

The logo for URBIS, featuring the word "URBIS" in a bold, white, sans-serif font. The text is positioned to the left of a white square frame that is partially open on the right side. A white vertical line extends from the top of the frame, and a white horizontal line extends from the right side of the frame, intersecting at the top-right corner of the square.

**URBIS**

# **CONSULTATION OUTCOMES REPORT**

311 South Street,  
Marsden Park

Prepared for  
**ARCHILE/DEXUS**  
Updated 28 April 2022

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

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Report Number	Final 2.0

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# 1. INTRODUCTION

This communications and engagement outcomes report has been prepared by Urbis Pty Ltd (Urbis) for Archile Projects on behalf of Dexus to support a State Significant Development Application (SDDA) for an industrial estate at 311 South Street, Marsden Park.

## 1.1. OVERVIEW OF THE PROJECT

Dexus is seeking development approval to construct and operate an industrial warehousing facility in the Marsden Park Industrial Precinct. The proposal comprises of the following:

- Concept Master Plan
  - Principal site access and key estate road alignment;
  - Core development controls; and
  - Staged delivery of the estate aligned with infrastructure and service delivery.
- Development and operation of the Master Plan
  - Bulk and detailed earthworks including cut and fill, export of excess material off site, dam dewatering and construction of benched pads with associated retaining walls;
  - Construction of internal public estate roads and temporary road access to South Street;
  - Stormwater and drainage work including stormwater detention and bio-retention system;
  - Landscaping of bio-retention basin and street verges;
  - Provision of site servicing infrastructure to allow the operation of the industrial unit for warehouse and distribution uses;
  - Provision for a portion of the north-south Collector Road off South Street;
  - Construction and use of two (2) warehouses and distribution centres with a GFA of 15,590m<sup>2</sup> and 25,150m<sup>2</sup> and associated office spaces with a GFA of 390m<sup>2</sup> and 1,710m<sup>2</sup>, for Warehouse 1 and 2 respectively.
  - Construction of associated carparking and heavy vehicle hardstand areas, vehicle crossings/driveways, soft and hard landscaping, perimeter security fencing;
  - Estate signage and tenant building signage.

## 1.2. RESPONSE TO SEARS

This community and stakeholder engagement outcomes report aims to meet the Secretary's Environmental Assessment Requirements (SEARs) for SSD-29668067.

Table 1: Response to SEARs

SEARs Item	Reference within this report
Engagement	
Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> . Detail how issues raised and feedback provided have been considered and responded to in the	The Engagement Strategy was prepared and implemented to ensure Dexus delivered an engagement program consistent with DPIE's <i>Undertaking Engagement Guide: Guidance for State Significant Projects</i> .  Refer to Section 2 of this report for more detail.

SEARs Item	Reference within this report
project. In particular, applicants must consult with:	
Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:	See below.
<ul style="list-style-type: none"> <li>The relevant Department assessment team</li> </ul>	Archile/Dexus engaged with the relevant assessment teams, including the Industry Assessments team. Refer to Sections 3 and 4 of this report for detail on feedback, methods of consultation and project response.
<ul style="list-style-type: none"> <li>Any relevant local councils</li> </ul>	Archile/Dexus engaged with the relevant local councils, including Blacktown City Council. Refer to Sections 3 and 4 of this report for detail on feedback, methods of consultation and project response.
<ul style="list-style-type: none"> <li>Any relevant agencies</li> </ul>	Archile/Dexus engaged with relevant agencies, including Transport for NSW, Sydney Water, Endeavour Energy and Ausgrid. Refer to Sections 3 and 5 of this report for detail on feedback, methods of consultation and project response.
<ul style="list-style-type: none"> <li>The community</li> </ul>	Archile/Dexus engaged with the community, particularly people or groups likely to be impacted by the project. Refer to Sections 3 and 5 of this report for detail on feedback, methods of consultation and project response.
<ul style="list-style-type: none"> <li>If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation.</li> </ul>	Consultation not relevant to this project.

## 2. COMMUNITY AND STAKEHOLDER PARTICIPATION STRATEGY

Community and stakeholder engagement throughout the development of the SSDA was achieved through the implementation of the engagement strategy outlined in this section.

### 2.1. ENGAGEMENT OBJECTIVE AND APPROACH

Urbis Engagement (Urbis) was engaged by Archile on behalf of Dexus to prepare and execute an engagement strategy (Strategy) to support the State Significant Development Application (SSDA) for the proposed industrial warehousing facility at 311 South Street, Marsden Park (the site).

In accordance with NSW Department of Planning, Industry and Environment (DPIE) expectations around early and effective engagement for state significant projects, the Strategy was prepared and implemented to ensure Dexus delivered an engagement program consistent with DPIE's *Undertaking Engagement Guide: Guidance for State Significant Projects*.

The engagement approach is adapted from the International Association of Public Participation's (IAP2) Public Participation spectrum. The spectrum (Figure 1) describes goals for public participation and the corresponding promise to the public. For this strategy, the engagement objective aligns to the goal of consulting with stakeholders and the community. This means our objective is to obtain public feedback on the proposal.

Figure 1 IAP2 Public Participation spectrum

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions	To obtain public feedback on analysis alternatives and/or decisions	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: IAP2

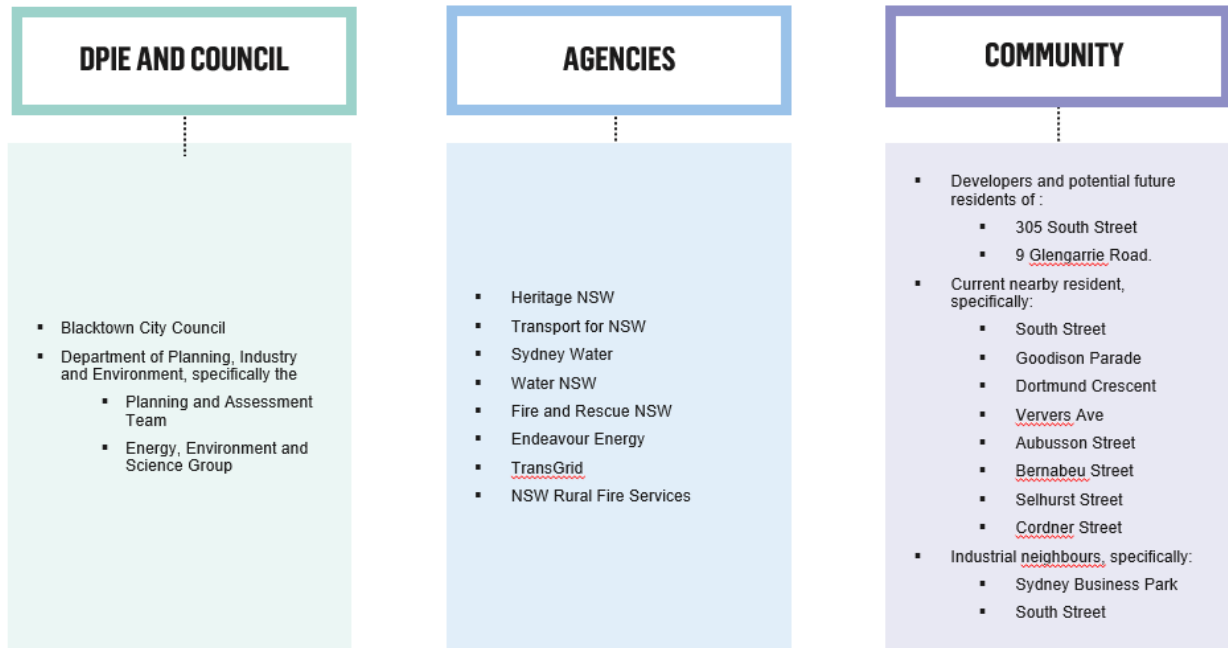
To achieve these objectives, the engagement approach involved:

- Providing consistent, relevant, jargon-free and up to date information on the proposal, impacts, benefits, and the SSDA process through accessible, tailored open lines of communication
- Responding appropriately and in a timely manner to concerns or questions raised by the community and stakeholders
- Facilitating information flow to the project team by establishing working relationships to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the project
- Managing expectations by closing the feedback loop through sharing how stakeholder and community views influenced the proposal.

### 3. STAKEHOLDERS

As outlined in the SEARs, DPIE defines stakeholders as the relevant Department assessment team, local councils, any relevant agencies and the community. As described in DPIE's *Undertaking Engagement Guide: Guidance for State Significant Projects*, the community is anyone (individuals, groups of individuals or organisations) interested in or are likely to be affected by the project. The stakeholders for the project have been categorised by group, as shown in the figure below.

Figure 2 Stakeholder categorisation



The proposal is in the Marsden Park Industrial Precinct where several similar projects have been constructed within the last five years. This means some members of the impacted community are likely to be familiar with the type of impact from this proposal.

For this project, we have defined the impacted community as the surrounding affected landowners as shown in Figure 3. This includes the new residential developments at 305 South Street and 9 Glengarrie Road, as well as existing residential properties located on South Street and on or around Goodison Parade.

Engagement with the impacted community will focus on noise and traffic impacts during construction and operation.



Figure 3 Surrounding community



To ensure a coordinated approach, Urbis Engagement collaborated with Archile/Dexus to engage with various stakeholder groups for the proposal.

The Stakeholder matrix in Table 2 outlines the stakeholders, engagement objective and forms of engagement.

Table 2 Stakeholder identification

Stakeholder	Engagement objective	Forms of engagement
Blacktown City Council	Consult: Obtain feedback on the proposal.	<ul style="list-style-type: none"> <li>Virtual meeting</li> </ul>
Department of Planning, Industry and Environment, specifically: <ul style="list-style-type: none"> <li>Environment, Energy and Science Group</li> <li>Heritage NSW.</li> </ul>	Consult: Obtain feedback on the proposal.	<ul style="list-style-type: none"> <li>Virtual meeting</li> </ul>
Relevant agencies including: <ul style="list-style-type: none"> <li>Transport for NSW</li> <li>Sydney Water</li> <li>Endeavour Energy</li> <li>TransGrid.</li> </ul>	Consult: Obtain feedback on the proposal and understand how the proposal may impact each agencies' service.	<ul style="list-style-type: none"> <li>1800 number and project email</li> <li>Virtual meeting</li> <li>Written correspondence.</li> </ul>

Stakeholder	Engagement objective	Forms of engagement
<p>Community (people or groups likely to be impacted by the project)</p> <p>Current nearby residents specifically:</p> <ul style="list-style-type: none"> <li>▪ South Street</li> <li>▪ Goodison Parade</li> <li>▪ Dortmund Crescent</li> <li>▪ Ververs Ave</li> <li>▪ Aubusson Street</li> <li>▪ Bernabeu Street</li> <li>▪ Selhurst Street</li> <li>▪ Cordner Street</li> </ul> <p>Potential future residents of new residential developments at 305 South Street and 9 Glengarrie Road.</p> <p>Nearby businesses, including those on South Street and in Sydney Business Park.</p>	<p>Inform: Provide balanced and objective information to assist in understanding the proposal's impacts and benefits.</p>	<ul style="list-style-type: none"> <li>▪ Virtual meeting</li> <li>▪ 1800 number and project email</li> <li>▪ Newsletter by letterbox drop.</li> </ul>

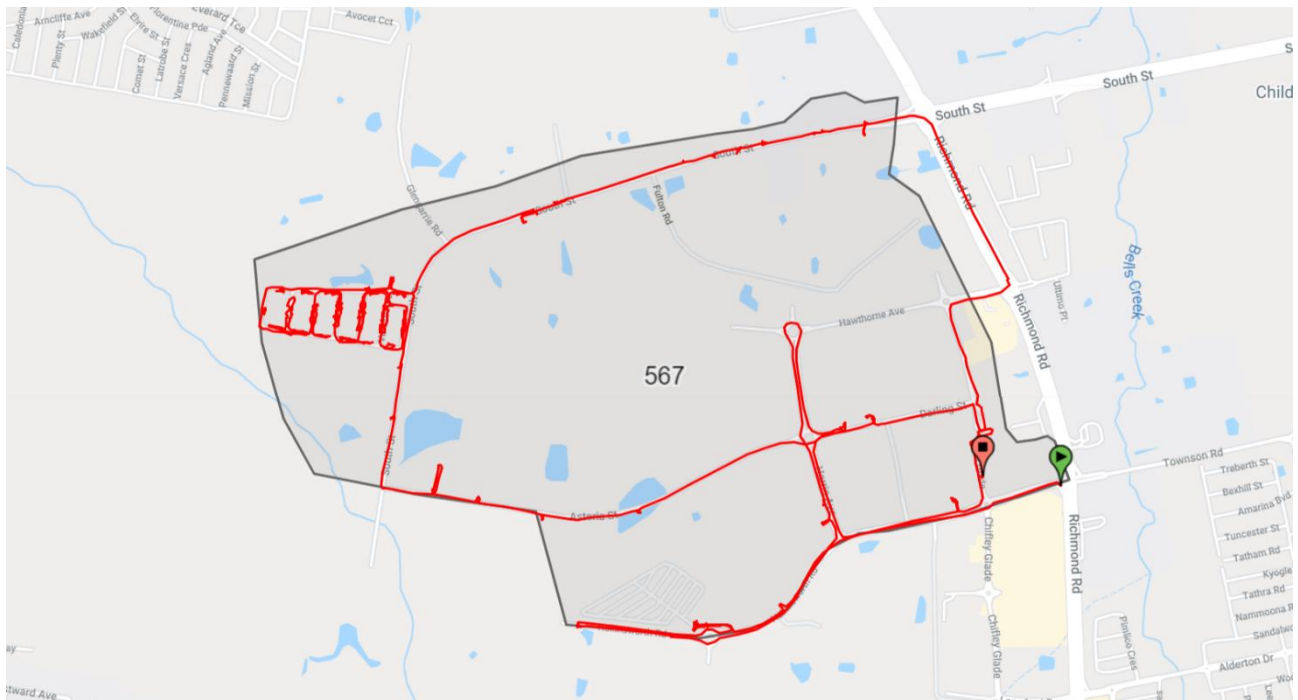
## 4. FORMS OF ENGAGEMENT

### 4.1. FACT SHEET

The fact sheet outlined key features of the proposal and invited feedback. It included details of the project email and phone number managed by Urbis Engagement to answer questions and collect feedback.

It was distributed by letterbox drop to approximately 600 properties on 27 November 2021. The newsletter distribution footprint is outlined in Figure 4 below.

Figure 4 Community distribution zone (the surrounding community)



### 4.2. ENGAGEMENT EMAIL AND PHONE LINE

Members of the public were invited to contact Urbis (as commissioned by Dexu) through a dedicated phone number and email address. These contact details were managed by Urbis to enable stakeholders and the community to provide feedback on the project.

At the time of writing this report, no community enquiries have been submitted through to the dedicated phone number and email address.

## 5. ISSUES RAISED

The following table outlines the issues raised by the community and stakeholders, and the project response.

Table 3: Issues raised and response

Stakeholder	How this group was consulted	Feedback	Project response
Department of Planning Industry and Environment (DPIE)	<p>Virtual meeting on 5 November 2021 between Urbis Planning and representatives from DPIE's Industry Assessments.</p> <p>Virtual meetings on 28 February, 18 March and 25 March 2022 to discuss urban design updates/changes.</p>	The key issues raised by DPIE include amenity, access and transport, soil and water, acoustics and infrastructure and timing.	
Blacktown City Council	<p>Virtual meeting on 11 May 2021 (Pre-DA Meeting), 8 September 2021, 8 October 2021 and 13 December 2021, between the Proponent, Urbis and representatives from Blacktown Council</p> <p>Verbal discussion on 4 March 2022 between the Proponent and Blacktown Council, with follow-up email.</p> <p>Meeting with representatives from the Proponent and Blacktown Council on 12 April, 2022.</p>	The key issues raised by Blacktown Council were in relation to access, traffic and parking, the design and function of the acoustic wall, landscaping and visual amenity, road design and width, the transmission easement within the site, development contributions and car parking requirements.	Dexus have addressed key issues raised by Blacktown Council within the proposed Master Plan as well as providing a response to key matters such as access and car parking in the Traffic Impact Assessment completed by Positive Traffic. Landscaping and visual amenity concerns raised by the Council have been addressed in the EIS.
Transport for NSW (TfNSW)	Virtual meeting on 2 November 2021 between Urbis Planning and	The purpose of the engagement with TfNSW was to introduce the Master Plan and key issues in relation to access and traffic. TfNSW raised concerns	Dexus have addressed the key issues raised by TfNSW in the proposed Master Plan with a reduction of access

Stakeholder	How this group was consulted	Feedback	Project response
	<p>representatives from TfNSW.</p> <p>Request for additional meeting sent to TfNSW by email on 25/3.</p>	<p>regarding the number of access points off South Street as well as the impact of the proposed development on the future Tallawong to St Marys (T2SM) corridor.</p>	<p>points off South Street to only a single entry and exit point into the warehouse hardstand areas. The proposed development accounts for the T2SM corridor and ensure no built form is proposed within the corridor.</p>
Transgrid	Email correspondence on 30 November 2021.	<p>Transgrid considers the proposed site plan: 20259-DA04 as satisfactory and meets Transgrid's Easement Guidelines. Transgrid suggests the following are incorporated into the final plans:</p> <ul style="list-style-type: none"> <li>▪ Metallic fencing used at the Transgrid easement</li> <li>▪ Rope fences with red flags along the edge of the Transgrid exclusion zone.</li> </ul>	<p>Dexus have incorporated Transgrid and have ensured the proposed development complies with Transgrid's Easement Guidelines.</p> <p>The incorporation of fencing will be included in more detailed stages of the development process.</p>
Sydney Water	Email correspondence on dated 1 December 2021	No feedback received to date.	Dexus will continue to reach out to these stakeholders throughout the approval process.
Endeavour Energy	Email correspondence on 23 November 2021.	<p>Endeavour Energy considers the proposed Master Plan can be adequately serviced by the zone substations located in close proximity to the site, which have sufficient to facilitate the proposed development.</p> <p>Endeavour Energy requires an extension and/or augmentation of the existing local electricity network, however the extent of works required will be determined in later stages of the development.</p>	<p>Dexus acknowledges the sufficient capacity provided from the existing zone substations. Dexus will consider additional requirements noted by Endeavour Energy in later stages of the development when the considerations are relevant and the final load assessment is completed.</p>
Potential future residents of new	Meeting on 19 November 2021	The purpose of the engagement was to introduce the Master	Dexus will continue to reach out to these

<b>Stakeholder</b>	<b>How this group was consulted</b>	<b>Feedback</b>	<b>Project response</b>
residential developments at 305 South Street through developer	between Dexus and Bathla at Bathla Parramatta office.	Plan and discuss any issues. Bathla raised no issues.	stakeholders throughout the approval process.
Potential future residents of new residential developments at 9 Glengarrie Road through developer	Newsletter sent on 27 November. The newsletter included details of the project, enquiry line and invitation to attend a briefing with the project team.	No feedback received to date.	Dexus will continue to reach out to the community throughout the approval process to keep them informed of any updates and changes to the proposal.
Community (people or groups likely to be impacted by the project)	Newsletter sent on 27 November to approximately 600 residents and businesses located near the proposed site. The newsletter included details of the project, enquiry line and invitation to attend a briefing with the project team.	No feedback received to date.	Dexus will continue to reach out to the community throughout the approval process to keep them informed of any updates and changes to the proposal.

## 6. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

Dexus welcomes feedback on the proposal. Dexus will continue to keep stakeholders and the community informed of the project approval process through the exhibition and determination phases through:

- Continuing to engage with the community about the project, its impacts, and the approval process
- Providing information on how the community's views have been addressed in the EIS
- Enabling the community to seek clarification about the project through the two-way communication channels.

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## **APPENDIX A**

## **FACT SHEET**

# 311 SOUTH STREET, MARSDEN PARK



Dexus is preparing a proposal for a new industrial estate at 311 South Street, Marsden Park. The facility will provide warehousing and distribution facilities for Sydney's growing north west and will provide additional local employment opportunities during construction and operation.

When complete, the proposed facility will include:

- Six industrial units across two buildings
- Parking for around 280 vehicles
- Supporting office space

## ABOUT THE PROJECT

The project will include the construction of two industrial buildings. Unit 1 will include cold storage areas, office space and 16 loading bays. Unit 2 will be divided into five smaller industrial units. There will also be around 327 parking spaces constructed.

Dexus is seeking approval for construction and operation of the project from the Department of Planning, Industry and Environment through the State Significant Development Application (SSDA) process.

The site fronts South Street, which is a short distance from the Westlink M7, via Richmond Road.

## MARSDEN PARK INDUSTRIAL PRECINCT

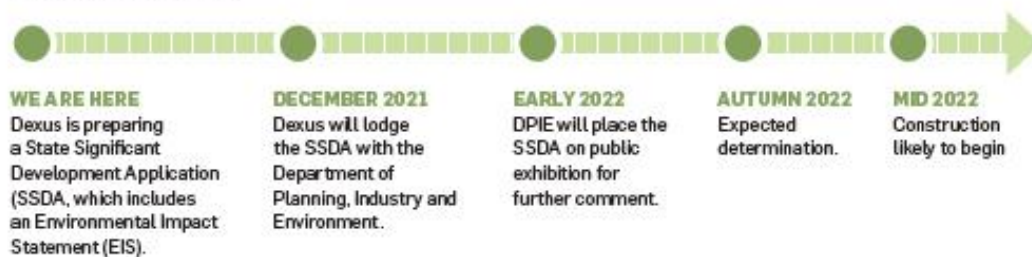
The site is in the Marsden Park Industrial Precinct within the broader North West Growth Area. The site is located in the Marsden Park Industrial Precinct. The Precinct is a significant part of the North West Growth Area, and is designed to enable local jobs for the growing community. It is anticipated that businesses based in the Marsden Park Industrial Precinct will provide up to 10,000 new jobs for the area.

## MANAGING IMPACTS

As part of the SSDA, Dexus is preparing an Environmental Impact Statement (EIS). The EIS assesses the potential impacts from construction and operation of the project and proposes mitigation measures. The assessments look at impacts like noise, traffic, and other environmental issues. DPIE will let the community know when the EIS is on public exhibition and available for comment.



## PLANNING PATHWAY



### MORE INFORMATION

Dexus has commissioned Urbis Engagement to collect your feedback and provide further information about the industrial estate proposed for the site 311 South Street, Marsden Park.

### You can reach the team on:

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

☎ 1800 244 863



