

42 Boorea Street, Lidcombe Stakeholder Engagement Report

Prepared for
Hale Property Services
Pty Ltd

May 2022

HiIPDA
CONSULTING

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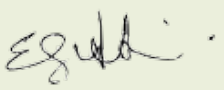
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This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

Reviewer

Signature		Dated	30/05/22
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1.0 INTRODUCTION

HillPDA has been commissioned by Hale Property Services Pty Ltd to prepare an Engagement Report to accompany State Significant Development Application (SSDA) (SSD-36464788) for the construction of a two-storey warehouse at 42 Boorea Street, Lidcombe, NSW.

The report has been developed to align with industry best practice, including *Undertaking Engagement Guidelines for State Significant Projects*, developed by the NSW Department of Planning and Environment (DPE).

1.1 Secretary's Environmental Assessment Requirements

The industry-specific SEARs for this SSDA, dated 15 February 2022 indicate that the proponent must produce an Engagement Report. The relevant SEARs and how they have been addressed are indicated in the table below.

Table 1: Compliance with SEARs

Key Issue No. & Description	Issue and Assessment Requirements	How It Is Addressed	Section of This Report
Issue 25: Engagement Report	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 project. In particular, applicants must consult with:	This Engagement Report has been prepared to align with the <i>Undertaking Engagement Guidelines</i> . It demonstrates the methodology followed in the engagement process, identifies the stakeholders consulted, and considers all issues raised and how they can be incorporated into the project.	Sections 2.0 & 3.0
	<ul style="list-style-type: none"> The relevant Department assessment team 	On 16 February 2022 Urbis (town planning consultant) emailed David Koppers at DPE to confirm if we needed to arrange a meeting to discuss the proposal. Correspondence was received back from David Koppers Senior Assessment Officer at DPE on 16/2/22 noting that at this stage a meeting with the Department is probably not needed. But outlined once the project team has undertaken the engagement and have progressed the design DPE can look to organise a meeting then as it might make better for an informed discussion. Belinda Thomas from Urbis spoke to David Koppers on 20 April 2022 who confirmed once we submitted the SSDA at Test of Adequacy stage we can arrange a meeting.	Section 2.3.2, 2.4.2, 3.2 and Appendix D
	<ul style="list-style-type: none"> Any relevant local councils 	The proponent met and corresponded with Cumberland Council to discuss the proposal and Council has influenced aspects of the project design and proposed stormwater, drainage and road works.	Section 2.3.2, 2.4.2, 3.2 and Appendix D
	<ul style="list-style-type: none"> Any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City) 	Relevant agencies were contacted and provided with an opportunity to comment on the proposal.	Section 2.3.2, 2.4.2, 3.2 and Appendix D
	<ul style="list-style-type: none"> The community 	Occupants of neighbouring premises were informed of the proposed development and invited to participate in an online survey. Stakeholder engagement outcomes from a	Section 3.1 and Section 3.3

Key Issue No. & Description	Issue and Assessment Requirements	How It Is Addressed	Section of This Report
	<ul style="list-style-type: none"> If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by S 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 	<p>previous SSDA at an adjacent property were also reviewed for a general understanding of community issues.</p> <p>All relevant authorities have been consulted.</p>	Section 2.3.2

In order to meet the SEARs for this SSDA, this report has been prepared to align with the *Undertaking Engagement Guidelines for State Significant Projects*.

1.2 The proposal

1.2.1 Project description

The proposal is for the construction of a two-storey warehouse and distribution centre comprising 39,249 square metres GFA including ancillary office space, landscaping, bicycle and car parking. The proposal comprises the redevelopment of the site as summarised below:

- Construction, fit out and operation of a two-storey warehouse and distribution centre comprising approximately 39,249 square metres of GFA including:
 - 35,111 square metres of warehouse and distribution GFA; and
 - 4,138 square metres GFA office space.
- Provision of 34 bicycle parking spaces at ground.
- Provision of 191 car parking spaces across all levels.
- Provision of 10 motorcycle parking spaces across all levels.
- Approximately 4,579 square metres of hard and soft landscaping at ground.
- Provision of internal vehicle access route and loading docks on ground and first floor.
- Upgrades to existing on-site infrastructure.
- Building identification signage.
- Operation 24 hours per day, seven days per week.

1.2.2 The site

The site is located at 42 Boorea Street, Lidcombe within the Cumberland Local Government Area (LGA). The site is legally described as Lot 1 in DP 740385. The site is approximately 4.1 hectares and 151m x 276m. The site has a fall of approximately 3.75m from north eastern corner to the south western corner. A 9.1m easement for sewer runs along the western side of the site in a north south direction.

The site is located at the rear of 44 Boorea Street, Lidcombe and is accessed via an access handle from Boorea Street. The site contains a warehouse building and associated loading docks and car park. Trees and vegetation are planted along the site boundary. See Figure 1 below for aerial imagery of the site.

Figure 1: Site location



Source: Urbis (2021), Nearmap (2021)

1.2.3 Site context

The site is located approximately 7.5 kilometres east from Parramatta. It is within a highly accessible location with connections to regional roads such as the M4 Motorway and Great Western Highway and public transport including Auburn and Lidcombe railway station. The site is surrounded by a variety of industrial uses as summarised below:

- North: The Toohey's Brewery site at 29 Nyrang Street, Lidcombe which includes packaging and processing facilities, warehouses, tanks, silos and large car parking areas.
- East: Warehouses at 27 Nyrang Street, Lidcombe for the Regional Road Express, BM Sydney Building Materials and ACACIA Transport companies. At 25 Nyrang Street is a three-storey brick and glass warehouse building housing the company COS. On the opposite side of Nyrang Street are residential dwellings.
- West: Haslams Creek (which is a concrete lined drain) is adjacent to the western boundary of the site. Warehouse buildings which house Zico Imports and Amazing Flowers are located to the west of Haslams Creek. To the north west at 11-13 Percy Street is the Woolworths site, a former warehouse building has been demolished and the site is in the preparation stage for a new warehouse and distribution centre.

- South: To the south is number 44 Boorea Street, which is located at the front of the site and accommodates two double height warehouse building. On the opposite side of Boorea Street are residential dwellings.

See Figure 2 below.

Figure 2: Site context



Source: Urbis (2021)

2.0 ENGAGEMENT APPROACH

HillPDA prepared a detailed engagement plan, in consultation with the proponent, that identified relevant stakeholders and engagement methods and set out a clear and transparent process for undertaking relevant stakeholder engagement. Key components of the engagement plan are provided below.

2.1 Engagement objectives

The objectives of the stakeholder engagement were:

- To circulate information about the project to the community throughout the project
- To facilitate an open engagement process where the community are given meaningful opportunities to have their say
- To provide accessible opportunities for community participation, acknowledging and meeting the diverse needs of the different stakeholders
- To present outcomes from the engagement in a format that can be used to inform the preparation of a State significant development application and meet SEARs obligations.

2.2 Engagement plan

HillPDA is committed to delivering a considered, open and evidence-based approach to this engagement to ensure it provides key community insights. To assist this process, a detailed engagement plan was prepared in consultation with the proponent. Some key components of the engagement plan are summarised below.

Table 2: Engagement overview

Item	Explanation offered
Description of the proposal given to stakeholders	<p>Construction of a two-storey warehouse at 42 Boorea Street, Lidcombe, comprising:</p> <ul style="list-style-type: none"> ● 39,294 sqm total building area including <ul style="list-style-type: none"> — 35,245 sqm warehouse floorspace across ten units — 3,759 sqm office floorspace across ten units ● 203 car parking spaces ● 4,500 sqm of landscaped area (approx.) ● Vehicular access from Boorea Street.
Stated purpose of the engagement	To comply with the requirements of the SEARs (item 25).
Intent of engagement	<ul style="list-style-type: none"> ● To inform stakeholders about the proposal ● Obtain input from the community and stakeholders to the project refinement and development application process.
HillPDA Commitments to the engagement process	<ul style="list-style-type: none"> ● Relationships – we will act in an honest and open way at all times to build strong relationships, partnerships and trust with our client and stakeholders within the confidentiality requirements of the project ● Clarity of purpose - we will be clear about why and how we are engaging with the state government and community ● Timely - we will contact stakeholders early and provide sufficient time for stakeholders to provide input ● Coordinated - we will work with stakeholders for our community engagement plan.

2.3 Stakeholder identification

Community stakeholders were divided into three groups according to the level or type of impact from the proposed development.

- Tier 1 stakeholders: those with the potential to be immediately affected by the project
- Tier 2 stakeholders: government agencies and peak organisations whose responsibilities are relevant to the proposed development
- Tier 3 stakeholders: wider community

This approach enabled engagement methods to be tailored to each stakeholder group required tailored and appropriate engagement. Details of tier one and two stakeholders are provided in the sections below. Consultation with tier three stakeholders will occur as the proposal progresses through the SSDA process including during public exhibition.

2.3.1 Tier one stakeholders

Tier one stakeholders are occupants of the properties neighbouring the proposed development. These stakeholders may experience a range of impacts from the proposed development including noise and disturbance during the construction period. Tier one stakeholders are indicated in Figure 3. The tier one stakeholder group was comprised of a small number of residential property addresses near the site entrance, and neighbouring industrial and commercial premises surrounding the site.

Figure 3: Tier one stakeholders – immediate neighbours



Source: HillPDA, Nearmap (2021)

2.3.2 Tier two stakeholders

Tier two stakeholders include government agencies and peak organisations which may have an interest in the proposed development. Tier two stakeholders are indicated in the table below.

Table 3: Tier two stakeholder identification

Stakeholder	Organisations
Indigenous community	Aboriginal and/or Torres Strait Islander communities
NSW Government agencies	Department of Planning and Environment – Development Assessment team
	Department of Planning and Environment – Climate Change and Sustainability
	NSW Environment Protection Authority
	NSW Fire and Rescue
	Transport for NSW (RMS)
Local Government	Cumberland City Council
Utility service providers	Ausgrid
	Sydney Water – Growth Planning Team
	Telstra
	NBNCo

2.4 Engagement methods

Engagement methods were tailored to each stakeholder group, as not all stakeholders require the same level of engagement and different approaches are suited to each group. The method of engagement for each stakeholder group has been selected based on the level of potential impact and a resulting likelihood of desire to participate i.e. a potential high level of impact may result in a strong desire to participate in engagement.

Figure 4 displays the tiered approach to the engagement method, ensuring that those with the highest potential to be impacted by the proposal are given ample information and opportunity to provide feedback. Selected engagement methods are outlined below.

Figure 4: Engagement method by stakeholder group



Source: HillPDA

2.4.1 Questionnaire survey – tier one stakeholders

Tier one stakeholders were invited to participate in a questionnaire survey. The survey was delivered as follows:

- HillPDA conducted GIS analysis to identify properties most likely to be impacted by the proposal.
- A letter informing the residents and businesses about the proposal and an online survey were developed. The letter also contained contact details for a HillPDA representative, should a recipient wish to contact us.
- The letters were distributed to the identified properties on 8 March 2022.
- The survey was open to receiving responses between 8 March 2022 and 28 March 2022.

A copy of the **letter to occupants** that was delivered is provided at Appendix A. A copy of the **online survey** that was linked is provided at Appendix B.

2.4.2 Letters to agencies – tier two stakeholders

Engagement with tier two stakeholders was through written requests for comment on the proposal. Emails were sent to each tier two stakeholder. Up to two follow-up emails were distributed to encourage a response. If no response was received after three attempts the organisation was recorded as “No Response.”

A copy of the **letter to agencies** and tier two stakeholders is provided at Appendix C. HillPDA distributed the letter by email to the above stakeholders on 7 March 2022.

In addition to HillPDA’s engagement activities, the proponent has undertaken engagement activities with a range of other stakeholders. Outcomes from those consultations have been incorporated into this report.

Table 4: Tier two stakeholder actions

Stakeholder	Organisations	Action
Indigenous community	Aboriginal and/or Torres Strait Islander communities	<ul style="list-style-type: none"> Austral Archaeology (heritage consultant) contacted relevant agencies on via letter on 4 January 2022. On 25 January 2022, an advertisement requesting cultural knowledge holders to register their interest in the project was placed in the <i>Parra News</i> newspaper. Identified Aboriginal stakeholders were provided with information on the project's methodology on 4 February 2022. Austral provided the draft Aboriginal Cultural Heritage Assessment (ACHA) to the identified Aboriginal stakeholders on 28 April 2022. Responses to this draft were received on 29 April, 14 May, and 20 May. On 27 May 2022, a copy of the final ACHA was provided to the identified Stakeholders.
NSW Government agencies	Department of Planning and Environment – Development Assessment team	<ul style="list-style-type: none"> Email sent 16 February 2022 (by Urbis – town planning consultant) Response received on 16 February 2022 from a senior assessment officer at DPE Urbis liaised with the DPE representative again on 20 April 2022 to confirm future engagement approaches.
	Department of Planning and Environment – Climate Change and Sustainability	
	NSW Environment Protection Authority	<ul style="list-style-type: none"> Email sent 7 March 2022 No response received Email sent 28 March 2022 Phone call received from NSW EPA representative 31 March 2022 (see below).
	NSW Fire and Rescue	<ul style="list-style-type: none"> Email sent 7 March 2022 No response received Email sent 28 March 2022 Response received 29 March 2022 (see below).
	Transport for NSW (TfNSW)	<ul style="list-style-type: none"> Email sent 16 February 2022 (by Ason Group – traffic engineering consultant) Several follow up emails sent Response received 24 March 2022 Verbal engagement undertaken subsequently.
Local Government	Cumberland City Council	<ul style="list-style-type: none"> Proponent attended a pre-DA meeting with Cumberland City Council representatives on 17 February 2022.
Utility service providers	Ausgrid	<ul style="list-style-type: none"> Email sent 7 March 2022 No response received Email sent 28 March 2022 Response received 28 March 2022 (see below).
	Sydney Water – Growth Planning Team	<ul style="list-style-type: none"> Email sent 7 March 2022 No response received Email sent 28 March 2022 No response received Email sent 31 March 2022 No response received.
	Telstra	<ul style="list-style-type: none"> Email sent 7 March 2022

	NBNC	<ul style="list-style-type: none"> • Response received 7 March 2022 (see below). • Email sent 17 March 2022 • Response received 18 March 2022 (see below).
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2.5 Engagement register

A register was established to record all engagement activities undertaken by HillPDA including the date of contact with each stakeholder and their response(s). A copy of the register is provided at Appendix D.

3.0 ENGAGEMENT OUTCOMES

3.1 Survey responses

The survey of neighbouring businesses and residents was conducted between 8 March 2022 and 28 March 2022. Of the 140 tenancies surveyed, zero elected to complete the survey.

3.2 Tier two stakeholder engagement

The agencies listed in Table 5 were emailed the letter attached at Appendix B on 7 March 2022. The table below contains the response provided by the agencies.

Table 5: Tier two stakeholder responses

Stakeholder	Organisation	Matter(s) raised	Proposal response
Indigenous community	Aboriginal and/or Torres Strait Islander communities	<p>Austral Archaeology (heritage consultant) contacted relevant agencies on via letter on 4 January 2022. Identified Aboriginal stakeholders were provided with information on the project's methodology on 4 February 2022.</p> <p>Austral provided the draft Aboriginal Cultural Heritage Assessment (ACHA) to the identified Aboriginal stakeholders on 28 April 2022. Responses to this draft were received on 29 April, 14 May, and 20 May. Of the three responses received in relation to the draft ACHA, all identified Aboriginal stakeholders supported or agreed with the findings of the report.</p> <p>On 27 May 2022, a copy of the final ACHA was provided to the identified Aboriginal stakeholders.</p>	Continue to engage with Aboriginal stakeholders, archaeological consultants, and Heritage NSW as required.
NSW Government agencies	<p>Department of Planning and Environment – Development Assessment team</p> <p>Department of Planning and Environment – Climate Change and Sustainability</p>	<p>Urbis (town planning consultant) contacted a DPE representative on 16 February 2022. The DPE representative confirmed that engagement would not be necessary at this stage, but that once other engagement activities and design details had been completed, a meeting would help facilitate the SSDA process.</p> <p>On 20 April 2022, Urbis contacted DPE and the representative confirmed that a meeting could be arranged once the SSDA had progressed to the Test of Adequacy stage.</p>	Approach DPE for further meetings following submission at the test of adequacy stage.

Stakeholder	Organisation	Matter(s) raised	Proposal response
	NSW Environment Protection Authority	<p>An EPA representative contacted HillPDA via phone call on 31 March 2022 and noted that the EPA had a strong interest in the site due to its shared boundary with 11-13 Percy Street, Auburn.</p> <p>The Percy Street site was subject to a recent SSDA. Groundwater contamination was identified at the site and was strongest at the boundary with 42 Boorea Street. It was suggested that the contamination possibly originates from 42 Boorea Street. As such, the EPA maintain an interest in the site.</p>	<p>Proponent has procured a Detailed Site Investigation which addresses the issue raised by the NSW EPA (sections 10.3 and 10.7).</p> <p>HillPDA attempted to contact the EPA representative to provide an update on this matter but was unable to reach them. It is noted that the EPA will have further opportunities to comment on the proposal following submission.</p>
	NSW Fire and Rescue	NSWFR contacted HillPDA on 29 March 2022 and commented that they would not provide comments on development applications unless they had been submitted through the Major Projects Portal.	A Bush Fire Assessment should be submitted with the SSDA for consideration.
	Transport for NSW (TfNSW)	<p>On 16 February 2022, Ason Group (traffic engineering consultant) emailed TfNSW requesting a consultation meeting.</p> <p>This requested was assigned to the relevant officer on 24 March 2022, at which point the technical assessment was well-progressed.</p> <p>Ason Group verbally engaged with a TfNSW representative and submitted their Traffic Assessment for informal review. TfNSW agreed to provide informal commentary on the report, prior to providing a formal response through the assessment process.</p>	Ason Group to engage with TfNSW on informal feedback prior to the assessment process if requested (by TfNSW).
Local Government	Cumberland City Council	<p>The proponent attended a pre-DA meeting with Cumberland City Council representatives on 17 February 2022. Council representatives raised a range of matters that they expected to be resolved, relating to:</p> <ul style="list-style-type: none"> • Sewerage, drainage and flooding • Site contamination • Parking provision, including for bicycles (new rates in Council's DCP and LEP) • Choice of colour scheme – Council prefers light schemes • Height of development and potential noise concerns carrying to residential areas • Traffic matters: <ul style="list-style-type: none"> – Consultation with TfNSW is required 	<p>Matters raised by Council have been considered in the formation of the proposed development which is supported by the following:</p> <ul style="list-style-type: none"> • Compliance with DCP and LEP to be addressed in EIS • Surface and Groundwater Impact Assessment • Integrated Water Management Plan • Flood Risk Assessment • <i>See above for response to EPA matters raised for site contamination requirements</i>

Stakeholder	Organisation	Matter(s) raised	Proposal response
		<ul style="list-style-type: none"> Traffic at specific intersections should be analysed (Boorea and Nyrang Street roundabout, Olympic Drive and Boorea Street intersection) Site ingress and egress concerns – only one entry point and queuing length. <p>Council representatives noted that no other two storey warehouse developments had proceeded to completion because of site and design issues.</p>	<ul style="list-style-type: none"> Noise concerns to be addressed in Noise and Vibration Impact Assessment Height concerns to be addressed in Visual Impact Assessment.
Utility service providers	Ausgrid	Ausgrid contacted HillPDA on 28 March 2022 and noted that they do not provide comment on development proposals without an application form and payment being submitted by the proponent.	<ul style="list-style-type: none"> Proponent to engage appropriately qualified electrical engineer to engage with Ausgrid to arrange decommissioning of existing site substation and commissioning of new substations Proposed floorplans include sufficient distance between buildings and Haslams Creek Ongoing contact with utility providers will continue as required.
	Sydney Water – Growth Planning Team	<p>Nil response received by HillPDA.</p> <p>A civil engineer engaged by the proponent contacted Sydney Water and confirmed requirements for development adjacent to Haslams Creek, including stormwater discharge targets and required distance between any buildings or structures and the creek (1 metre).</p> <p>Utilities coordinators engaged by the proponent also contacted Sydney Water and confirmed that potable and wastewater capability at the site was adequate to service the proposal.</p>	
	Telstra	Telstra contacted HillPDA on 7 March 2022. Telstra noted that the proposal was in an FTTP (Fibre To The Premises) area and therefore consultation should be with NBNCo.	
	NBNCo	NBNCo contacted HillPDA on 18 March 2022 and confirmed that they already service the relevant area with fibre and that servicing the proposed development would not be an issue.	

3.3 Previous engagement undertaken for nearby development

HillPDA have reviewed the Engagement and Communication Outcomes Report¹ prepared by Urbis for an SSDA located at 11-13 Percy Street, Auburn (adjacent to the 42 Boorea Street, Lidcombe). The engagement for this report included:

- a 'door knock' of neighbouring properties
- a wide distribution (2,310 addresses) of a letterbox drop informing nearby residents and tenants about the project
- the establishment of a website for the project (including a survey)
- the establishment of an engagement email and phone line.

Despite the wide distribution and availability of communication channels, the website received just 22 unique visitors from 30 June 2020 to early October 2020, and the survey received three responses. Other channels received zero responses or inquiries.

Urbis summarised the key themes identified during the engagement as follows:

- site suitability
- noise impacts
- potential traffic impacts, including parking, and
- truck movements.

Urbis concluded that there was a “minimal level of interest regarding the project” from the local community during the engagement process.²

¹ (Urbis, 2020)

² (Urbis, 2020, p. 9)

4.0 CONCLUSIONS

This consultation outcomes report presents the communications and stakeholder engagement activities undertaken by HillPDA prior to lodgement of the SSDA for the two storey warehouse at 42 Boorea Street, Lidcombe.

In accordance with the SEARs requirements for stakeholder engagement, HillPDA has designed and implemented an engagement plan to inform local businesses and key agencies about the proposed development. This has provided an early opportunity for the community and key stakeholders to have a clear understanding of the proposal and provide comment for consideration prior to lodgement of the SSDA.

Of the agencies and infrastructure providers consulted, none raised any objection to the proposed development. Infrastructure agencies that responded to HillPDA's request for input suggested that the proposal would be adequately serviced by existing infrastructure. The NSW EPA, though not opposed to the proposal, identified that the site may host contamination and that they maintain a strong interest in the site.

The proponent also completed a pre-DA meeting with Cumberland City Council regarding the proposal. A range of matters were raised by Council representatives including water management, site contamination, traffic impacts and parking provision, and visual and noise impacts. Council did not have any significant opposition to the proposal provided that the matters raised were addressed in the SSDA process.

Aboriginal stakeholders identified during the development of the ACHA were supportive of the project.

A large number of stakeholders residing or operating near the site were provided with information and an opportunity to comment on the proposed development but did not take up this opportunity. This suggests limited interest or objection to the proposed development, reflecting the appropriateness of the location for the proposed development.

APPENDIX A: LETTER TO OCCUPANTS

APPENDIX A : LETTER TO OCCUPANTS



Level 3, 234 George St
Sydney NSW 2000
02 9252 8777
sydney@hillpda.com
hillpda.com

ABN 52 003 963 755

8 March 2022

Dear Occupant

Subject: Proposed two-storey warehouse at 42 Boorea Street, Lidcombe

HillPDA has been engaged by Hale Capital Partners to contact the community and advise them of a proposal to develop a two-storey warehouse at 42 Boorea Street, Lidcombe.

The State Significant Development Application (SSDA) relates to the construction of a two-storey warehouse at 42 Boorea Street, Lidcombe, comprising:

- 39,294 sqm total building area including
 - 35,245 sqm warehouse floorspace across ten units
 - 3,759 sqm office floorspace across ten units
- 203 car parking spaces
- 4,500 sqm of landscaped area (approx.)
- Vehicular access from Boorea Street.

We are seeking the views of nearby businesses and residents on the proposed development. Your feedback will help us to gain an understanding of community values and the potential impacts of the proposed development.

The design is being finalised. An indicative site plan is shown below along with a render of the proposal. Minor changes may occur prior to the development application being lodged.

Have your say

We are seeking your views on a proposal to develop a two-storey warehouse at 42 Boorea Street Lidcombe. There are a number of ways to provide comments:

1. Have a look at the plans and complete a short online survey

<https://forms.office.com/r/RDqLiwj9ax>

LINK TO SURVEY:



2. Send us a written submission to GPO Box 2748, Sydney NSW 2001 or to submissions@hillpda.com
3. Call to speak with us on 02 9252 8777.

The closing date to comment is 28 March 2022.

There will be further opportunities for you to comment during the formal public exhibition phase once a development application has been lodged.

We look forward to receiving your feedback.

Figure 1: Site plan of the proposed development (for evaluation purposes only)

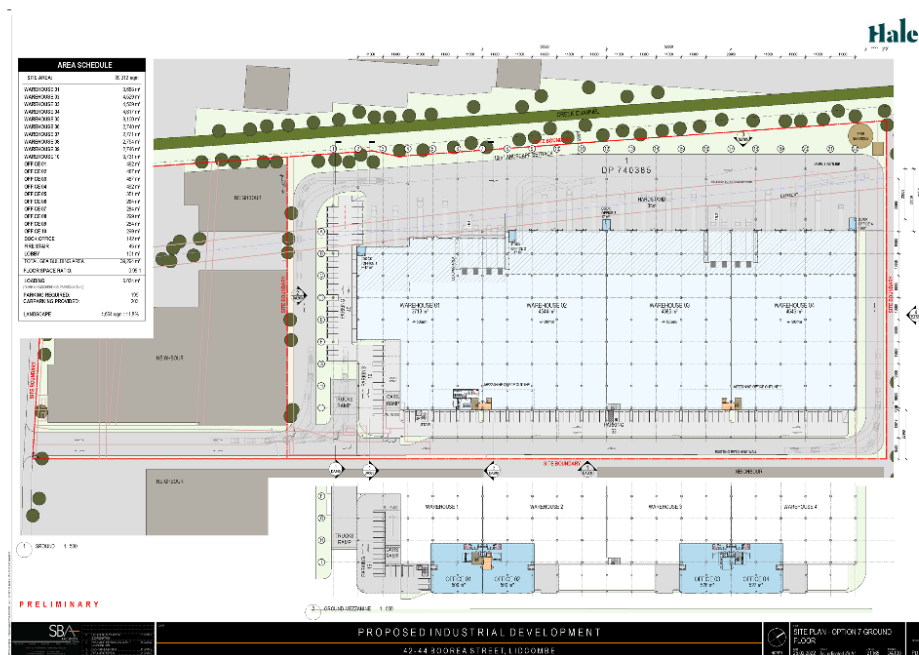


Figure 2: Render of the proposed development in context (for evaluation purposes only)



APPENDIX B: ONLINE SURVEY

APPENDIX B : ONLINE SURVEY

Lidcombe Multi-storey Warehouse

The survey will take approximately 5 minutes to complete.

HillPDA has been engaged by Hale Capital Partners to assess the social impacts of a proposed multi-storey warehouse at 42 Boorea Street, Lidcombe. The social impact assessment will accompany a development application that is currently being prepared.

As part of our research we are seeking the views of residents and occupants of neighbouring properties. Your feedback will help us to gain an understanding of community values and the potential effects of the proposed development. We are at the start of the process. There will be further opportunities, including during the formal public exhibition phase, for you to comment on the proposed development once the application is lodged.

The proposal includes the construction and operation of the multi-storey warehouse at 42 Boorea Street, Lidcombe. Floor plans and elevations of the proposal can be seen on the letter you received with the invite to this survey.

If you have questions about the proposal, you can provide your email address at the end of the survey and someone will contact you to discuss your queries. Alternatively, if you would prefer to speak with someone about the proposal, you can contact Alex or Jesse on 02 9252 8777 or via email at submissions@hillpda.com (<mailto:submissions@hillpda.com>).

* Required

* This form will record your name, please fill your name.

1. What is your address?

2. Are you a business or residential property? *

☐ Business

☐ Residential

2/24/2022

3. What type of property do you occupy? *

☐ Separate house

☐ Townhouse/duplex

☐ Apartment/unit

☐

Other

4. What type of business do you operate? (e.g. warehouse, distribution, manufacturing, workshop) *

5. Do you think that the proposed **construction** of a multi-storey warehouse at 42 Boorea Street, Lidcombe, would affect you? *

☐ Yes

☐ No

☐ Maybe

6. If you answered 'yes' or 'maybe', how might the **construction** of the proposed development impact you? *

☐ Access (e.g. traffic, ability to receive deliveries)

☐ Noise

☐ Health (e.g. dust)

☐ Amenity (e.g. visual, odour, microclimate)

☐

Other

2/24/2022

7. Do you think that the **operations** of the proposed multi-storey warehouse at 42 Boorea Street, Lidcombe, would affect you? *

- ☐ Yes
- ☐ No
- ☐ Maybe

8. If you answered 'yes' or 'maybe', how might the **operations** of the proposed development impact you? *

- ☐ Access (e.g. traffic, ability to receive deliveries)
- ☐ Health (e.g. dust)
- ☐ Amenity (e.g. visual, odour, microclimate)
- ☐ Noise
- ☐
- Other

9. Do you have any other comments to add?


10. Would you like to be contacted to discuss your responses or the proposal? *

- ☐ Yes
- ☐ No

2/24/2022

11. Please provide an email address where we can contact you. *

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APPENDIX C: LETTER TO AGENCIES

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28 February 2022

Good morning/afternoon,

Subject: Proposed two-storey warehouse at 42 Boorea Street, Lidcombe

HillPDA has been engaged by Hale Capital Partners to contact the community and advise them of a proposal to develop a two-storey warehouse at 42 Boorea Street, Lidcombe.

We are seeking the views of a number of agencies, organisations and infrastructure providers at an early stage in the development process. Your feedback will help us to gain an understanding of potential issues that may arise from the proposed development for your organisation.

The State Significant Development Application (SSDA) relates to the construction of a two-storey warehouse at 42 Boorea Street, Lidcombe, comprising:

- 39,294 sqm total building area including
 - 35,245 sqm warehouse floorspace across ten units
 - 3,759 sqm office floorspace across ten units
- 9,024 sq m for loading
- 203 car parking spaces
- 4,664 sqm of landscaped area
- Vehicular access from Boorea Street.

An indicative site plan and render of the proposal is provided on the following pages. The design is being finalised so minor changes are to be expected. There will be further opportunities to comment on the proposal after the development application has been lodged.

We would appreciate hearing your insights on the proposal. Could you please forward your comments to us at submissions@hillpda.com or call Jesse Rowlings on 02 9252 8777. We will be following up this email with phone calls and would be happy to take your comments at the time we call.

We look forward to receiving your feedback.

[illegible]

Figure 2: Render of the proposed development in context (for evaluation purposes only)



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