Consultation Meeting (Virtual) held on 8 September 2021
Environment, Energy and Science Group	Consultation letter sent via email on 7 September 2021 Follow up phone call made 8 September 2021 (Voicemail left) Email response received stating EES had no comment at this stage of the process 10 September 2021 Comments dated 24 August 2021 received as part of the SEARs and are addressed in the EIS.
Environment Protection Authority	Consultation letter sent via email on 7 September 2021 Follow up phone call made 9 September 2021 (Voicemail left) Email response received stating EPA had no comment at this stage of the process 15 September 2021 Comments dated 31 August 2021 received as part of the SEARs and are addressed in the EIS.
Natural Resources Access Regulator	Comments dated 17 August 2021 received as part of the SEARs and are addressed in the EIS.
Endeavour Energy	Consultation letter sent via email on 7 September 2021 Comments dated 22 August 2021 received as part of the SEARs and are addressed in the EIS.
Transport for NSW	Consultation letter sent via email on 17 August 2021. Advised via phone on 9 September 2021 that a consultation meeting is not required Comments dated 23 August 2021 received as part of the SEARs and are addressed in the EIS.
NSW Rural Fire Service	Consultation letter sent via email on 7 September 2021 Email response received stating RFS had no comment at this stage of the process 10 September 2021 Comments dated 23 August 2021 received as part of the SEARs and are addressed in the EIS.
Sydney Water	Consultation letter sent via email on 17 August 2021. Response received 24 August 2021 Comments dated 27 August 2021 received as part of the SEARs and are addressed in the EIS.
WaterNSW	Consultation letter sent via email on 7 September 2021 Response Received 16 September 2021 Comments dated 22 August 2021 received as part of the SEARs and are addressed in the EIS.

Agency or Authority	Summary of Consultation
Western Sydney Airport Corporation	Consultation letter sent via email on 7 September 2021 Consultation Meeting (Virtual) held 24 September 2021 Comments dated 23 August 2021 received as part of the SEARs and are addressed in the EIS.
Civil Aviation Safety Authority	Consultation letter sent via email on 7 September 2021 Email Response Received 24 September 2021
Heritage NSW	Comments dated 24 August 2021 received as part of the SEARs and are addressed in the EIS.
Fire and Rescue NSW	Comments dated 24 August 2021 received as part of the SEARs and are addressed in the EIS.
Western Sydney Planning Partnership	Consultation letter sent via email on 7 September 2021 Advised via phone on 9 September 2021 that a consultation meeting is not required Comments dated 26 August 2021 received as part of the SEARs and are addressed in the EIS.

A copy of email correspondence with Agencies is included at **Appendix D**.

4.2 Outcomes of Engagement

Given no response was received from community stakeholders, the outcomes of engagement, and the project's ability to demonstrate measures proposed to address potential impacts is difficult to express. In lieu of direct community feedback, SLR have identified potential issues and impacts of the project derived from feedback received for numerous other developments of this nature in the area and the potential impacts identified within the original stakeholder identification scoping tool as indicative of potential unmitigated project impacts. These issues or items for consideration are expressed within **Table 5** below, along with how the proposed development has or will respond to these matters.

Table 5 Issues or Considerations of Potential Impact

Issue or Consideration	Project Response
Noise – Construction and ongoing operation of development of this nature has the potential for acoustic impact on nearby receivers.	An Acoustic Assessment for construction and operation of the Project, including vibration, 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.
Air Quality – Construction of development of this nature has the potential for impact on air quality with respect to dust and operations of industrial facilities have the potential for air quality impacts such as odour.	An Air Quality Impact Assessment Report was prepared by Northstar to assess potential air quality impacts of the overall estate under SSD9522. Northstar have provided additional advice stating that the proposed development would comply with the original assessment including the detailing of appropriate mitigation measures to be implemented through construction and ongoing operation to prevent impacts to the surrounding area.

Issue or Consideration	Project Response
<p>Traffic – Construction and operation of developments of this nature have the potential to impact on traffic within the surrounding road network through initial construction related traffic and ongoing operational traffic.</p>	<p>A Traffic Impact Assessment has been prepared by Ason to consider the potential traffic related impacts as a result of the proposal (at both the construction and operational stages) on the surrounding road network; access and design; car parking; and trip generation (including relevant swept path analysis).</p> <p>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>Visual Amenity – Given proximity to residential land uses to the North and the development’s frontage to a public road (Mamre Road), the development once operational has the potential to impact on visual amenity and produce light spill impacting residents and road users</p>	<p>A Visual Impact Assessment of the development layout and design has been undertaken by Geoscapes. This assessment includes analysis of staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, signage and lighting and the developments potential impact (and mitigation of impact) upon nearby public and private receivers and users of the surrounding road network.</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 Frasers JV Pty Ltd 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 Frasers JV Pty Ltd 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.

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 Assessment Worksheet

	<div><div>Social Impact Assessment (SIA) Worksheet</div><div>Project name: Ardex Industrial Facility and Warehouse</div><div>Date: Sep-21</div></div>																	
PROJECT ACTIVITIES	CATEGORIES OF SOCIAL IMPACTS	POTENTIAL IMPACTS ON PEOPLE		PREVIOUS INVESTIGATION OF IMPACT		CUMULATIVE IMPACTS		ELEMENTS OF IMPACTS - Based on preliminary investigation					ASSESSMENT LEVEL FOR EACH IMPACT				PROJECT REFINEMENT	MITIGATION / ENHANCEMENT MEASURES
Which project activity / activities could produce social impacts ?	what social impact categories could be affected by the project activities	What impacts are likely, and what concerns/aspirations have people expressed about the impact? Summarise how each relevant stakeholder group might experience the impact. NB. Where there are multiple stakeholder groups affected differently by an impact, or more than one impact from the activity, please add an additional row.		Has this impact previously been investigated (on this or other project/s)?	If "yes - this project," briefly describe the previous investigation. If "yes - other project," identify the other project and investigation	Will this impact combine with others from this project (think about when and where), and/or with impacts from other projects (cumulative)?	If yes, identify which other impacts and/or projects	Will the project activity (without mitigation or enhancement) cause a material social impact in terms of its: <small>You can also consider the various magnitudes of these characteristics</small>					Level of assessment for each social impact	What methods and data sources will be used to investigate this impact?			Has the project been refined in response to preliminary impact evaluation or stakeholder feedback?	What mitigation / enhancement measures are being considered?
			Is the impact expected to be positive or negative											Secondary data	Primary Data - Consultation	Primary Data - Research		
Construction - Dust	health and wellbeing	Construction may result in airborne or tracked dust and or sediment to surrounding area. This could potentially impact on nearby residents and businesses and users of the surrounding road network	Negative	Yes - other project	Dust and Sediment are known issues for developments in the Kemps Creek Area	Yes		No	No	No	No	Unknown	Minor assessment of the impact	Required	Limited - if required (e.g. local council)	Not required	The development will be informed by an Air Quality Assessment Report	Recommendations of the Air Quality Assessment Report will be conditioned and adhered to as part of the construction of the site, mitigating this potential impact
Construction - Traffic	access	Construction may result in additional congestion within the surrounding traffic network or an increase in risk to the safety of other road users	Negative	Yes - other project	All projects of this nature are required to consider their traffic and transport implications	Yes		No	No	No	No	Unknown	Minor assessment of the impact	Required	Limited - if required (e.g. local council)	Not required	The development will be informed by an Traffic Assessment Report	Recommendations of the Traffic Impact Assessment Report will be conditioned and adhered to as part of the construction of the site, mitigating this potential impact.
Construction - Noise and Vibration	health and wellbeing	Noise and vibration associated with construction has the potential to impact upon the health and wellbeing of nearby land occupiers	Negative	Yes - this project	All projects of this nature are required to consider their noise and vibration implications	Yes		No	No	No	No	Unknown	Minor assessment of the impact	Required	Limited - if required (e.g. local council)	Not required	The development will occur under the management of a Construction Noise and Vibration Management Plan (CNVMP)	Recommendations of the Construction Noise and Vibration Management Plan will be conditioned and adhered to as part of the construction of the site, mitigating this potential impact.
Construction - Employment	livelihoods	Construction will result in short term employment opportunities in the area	Positive	Yes - this project	Estimate of jobs provided in SEARs request	No	Not required	No	Yes	No	No	Unknown	Standard assessment of the impact	Required	Targeted consultation	Potentially targeted research	no	NA
Operation - Traffic	access	Access to the site is as per roads constructed under another project and will connect to Mamre Road	Negative	Yes - this project	Traffic impact assessment being prepared	Yes		No	Yes	No	No	Unknown	Standard assessment of the impact	Required	Targeted consultation	Potentially targeted research	The development will be informed by an Traffic Assessment Report	Recommendations of the Traffic Impact Assessment Report will be conditioned and adhered to as part of the construction of the site, mitigating this potential impact.
Operation - Noise	health and wellbeing	Noise and vibration associated with opration of the facility has the potential to impact upon the health and wellbeing of nearby land occupiers	Negative	Yes - other project	Operational Noise Impact Assessment being prepared	Yes		No	Yes	No	No	Unknown	Standard assessment of the impact	Required	Targeted consultation	Potentially targeted research	The development will be informed by an Operational Noise Assessment Report	Recommendations of the Noice Impact Assessment Report will be conditioned and adhered to as part of the construction of the site, mitigating this potential impact.
Operation - Odour/Emmision	health and wellbeing	Odour associated with operation of the facility has the potential to impact upon the health and wellbeing of nearby land occupiers	Negative	Yes - this project	Air quality impact assessment being prepared	Yes		No	Yes	No	No	Unknown	Standard assessment of the impact	Required	Targeted consultation	Potentially targeted research	The development will be informed by an Air Quality Assessment Report	Recommendations of the Air Quality Impact Assessment Report will be conditioned and adhered to as part of the construction of the site, mitigating this potential impact.
Operation - Visual Amenity	surroundings	The visual impact of the constructed development, has the potential to impact upon character of the are	Negative	Yes - this project	Visual impact assessment being prepared	Yes		No	Yes	No	No	Unknown	Standard assessment of the impact	Required	Targeted consultation	Potentially targeted research	The development will be informed by anVisual Impact Assessment Report	Recommendations of the Visual Impact Assessment Report will be conditioned and adhered to as part of the construction of the site, mitigating this potential impact.
Operation - Employment	livelihoods	Operation will result in long term employment opportunities in the area	Positive	Yes - this project	Estimate of jobs provided in SEARs request	No	Not required	No	Yes	No	No	Unknown	Standard assessment of the impact	Required	Targeted consultation	Potentially targeted research	no	NA

APPENDIX B

Communications and Engagement Register

[illegible]

APPENDIX C

Engagement Letter and Project Update (Copy)

28 June 2021

Attention: The Occupier

**Community and Stakeholder Consultation
Proposed Warehouse Development at 657-769 Mamre Road, Kemps Creek**

To whom it may concern,

This letter has been prepared by SLR Consulting on behalf of Frasers Property Industrial (Frasers). Frasers are preparing to seek Consent for the construction and operation of a warehouse at 657-769 Mamre Road, Kemps Creek, legally described as Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414.

The proposed warehouse is within the currently under construction Kemps Creek Warehouse, Logistics and Industrial Facilities Hub located within the Western Sydney Employment Area. Specifically, the proposal entails the construction and operation of a warehouse and manufacturing 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, Frasers 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 options are outlined as follows:

Phone or Online Consultation

Given current COVID 19 restrictions, SLR are providing the option for consultation either over the phone or via an online platform (such as Microsoft Teams) only. Members of the community or stakeholders to the development who would like to discuss the project or voice an opinion on the proposal are encouraged to contact SLR on the below number or email address for an informal conversation. Alternatively, we can set up a date and time for a more in-depth discussion. These conversations will take place up to and including **9 July 2021**. Please contact SLR at the below to discuss.

Contact: Kate McKinnon – Associate SLR Consulting

Ph: 02 4249 1010

Email: kmckinnon@slrconsulting.com

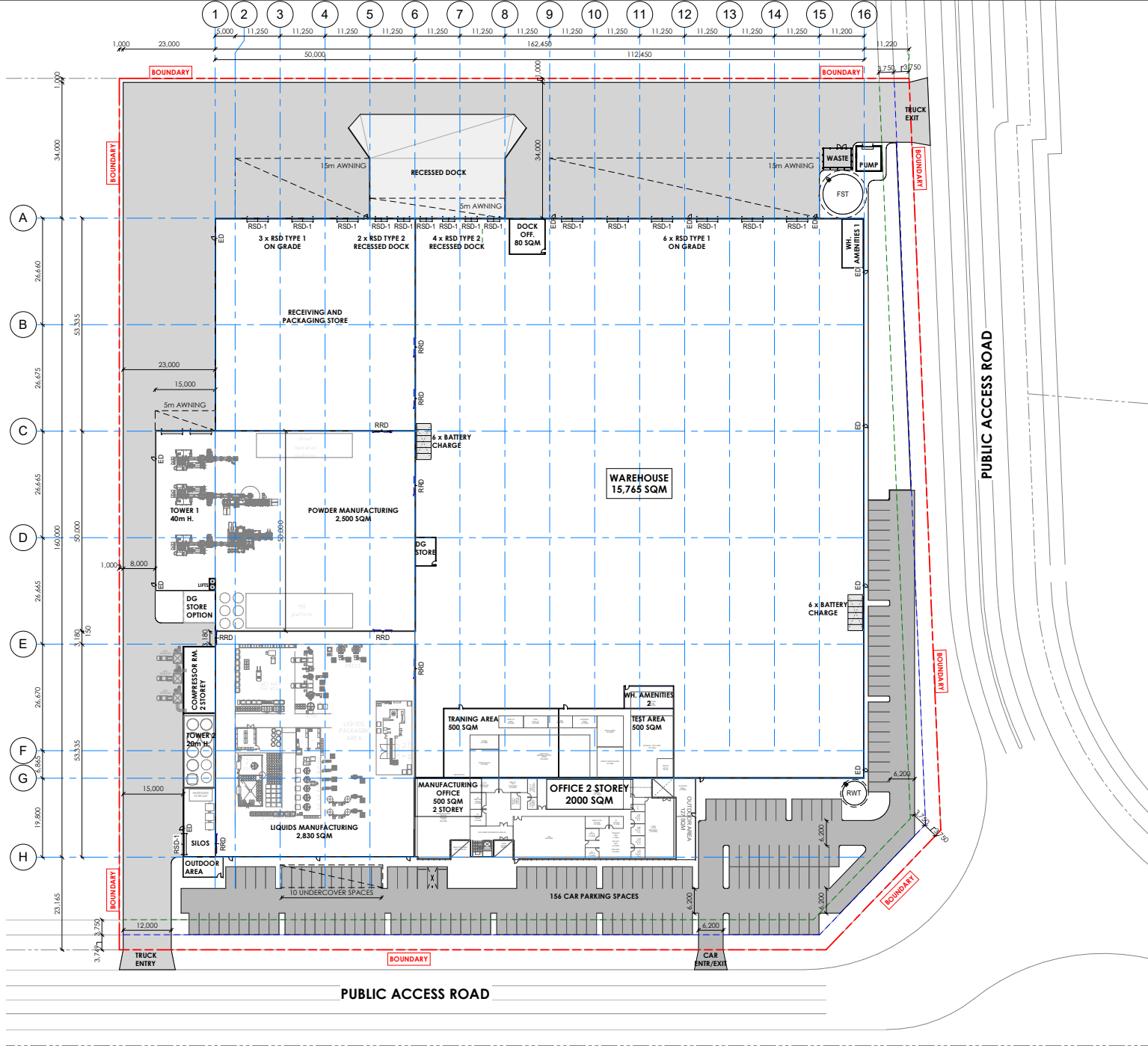
Your time and attention to this matter are greatly appreciated. Please contact the undersigned utilising the above contact details should you have any questions regarding the content of this letter or the project in general.

Yours sincerely



KATE MCKINNON
Associate – Environmental Assessment and Management

Checked/
Authorised by: DT



DEVELOPMENT TABLE *	
TOTAL SITE AREA:	43,682 m ²
AREAS:	
WAREHOUSE (INCLUDING THE FOLLOWING AREAS)	15,765 m ²
TRAINING AREA	500 m ²
TEST AREA	500 m ²
WH. AMENITIES 1	70 m ²
WH. AMENITIES 2	70 m ²
DOCK OFFICE & AMENITIES	80 m ²
LIQUIDS MANUFACTURING	2,830 m ²
POWDER MANUFACTURING	2,500 m ²
RECEIVING AND PACKAGING STORE	2,670 m ²
MAIN OFFICE (2 STOREY)	2,000 m ²
MANUFACTURING OFFICE (2 STOREY)	500 m ²
TOTAL BUILDING AREA:	6,798.43 m ²
TOTAL CAR PARKING (INCLUDING PWD SPOTS)	156
SITE EFFICIENCY	60.1 %

*[ALL PRELIMINARY AREAS WILL DIFFER ONCE BEEN COUNTED TOWARDS GFA/GLA]

1 SITE PLAN
1:500

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REVISION	DESCRIPTION	DATE
1	PRELIMINARY ISSUE	23.06.21

ARCHITECT

BUILDER / PROJECT MANAGER

CLIENT

18 August 2021

Attention: The Occupier

Project Update

Proposed Warehouse/Industrial Development at 657-769 Mamre Road, Kemps Creek

To whom it may concern,

This information update has been prepared by SLR Consulting on behalf of Frasers Property Industrial (Frasers). Frasers are continuing their preparation to seek Consent for the construction and operation of a warehouse / industrial building for use by Ardex at 657-769 Mamre Road, Kemps Creek, legally described as Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414.

This update provides additional information on the proposed development and operation of the project and provides further opportunity for enquiry or comment on the project prior to lodgement of the application for approval with the Department of Planning, Infrastructure and the Environment.

Proposed Development

The proposed development includes the construction of a warehouse and manufacturing building with associated offices, car parks, loading docks, hardstand areas, and landscaping. The proposed building heights will vary with the tower elements reaching heights of 25m and 45m. The remainder of the building will be at a conventional warehouse height, being 13.7m. The tower elements are to be provided for tower and liquid manufacturing associated with production and are required to accommodate the necessary plant and equipment. The main tower element at 45m in height affords dimensions of 41m x 14.85m while the 25m element will be 22.1m x 9.1m.

Located external to the building are some ancillary silos which are lower than the 13.7m component of the main building. These components are essential to contain plant and equipment for the manufacturing process. Additionally, the towers are to be enclosed so as to limit noise or dust emissions associated with the operations. A copy of the proposed elevation plan is attached for reference.

Access to the Site would be facilitated by the previously approved estate access roads, which affords connectivity with Mamre Road to the east. Servicing pertaining to the subject Site has been considered under previous approvals for the overall estate and it is considered that only minor further augmentation would be required.

Proposed Operations

The proposed warehouse/industrial development is being constructed for use by Ardex. Ardex is a manufacturer and supplier of products which include renders, screeds, floor levelling and adhesive products, decorative surface finishes, mortars used in repair applications, tile adhesives, grouts, silicone products, waterproofing membranes, primers, bonding agents and additives, sealants, sealers, sound proofing systems, a range of "natural stone" products, and a range of tools used for flooring and wall applications. Ardex sells to wholesalers, tilers and other building trades as well as into the retail market, in particular under the Dunlop brand. No sale of products is proposed from the subject Site.

The subject Site will include offices, research and development laboratory, warehouse storage of raw materials and packaging, distribution of packed products, and manufacturing of powder and liquid products. Powder manufacturing will involve the use of dry powder batching, mixing and bagging processes where most batching is completed via an automated process with some manual dosing into industrial mixers, and then followed by semi-automatic bagging and palletising. The activities will primarily consist of mixing non-flammable and non-combustible powdered chemicals (including cement, limestone and sand) to produce saleable products for the construction industry.

Liquid manufacturing will involve the use of liquid batching, mixing and filling processes, where most batching is completed via a semi-automated process with manual dosing into various industrial mixers. The activities will primarily consist of mixing and filling water dispersed polymers (emulsion/latex) with or without non-combustible fillers, silicon packing, as well as water dispersion of epoxy resins to produce saleable products for the construction industry.

There will be some limited batching of flammable goods under controlled conditions, including use and mixing of solvents which will be below SEPP 33 thresholds. All Australian Standards and fire engineering measures will be implemented per the BCA. The proposal does not trigger any thresholds for activities that would require an Environment Protection License (EPL).

The proposal will generate employment opportunities for the Penrith LGA and the wider Western Sydney Employment Area. Construction jobs are expected to be in the order of approximately 300, whilst operational jobs would be expected to exceed approximately 140 full time staff.

Throughout the planning, development and execution of the project, Frasers are committed to engaging with the community and stakeholders to the development. SLR Consulting have been engaged to undertake this consultation and are contactable via the below details should you have any questions or comments regarding the project.

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.

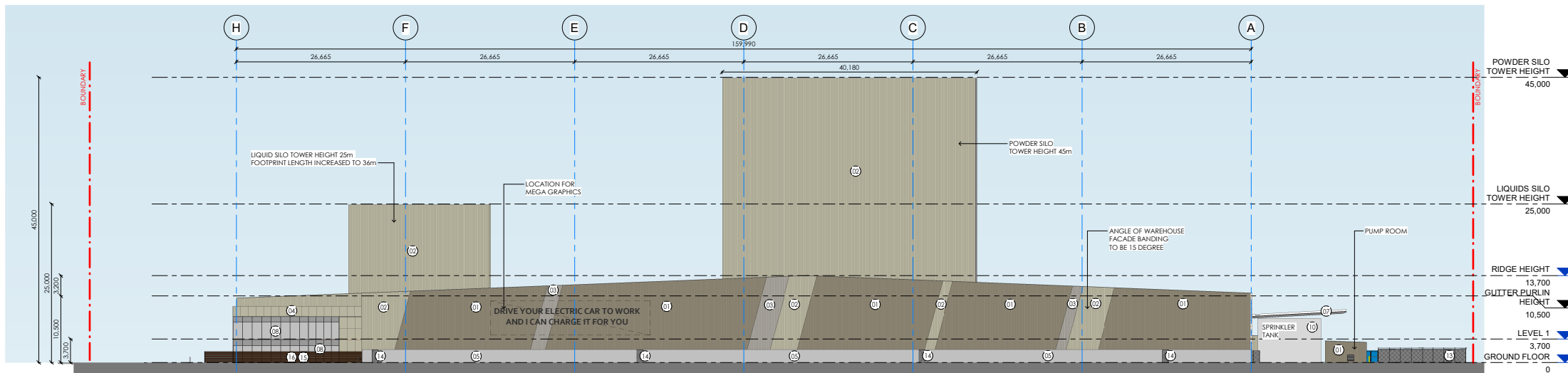
Yours sincerely



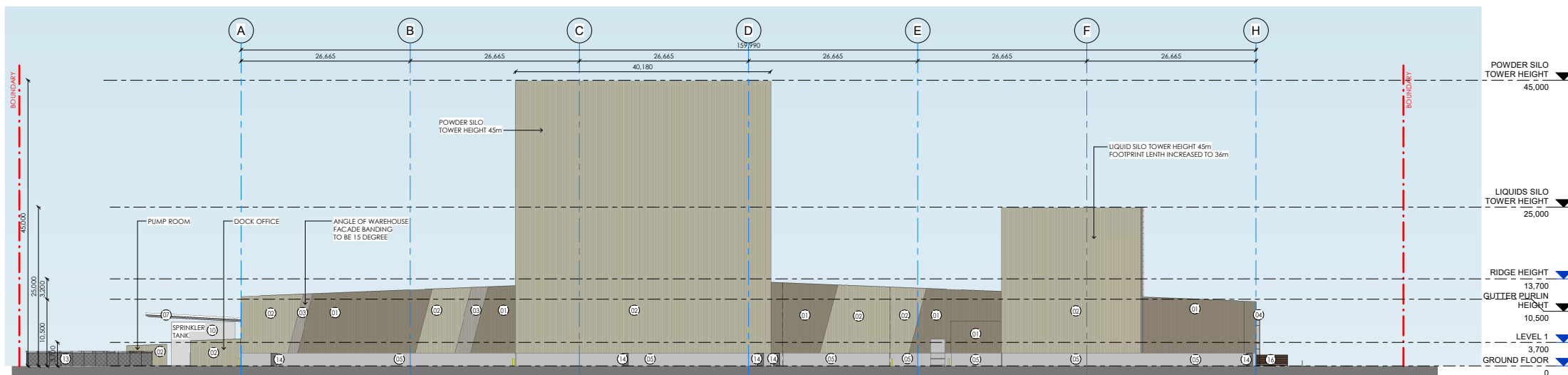
KATE MCKINNON
Associate – Environmental Assessment and Management

Checked/ Authorised by: DT

Attachment: Proposed Elevations Plan



1 EAST ELEVATION
1:300 DA 200



2 WEST ELEVATION
1:300 DA 200

ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS. FOR FINAL LEVELS OF ALL EARTHWORKS. ALL LEVELS ARE TO BE +/- 1000mm.

Keynote Legend - MATERIAL KEYNOTE	
01	GULLY COLORBOND
02	EVENING HAZE COLORBOND VERTICAL
03	DUNE COLORBOND VERTICAL
04	BEIGE MONDOCLAD ALUMINIUM PANEL
05	PAINTED PRECAST WALL PANEL
07	ZINCALUME METAL ROOF SHEET
08	OFFICE GLazing PANEL
10	DUNE COLORBOND-ROUND TANK
13	DULUX BLACK-FENCE
14	COLORBOND WINDSPRAY-METAL DOOR
15	SINGLE LOUVRE DOOR 920X1800
16	BATTEN SCREEN-4095 1800H

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REVISION	DESCRIPTION	DATE
1	DA DRAFT	14.07.21



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FOR FINAL LEVELS OF ALL EARTHWORKS.
ALL LEVELS ARE TO BE +/- 1000mm.

scale	As indicated	A
project no	210618	
date	14.07.21	
dwn	dwn no	
MM	210618 - DA 602	

APPENDIX D

Email Correspondence with Agencies (Copy)

Kate McKinnon

From: Cameron Gray <cgray@willowtp.com.au>
Sent: Monday, 13 September 2021 8:09 AM
To: Shaun Hunt
Cc: Kate McKinnon
Subject: RE: 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029)

Ok great, thanks for getting back to me Shaun. Please reach out if anything comes up.

Kind regards,



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From: Shaun Hunt <shaun.hunt@environment.nsw.gov.au>
Sent: Friday, 10 September 2021 4:45 PM
To: Cameron Gray <cgray@willowtp.com.au>
Subject: RE: 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029)

Hi Cameron,

Thank you for the consultation request. Apologies I missed your call yesterday.

Please be advised that EES has no further comment at this stage of the process.

Kind Regards,

Shaun Hunt
Senior Conservation Planning Officer

Biodiversity and Conservation | Department of Planning, Industry and Environment
T 02 8275 1617 | **E** shaun.hunt@environment.nsw.gov.au
Level 6, 12 Darcy St, 4 Parramatta Square, Parramatta NSW 2150 | Locked Bag 5022
www.dpie.nsw.gov.au

Our Vision: Together, we create thriving environments, communities and economies.

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Cameron Gray <cgray@willowtp.com.au>

Sent: Tuesday, 7 September 2021 4:08 PM

To: Shaun Hunt <shaun.hunt@environment.nsw.gov.au>

Cc: Andrew Cowan <acowan@willowtp.com.au>; Paul Solomon <Paul.Solomon@frasersproperty.com.au>; Stephen O'Connor <stephen.oconnor@altisproperty.com.au>; Kate McKinnon <kmckinnon@slrconsulting.com>

Subject: 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029)

Dear Shaun,

We are currently preparing an Environmental Impact Statement (EIS) on behalf of Altis Frasers JV Pty Ltd for the construction and operation of a Warehouse/Industrial Facility at 657-769 Mamre Road, Kemps Creek.

A request for the Secretary's Environmental Assessment Requirements (SEARs) were submitted to the NSW Department of Planning, Industry and Environment (NSW DPIE) on 6 August 2021. The SEARs (SSD-25725029) were issued on 3 September 2021.

The purpose of this email is to seek clarification on any matters that the Environment, Energy and Science Group may want to see included in the EIS or any concerns raised regarding the proposal. Please find the attached documents for your review:

- Consultation Letter

A link to the SEARs request and relevant documentation including plans can be found below:

<https://www.planningportal.nsw.gov.au/major-projects/project/42596>

If you could please provide confirmation of an available meeting date that would be greatly appreciated. It is noted that a response has been provided to the SEARs issued and should you wish to make no further comments at this stage, please confirm as such in writing within 14 days of this correspondence.

Please find my details below should you wish to discuss further.

Kind regards,



☐ **Cameron Gray** | Senior Planner
cgray@willowtp.com.au | 0477 003 429

Willowtree Planning
02 9929 6974

[Redacted]

Suite 4, Level 7, 100 Walker Street, North Sydney NSW 2060
www.willowtreeplanning.com.au

[Redacted]
[Redacted]
[Redacted]

[Redacted]

[Redacted]
[Redacted]

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

From: Alder, David <David.Alder@casa.gov.au>

Sent: Friday, 24 September 2021 11:22 PM

To: Cameron Gray <cgray@willowtp.com.au>

Cc: Government and Parliamentary Services <GPS@casa.gov.au>; Windebank, Matthew <Matthew.Windebank@casa.gov.au>

Subject: RE: CASA Response 21 Sept - GI21/647 - 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029) Potential Ardex Facility [SEC=OFFICIAL]

OFFICIAL

Cameron

The Ardex site would be approximately 5km from the end of the runway and not quite aligned with the runway. There are a lot of similar facilities in similar locations within 5km of major airports.

To quote the SEARs 'a risk assessment of the proposed development on Western Sydney Airport operations' should cover the majority of issues.

The NASF guidelines are a useful reference regarding developments near airports. Not all the guidelines will be relevant and not all the information in the quoted guidelines will be relevant.

[NASF Guideline F](#) - Managing the Risk of Intrusions Into the Protected Operational Airspace of Airports. Potential obstacles will be covered by liaison with Western Sydney Airport Co. They would also have the latest Obstacle Limitation Surface diagrams. CASA does not keep up to date OLS diagrams for each airport. The airport will evaluate whether a tall structure will be an infringement. If there are going to be any infringements (or any structures taller than 100m above ground level), then CASA gets to make an assessment. (However, very roughly looking at the respective sites, the ground level at the Ardex site is lower than the runway by approximately 30m so the Ardex site would be under the Obstacle Limitation Surfaces by well over 100m. Probably closer to 150m. Western Sydney Airport Co would be able to confirm.)

[NASF Guideline E](#) - Managing the Risk of Distractions to Pilots from Lighting in the Vicinity of Airports, Advice for the guidance of designers and installation contractors is provided for situations where lights are to be installed within a 6 km radius of an aerodrome. Within this large area there exists a primary area which is divided into four light control zones: A, B, C and D. It appears that the Ardex site might be just outside the 'zones'. It is likely that Western Sydney Airport Co. will have a lighting zone overlay and would be able to confirm. The main aim is not to have security / street lights 'shining upwards' and not to have green or red or white arrays of lights that could be confused with threshold or runway end or runway side lights respectively.

[NASF Guideline C](#) - Managing the Risk of Wildlife Strikes in the Vicinity of Airports,
[CASA Advisory Circular \(AC\) 139-26\(0\)](#) - Wildlife Hazard Management at Aerodromes, and

I expect that there would be many more serious bird attractors closer to the airport; for example creeks, dams, food processing works etc. Hopefully no rubbish tips. However, bird (especially) and animal activity attractors should be avoided.

For example (refer also to the above documents):

Land use including avoiding standing water.

Waste should be stored in closed containers.

Landscaping should avoid use of trees and shrubs attractive to birds and bats.

Avoid bird perching opportunities where practicable.

[AC 139-05 v3.0](#) - Plume Rise Assessments.

If there are any plumes/effluxes/stacks/emissions, CASA has a screening software tool to check whether they could be hazardous. (Essentially that they will dissipate to less than 6.1 m/sec at the Obstacle Limitation Surface). All we need is location, stack height, exit diameter, exit velocity, exit temperature. Submit these parameters on a form 1247 to Airspace.Protection@casa.gov.au. A hazardous plume would be unlikely, unless there are serious gas turbines on the site.

I doubt whether a formal meeting with a formal agenda is worthwhile at this stage. Normally CASA does not comment on planning proposals until there is a request from the Planning Authority. I expect that NSW Planning will seek CASA comments on the EIS. However, I am happy to have a chat contactable as below.

Regards

David Alder

Aerodrome Engineer
Air Navigation, Airspace and Aerodromes Branch
CASA Aviation Group
p: 02 6217 1342 m: 0455 051 611
16 Furzer Street, Phillip ACT 2606
GPO Box 2005, Canberra ACT 2601

www.casa.gov.au



From: Cameron Gray <cgray@willowtp.com.au>
Sent: Wednesday, 22 September 2021 8:15 AM
To: Government and Parliamentary Services <GPS@casa.gov.au>
Cc: Alder, David <David.Alder@casa.gov.au>
Subject: RE: CASA Response 21 Sept - GI21/647 - 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029) [SEC=OFFICIAL]

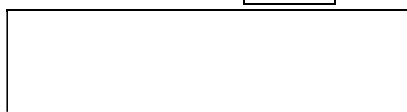


Thank you very much for getting back to us Cathy.

David if you could please advise if you would like to meet to discuss any of the below details further that would be greatly appreciated.

Kind regards,

 ☐ **Cameron Gray** | Senior Planner
cgray@willowtp.com.au | 0477 003 429

Willowtree Planning
02 9929 6974
Suite 4, Level 7, 100 Walker Street, North Sydney NSW 2060
www.willowtreeplanning.com.au

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From: Government and Parliamentary Services <GPS@casa.gov.au>

Sent: Tuesday, 21 September 2021 4:53 PM

To: Cameron Gray <cgray@willowtp.com.au>

Cc: Government and Parliamentary Services <GPS@casa.gov.au>

Subject: CASA Response 21 Sept - GI21/647 - 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029) [SEC=OFFICIAL]

Dear Mr Gray

Thank you for your email below seeking feedback from the Civil Aviation Safety Authority (CASA) on an Environmental Impact Statement (EIS) for a proposed warehouse/industrial facility at 657-769 Mamre Road, Kemps Creek.

CASA has reviewed the Secretary's Environmental Assessment Requirements and agrees that the following should be included in the EIS:

- Consultation with Western Sydney Airport Corporation and CASA, and
- Airport Safeguarding – including a risk assessment of the proposed development on Western Sydney Airport operations, addressing the Western Sydney Aerotropolis Plan and the State Environmental Planning Policy (Western Sydney Aerotropolis) 2020. The assessment is to address the emissions associated with the exhaust stacks on the Obstacle Limitation Surface.

For developments near airports, CASA recommends the proponent consider the guidance included in the National Airports Safeguarding Framework (NASF), and notes that the following guidance material may be relevant to this development:

- [NASF Guideline F](#) - Managing the Risk of Intrusions Into the Protected Operational Airspace of Airports,
- [NASF Guideline E](#) - Managing the Risk of Distractions to Pilots from Lighting in the Vicinity of Airports,
- [NASF Guideline C](#) - Managing the Risk of Wildlife Strikes in the Vicinity of Airports,
- [CASA Advisory Circular \(AC\) 139-26\(0\)](#) - Wildlife Hazard Management at Aerodromes, and
- [AC 139-05 v3.0](#) - Plume Rise Assessments.

CASA's point of contact on this matter is Mr David Alder, Aerodromes Specialist. Mr Alder is available for a meeting via Microsoft Teams and can be contacted by [email](#) or phone 02 6217 1342.

I trust this information is of assistance.

Yours sincerely

Cathy Koch

Section Manager Government and Parliamentary Services

CASA\Corporate Services Division

p: 131 757

e: Cathy.Koch@casa.gov.au

Aviation House, 16 Furzer Street, PHILLIP ACT 2606
GPO Box 2005, Canberra ACT 2601

www.casa.gov.au



From: Cameron Gray <cgray@willowtp.com.au>

Sent: Tuesday, 7 September 2021 4:36 PM

To: Applications <applications@casa.gov.au>

Cc: Andrew Cowan <acowan@willowtp.com.au>; Paul Solomon <Paul.Solomon@frasersproperty.com.au>; Stephen O'Connor <stephen.oconnor@altisproperty.com.au>; Kate McKinnon <kmckinnon@slrconsulting.com>

Subject: 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029)

To whom it may concern,

We are currently preparing an Environmental Impact Statement (EIS) on behalf of Altis Frasers JV Pty Ltd for the construction and operation of a Warehouse/Industrial Facility at 657-769 Mamre Road, Kemps Creek.

A request for the Secretary's Environmental Assessment Requirements (SEARs) were submitted to the NSW Department of Planning, Industry and Environment (NSW DPIE) on 6 August 2021. The SEARs (SSD-25725029) were issued on 3 September 2021.

The purpose of this email is to seek clarification on any matters that the Civil Aviation Safety Authority may want to see included in the EIS or any concerns raised regarding the proposal. Please find the attached documents for your review:

- Consultation Letter

A link to the SEARs request and relevant documentation including plans can be found below:

<https://www.planningportal.nsw.gov.au/major-projects/project/42596>

If you could please provide confirmation of an available meeting date that would be greatly appreciated. Should you wish to make no comments at this stage, please confirm as such in writing within 14 days of this correspondence.

Please find my details below should you wish to discuss further.

Kind regards,

☐ **Cameron Gray** | Senior Planner

cgray@willowtp.com.au | 0477 003 429

Willowtree Planning

02 9929 6974

Suite 4, Level 7, 100 Walker Street, North Sydney NSW 2060

www.willowtreeplanning.com.au

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received it in error, please notify the sender immediately by reply email and delete all copies, together with any attachments.

Kate McKinnon

From: Rhys Inez <rhys.inez@epa.nsw.gov.au>

Sent: Wednesday, 15 September 2021 9:14 AM

To: Cameron Gray <cgray@willowtp.com.au>

Cc: 'Andrew Cowan' <acowan@willowtp.com.au>; Rebecka Groth <rebecka.groth@dpie.nsw.gov.au>; 'Paul Solomon' <Paul.Solomon@frasersproperty.com.au>; 'Stephen O'Connor' <stephen.oconnor@altisproperty.com.au>; Kate McKinnon <kmckinnon@slrconsulting.com>

Subject: FW: 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029)

You don't often get email from rhys.inez@epa.nsw.gov.au. [Learn why this is important](#)

Good morning Cameron.

Again thank you for the submission of the consultation letter.

I would like to clarify that your submission **is part of the formal planning process**.

However, any requests need to be referred to DPIE as the appropriate authority facilitating the proponents application.

Sincerely,

Rhys Inez

Operations Officer

Regulatory Operations Metro West

NSW Environment Protection Authority

D 02 9995 6359



From: Rhys Inez

Sent: Wednesday, 15 September 2021 9:00 AM

To: Cameron Gray <cgray@willowtp.com.au>

Cc: Andrew Cowan <acowan@willowtp.com.au>; Paul Solomon <Paul.Solomon@frasersproperty.com.au>; Stephen O'Connor <stephen.oconnor@altisproperty.com.au>; Kate McKinnon <kmckinnon@slrconsulting.com>; Danielle Playford <Danielle.Playford@epa.nsw.gov.au>; Rebecka Groth <rebecka.groth@dpie.nsw.gov.au>

Subject: RE: 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029)

Good morning Cameron.

Thank you for the submission of the consultation letter.

However, this is not a formal part of the planning process.

The EPA will provide comment when EIS is on exhibition

Sincerely,

Rhys Inez

Operations Officer

Regulatory Operations Metro West

NSW Environment Protection Authority



From: Cameron Gray <cgray@willowtp.com.au>
Sent: Tuesday, 7 September 2021 4:13 PM
To: Rhys Inez <rhys.inez@epa.nsw.gov.au>
Cc: Andrew Cowan <acowan@willowtp.com.au>; Paul Solomon <Paul.Solomon@frasersproperty.com.au>; Stephen O'Connor <stephen.oconnor@altisproperty.com.au>; Kate McKinnon <kmckinnon@slrconsulting.com>
Subject: 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029)

Dear Rhys,

We are currently preparing an Environmental Impact Statement (EIS) on behalf of Altis Frasers JV Pty Ltd for the construction and operation of a Warehouse/Industrial Facility at 657-769 Mamre Road, Kemps Creek.

A request for the Secretary's Environmental Assessment Requirements (SEARs) were submitted to the NSW Department of Planning, Industry and Environment (NSW DPIE) on 6 August 2021. The SEARs (SSD-25725029) were issued on 3 September 2021.

The purpose of this email is to seek clarification on any matters that the Environment Protection Authority may want to see included in the EIS or any concerns raised regarding the proposal. Please find the attached documents for your review:

- Consultation Letter

A link to the SEARs request and relevant documentation including plans can be found below:

<https://www.planningportal.nsw.gov.au/major-projects/project/42596>

If you could please provide confirmation of an available meeting date that would be greatly appreciated. It is noted that a response has been provided to the SEARs issued and should you wish to make no further comments at this stage, please confirm as such in writing within 14 days of this correspondence.

Please find my details below should you wish to discuss further.

Kind regards,



Cameron Gray | Senior Planner
cgray@willowtp.com.au | 0477 003 429

Willowtree Planning
02 9929 6974
Suite 4, Level 7, 100 Walker Street, North Sydney NSW 2060
www.willowtreeplanning.com.au



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authority states them to be the views of the Environment Protection Authority.

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Kate McKinnon

From: Simon Derevnin <Simon.Derevnin@rfs.nsw.gov.au>
Sent: Friday, 10 September 2021 12:50 PM
To: Cameron Gray; rebecka.groth@planning.nsw.gov.au; information@planning.nsw.gov.au
Cc: Andrew Cowan; Paul Solomon; Stephen O'Connor; Kate McKinnon
Subject: RE: 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029)

You don't often get email from simon.derevnin@rfs.nsw.gov.au. [Learn why this is important](#)

Hi Cameron and Rebecka,

Please refer to our advice provided at the SEARs stage.

Thank you,



Simon Derevnin | Development Assessment and Planning Coordinator
NSW RURAL FIRE SERVICE | Planning and Environment Services (East)
Headquarters | Locked Bag 17 Granville NSW 2142
P 1300 NSW RFS **E** simon.derevnin@rfs.nsw.gov.au
www.rfs.nsw.gov.au | www.facebook.com/nswrfs | www.twitter.com/nswrfs
PREPARE. ACT. SURVIVE.

From: Cameron Gray <cgray@willowtp.com.au>
Sent: Tuesday, 7 September 2021 4:20 PM
To: Webmaster <webmaster@rfs.nsw.gov.au>
Cc: Andrew Cowan <acowan@willowtp.com.au>; Paul Solomon <Paul.Solomon@frasersproperty.com.au>; Stephen O'Connor <stephen.oconnor@altisproperty.com.au>; Kate McKinnon <kmckinnon@slrconsulting.com>
Subject: 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029)

ATTN: Simon Derevnin

Dear Simon,

We are currently preparing an Environmental Impact Statement (EIS) on behalf of Altis Frasers JV Pty Ltd for the construction and operation of a Warehouse/Industrial Facility at 657-769 Mamre Road, Kemps Creek.

A request for the Secretary's Environmental Assessment Requirements (SEARs) were submitted to the NSW Department of Planning, Industry and Environment (NSW DPIE) on 6 August 2021. The SEARs (SSD-25725029) were issued on 3 September 2021.

The purpose of this email is to seek clarification on any matters that the NSW Rural Fire Service may want to see included in the EIS or any concerns raised regarding the proposal. Please find the attached documents for your review:

- Consultation Letter


A link to the SEARs request and relevant documentation including plans can be found below:

<https://www.planningportal.nsw.gov.au/major-projects/project/42596>

If you could please provide confirmation of an available meeting date that would be greatly appreciated. It is noted that a response has been provided to the SEARs issued and should you wish to make no further comments at this stage, please confirm as such in writing within 14 days of this correspondence.

Please find my details below should you wish to discuss further.

Kind regards,



Cameron Gray | Senior Planner
cgray@willowtp.com.au | 0477 003 429

Willowtree Planning
02 9929 6974
Suite 4, Level 7, 100 Walker Street, North Sydney NSW 2060
www.willowtreeplanning.com.au

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Kate McKinnon

Attachments: D2021 92919 WaterNSW Response - SSD-25725029 - SEARs - Ardex - Aug 2021.PDF

From: Justine Clarke <Justine.Clarke@waternsw.com.au>
Sent: Thursday, 16 September 2021 10:04 AM
To: Cameron Gray <cgray@willowtp.com.au>
Subject: WaterNSW response - RE: 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029)

Dear Mr Gray

Thank you for involving WaterNSW in the early consultation for development of the EIS for SSD-25725029. We appreciate this early interaction.

WaterNSW has no specific additional comments or requirements it would like to see included in the EIS, apart from our original comments raised in the SEARs response, requesting to see the Water Cycle Management Strategy for the development. I have included WaterNSW's response to the SEARs for your information.

Should you have any further questions please do not hesitate to contact me.

Kind Regards

Justine Clarke
Catchment and Asset Protection Adviser

Please note: I am currently working from home. I can be reached via email or 0457 535 955



Level 14, 169 Macquarie Street

PO Box 398

Parramatta NSW 2150

M: 0457 535 955

justine.clarke@waternsw.com.au

www.waternsw.com.au

From: Cameron Gray <cgray@willowtp.com.au>
Sent: Tuesday, 7 September 2021 4:26 PM
To: Justine Clarke <Justine.Clarke@waternsw.com.au>
Cc: Andrew Cowan <acowan@willowtp.com.au>; Stephen O'Connor <stephen.oconnor@altisproperty.com.au>; Paul Solomon <Paul.Solomon@frasersproperty.com.au>; Kate McKinnon <kmckinnon@slrconsulting.com>
Subject: 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029)

Dear Justine,

We are currently preparing an Environmental Impact Statement (EIS) on behalf of Altis Frasers JV Pty Ltd for the construction and operation of a Warehouse/Industrial Facility at 657-769 Mamre Road, Kemps Creek.

A request for the Secretary's Environmental Assessment Requirements (SEARs) were submitted to the NSW Department of Planning, Industry and Environment (NSW DPIE) on 6 August 2021. The SEARs (SSD-25725029) were issued on 3 September 2021.

The purpose of this email is to seek clarification on any matters that the WaterNSW may want to see included in the EIS or any concerns raised regarding the proposal. Please find the attached documents for your review:

- Consultation Letter

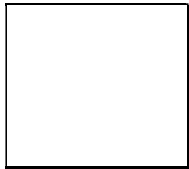
A link to the SEARs request and relevant documentation including plans can be found below:

<https://www.planningportal.nsw.gov.au/major-projects/project/42596>

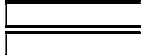
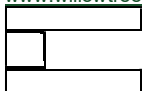
If you could please provide confirmation of an available meeting date that would be greatly appreciated. It is noted that a response has been provided to the SEARs issued and should you wish to make no further comments at this stage, please confirm as such in writing within 14 days of this correspondence.

Please find my details below should you wish to discuss further.

Kind regards,



☐ **Cameron Gray** | Senior Planner
cgray@willowtp.com.au | 0477 003 429
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www.willowtreeplanning.com.au



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Kate McKinnon

Subject: FW: Altis Frasers | Kemps Creek Estate - Ardex DA - Consultation Letter
Attachments: WTJ21-302 - DRAFT Consultation Letter - 657-769 Mamre Road, Kemps Creek.docx

From: GONSALVES, SHALINI <SHALINI.GONSALVES@sydneywater.com.au>
Sent: Tuesday, 24 August 2021 12:46 PM
To: Paul Solomon <Paul.Solomon@frasersproperty.com.au>
Cc: Stephen O'Connor <stephen.oconnor@altisproperty.com.au>; MCNALLY, CHRISTIAN <CHRISTIAN.MCNALLY@sydneywater.com.au>
Subject: Altis Frasers | Kemps Creek Estate - Ardex DA - Consultation Letter

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Hi Paul

As discussed, I understand your consultant sent the attached letter directly to our Growth team (it was incomplete and didn't have enough detail). I imagine that they've will have received a response directly by now.

Just to close this off with you, here's the advice I am passing on from my colleagues

1. *There is insufficient evidence to provide satisfactory servicing advice within the submission. Sydney Water has raised concerns throughout SSDA 9522 that we have insufficient data and that splitting or modifying the DA does not negate the need to look at the site holistically nor assess the total demand.*
2. *Furthermore there is a concern that the changes to this site's proposed use may impact the short term options tabled for St Marys/don't meet Sydney Water's understanding of growth demand projections for this precinct and this needs to be looked into.*
3. *The previously endorsed options for this site appear to be superceded by new information including, at current understanding – Microsoft, Ardex and Austcor Cardboard. We recommend that your site servicing be reviewed holistically again, rather than in component parts. You will need to provide detailed demand intel in order for this to progress.*

More generally, with regards to how customers consult in line with the Rapid Assessment Framework process, this is relatively new but we believe that this falls within the same bracket as proponent-led planning proposals. Sydney Water will respond at the official stages of the submission as always. If proponents want advance advice on these submissions to facilitate their application being processed via DPIE then our advice is to lodge a feasibility application with Sydney Water. In greenfield area/capacity constrained area (such as Mamre Road) a planning agreement will be required to ensure Sydney Water provides sufficient advice as required under a consultative model, and that we recover our costs to provide this advice. If in an infill area a feasibility may suffice.

If you wish to discuss this approach to DPIE processes further, please let Christian and I know, and we'll set up a meeting with the relevant team.

Thank you
Shalini

Shalini Gonsalves
Account Manager, Developer Partnerships
T: 0434 756 999

From: Paul Solomon <Paul.Solomon@frasersproperty.com.au>
Sent: Tuesday, 17 August 2021 1:47 PM
To: Cameron Gray <cgray@willowtp.com.au>; GONSALVES, SHALINI <SHALINI.GONSALVES@sydneywater.com.au>
Cc: Andrew Cowan <acowan@willowtp.com.au>; Kate McKinnon <kmckinnon@slrconsulting.com>; Stephen O'Connor <stephen.oconnor@altisproperty.com.au>
Subject: [External] RE: Kemps Creek Estate - Ardex DA - Consultation Letter

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Thanks Cameron

Not sure what information you want to offer. I'm ok for you to send to TfNSW (development.sydney@rms.nsw.gov.au) and Sydney Water (Shalini – who should this be addressed to?)

Regards

Paul Solomon
Planning and Infrastructure Manager
Frasers Property Industrial

T +61 2 9767 2951 M +61 417 480 730
E Paul.Solomon@frasersproperty.com.au
Level 2, 1C Homebush Bay Drive, Rhodes NSW 2138 Australia
www.FrasersPropertyIndustrial.com [LinkedIn](#)



From: Cameron Gray <cgray@willowtp.com.au>
Sent: Tuesday, 17 August 2021 8:56 AM
To: Paul Solomon <Paul.Solomon@frasersproperty.com.au>; Stephen O'Connor <stephen.oconnor@altisproperty.com.au>; Kate McKinnon <kmckinnon@slrconsulting.com>
Cc: Andrew Cowan <acowan@willowtp.com.au>
Subject: Kemps Creek Estate - Ardex DA - Consultation Letter

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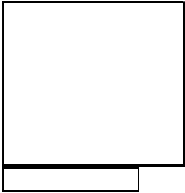
Good morning all,

Please find a draft consultation letter for your use. Paul you can populate the letter with the Sydney Water and Transport for New South Wales details and issue with the plans.

We will do so with the Central Western Team.

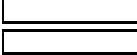
Please let me know if you need any changes made to the letter.

Kind regards,

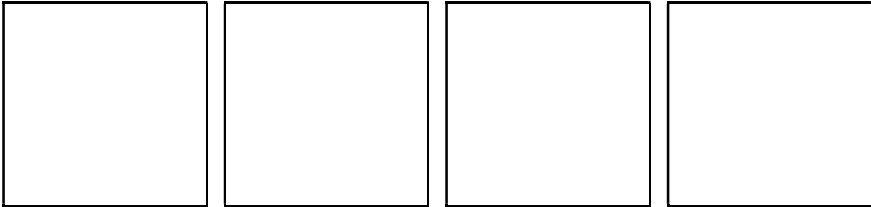


☐ **Cameron Gray** | Senior Planner
cgray@willowtp.com.au | 0477 003 429

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Kate McKinnon

Subject: FW: 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029)
Attachments: WTJ21-302 - Consultation Letter - Endeavour Energy - 657-769 Mamre Road, Kemps Creek.pdf; NSW Planning, Industry & Environment Request for SEARs SSD-25725029 ARDEX Warehouse and Manufacturing Facility

From: Daniel Gonzaga <Daniel.Gonzaga@endeavourenergy.com.au>
Sent: Friday, 17 September 2021 3:12 PM
To: Cameron Gray <cgray@willowtp.com.au>
Cc: Cornelis Duba <Cornelis.Duba@endeavourenergy.com.au>
Subject: FW: 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029)

Hi Cameron

Thank you for this information.

I have forwarded this email to our Environmental Group (Fon Wong) for review of this document.

If you have any further concerns, please let me know.

Regards,

Daniel Gonzaga
Contestable Works Engineer
Ph: 9853 7846
Email: cwtech@endeavourenergy.com.au



From: Cornelis Duba
Sent: Monday, 13 September 2021 1:01 PM
To: CWAdmin <CWAdmin@endeavourenergy.com.au>; CWTech <cwtech@endeavourenergy.com.au>
Cc: Cameron Gray <cgray@willowtp.com.au>
Subject: RE: 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029)

Hello Network Connections

Can someone please contact Willowtree Planning to respond to the below email of 7 September 2021 regarding the request for the Planning Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development SSD-25725029 ARDEX Warehouse and Manufacturing Facility for 'Construction and use of a

warehouse/industrial facility and subdivision' at 657-769 Mamre Road, Kemps Creek (Proposed Lot 10 in subdivision approved under SSD-9522 of Lot 34 DP 1118173, Lots X & Y DP 421633, Lot 1 DP 1018318, Lot 22 DP 258414) in the Penrith City Council Local Government Area (LGA). Please find attached a copy of Endeavour Energy's submission made to NSW Planning, Industry & Environment on 22 August 2021.

Kind regards

Cornelis Duba

Development Application Specialist

Network Environment & Assessment

M: 0455 250 981

E: cornelis.duba@endeavourenergy.com.au

51 Huntingwood Drive, Huntingwood

NSW 2148

www.endeavourenergy.com.au



From: Cameron Gray <cgray@willowtp.com.au>

Sent: Tuesday, 7 September 2021 4:30 PM

To: Property Development <Property.Development@endeavourenergy.com.au>

Cc: Andrew Cowan <acowan@willowtp.com.au>; Paul Solomon <Paul.Solomon@frasersproperty.com.au>; Stephen O'Connor <stephen.oconnor@altisproperty.com.au>; Kate McKinnon <kmckinnon@slrconsulting.com>

Subject: 657-769 Mamre Road, Kemps Creek - State Significant Development Application Consultation (SSD-25725029)

Dear Cornelis,

We are currently preparing an Environmental Impact Statement (EIS) on behalf of Altis Frasers JV Pty Ltd for the construction and operation of a Warehouse/Industrial Facility at 657-769 Mamre Road, Kemps Creek.

A request for the Secretary's Environmental Assessment Requirements (SEARs) were submitted to the NSW Department of Planning, Industry and Environment (NSW DPIE) on 6 August 2021. The SEARs (SSD-25725029) were issued on 3 September 2021.

The purpose of this email is to seek clarification on any matters that the Endeavour Energy may want to see included in the EIS or any concerns raised regarding the proposal. Please find the attached documents for your review:

- Consultation Letter

A link to the SEARs request and relevant documentation including plans can be found below:

<https://www.planningportal.nsw.gov.au/major-projects/project/42596>

If you could please provide confirmation of an available meeting date that would be greatly appreciated. It is noted that a response has been provided to the SEARs issued and should you wish to make no further comments at this stage, please confirm as such in writing within 14 days of this correspondence.

Please find my details below should you wish to discuss further.

Kind regards,




WILLOWTREE
PLANNING

Cameron Gray | Senior Planner
cgray@willowtp.com.au | 0477 003 429

Willowtree Planning
02 9929 6974
Suite 4, Level 7, 100 Walker Street, North Sydney NSW 2060
www.willowtreeplanning.com.au



New look, same approach.



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