



CONSULTATION OUTCOMES REPORT

546-548 Gardeners Road

Prepared for
GOODMAN PROPERTY SERVICES PTY LTD
7 October 2022



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We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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1. INTRODUCTION

This communications and engagement outcomes report has been prepared by Urbis Pty Ltd (Urbis) for Goodman Property Services (Aust) Pty Ltd (Goodman) to support a State Significant Development Application (SSDA) for construction and operation of a multi-level 24-hour logistics facility at 546-548 Gardeners Road (SSD – 42544484).

1.1. THE SITE

Situated within the Sydney City Council local government area (LGA), 546-548 Gardeners Road (Lot 103, Deposited Plan 1222824) is on the southern boundary of Alexandria. It is approximately six kilometres south of the Sydney Central Business District (CBD), one kilometre north of Sydney Airport and six kilometres north-west of Port Botany.

The site is located near the southern boundary of the southern enterprise area (formerly known as the southern employment lands) made up of enterprise zoned land, business parks, and industrial and urban services land.

Figure 1 Site location map



The site area is around 25,000 sqm, and is generally flat.

The southern enterprise area is located to the north and the east of the site, comprising a variety of employment-generating land uses. The land to the north of Gardeners Road includes a two-storey commercial and warehouse style building on the corner of Bourke Road and a mixed-use development including retail and commercial uses on the ground floor with four residential storeys above.

The land to the south of Gardeners Road is located within the Bayside LGA and has been rezoned and redeveloped to accommodate mixed-use development of up to 12 storeys within walking distance of Mascot railway station.

1.2. THE PROJECT

Goodman is seeking to redevelop the existing site at 546-528 Gardeners Road, Alexandria to deliver a multi-level warehouse and office facility. The application will be lodged as an SSDA.

The proposal seeks to facilitate the construction of a multi-level warehouse and distribution centre, incorporating onsite car parking and ancillary offices. Specifically, the proposed development comprises the following works:

- demolition of all existing structures and buildings on site
- construction and operation of a two-storey warehouse and distribution centre, comprising 8 warehouse units, with ancillary offices, including:
 - 24,412 m² of total Gross Floor Area (GFA)
 - approximately 19,865 m² of warehouse GFA
 - approximately 2,763 m² of office GFA
- maximum building height of 22.6 m
- provision of 90 car parking spaces, 5 accessible car spaces, 8 motorcycle parking spaces and 28 bicycle parking spaces
- site landscaping
- business identification signage

When complete, the warehouse and distribution tenancies are proposed to be operated 24 hours/day, 7 days a week.

1.3. RESPONSE TO SEARS

This Strategy and its outcomes will inform the EIS for the project. Table 1 outlines the expected SEARs items for the project that relate to consultation and community and stakeholder engagement. It also outlines how the project will respond to each requirement. After receiving the SEARs, Urbis Engagement will update this section of the strategy. If required, we will carry out additional engagement with the community.

Table 1 Response to SEARs (SSD – 42544484)

SEARs Item	Project Response
25. Engagement	
<p>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.</p> <p>In particular, applicants must consult with:</p> <ul style="list-style-type: none"> ▪ NSW Department of Planning and Environment ▪ the relevant Department assessment team ▪ any relevant local councils ▪ any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City) ▪ the community ▪ 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 	<p>Refer to Section 2 of this document, which outlines the engagement approach, identifies key community members and stakeholders, and issues that were raised during consultation.</p>

SEARs Item	Project Response
EP&A Act, the agency relevant to that approval or authorisation.	
Additional Assessment Requirements	
<p>Consultation</p> <p>The EIS must be informed by consultation with:</p> <p>Transport for NSW, regarding the proposed access arrangements along Gardeners Road and the traffic generation impact the surrounding classified network.</p>	<p>Sections 2 and 4 of this document outlines how Transport for NSW was consulted during the preparation of the EIS.</p>

2. COMMUNITY AND STAKEHOLDER PARTICIPATION STRATEGY

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

2.1. ENGAGEMENT OBJECTIVE AND APPROACH

Urbis Engagement was engaged by Goodman to prepare and execute a community and stakeholder engagement strategy (strategy) for a multi-level 24-hour logistics facility at 546-548 Gardeners Road, Alexandria.

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

The engagement approach was 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 engagement strategy, the engagement objective aligned to the goal of **consulting and informing** with stakeholders and the community. This means our objective was to provide balanced and objective information to assist stakeholders in providing feedback on the project.

Figure 2 IAP2 Public Participation spectrum

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions	To obtain public feedback on analysis alternatives and/or decisions	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will 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 this objective, 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.
- Providing methods for monitoring and opportunities for the community to give feedback to help inform the planning process.
- Responding appropriately and in a timely manner to concerns or questions raised by the community and stakeholders.

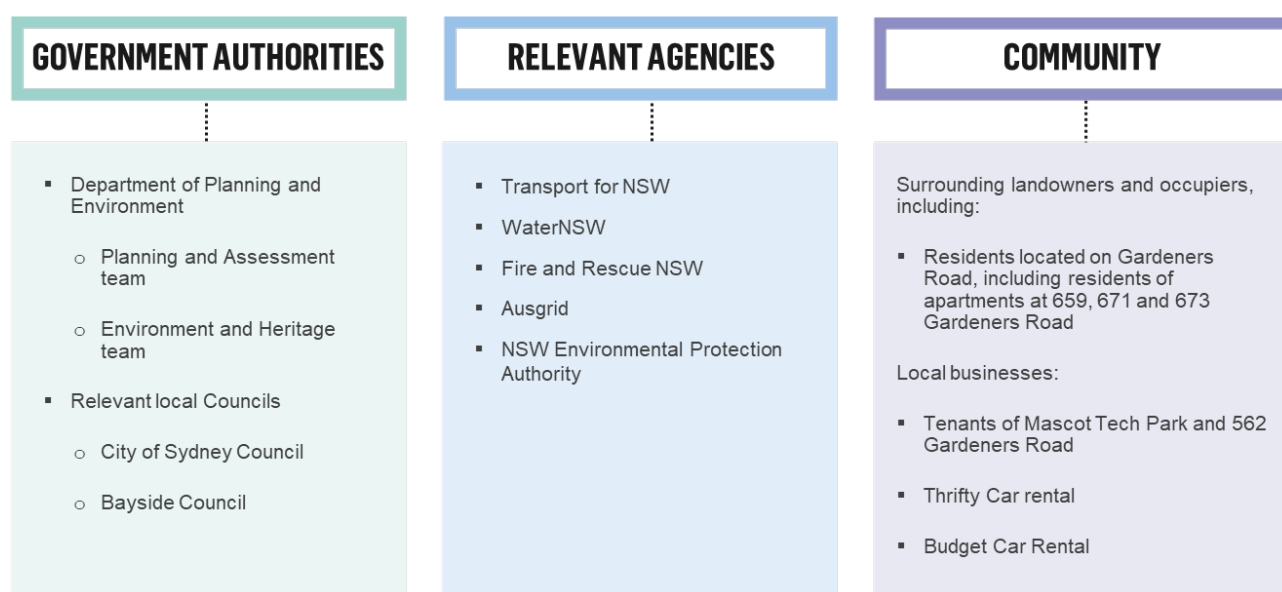
- Facilitating information flow to the project team by establishing working relationships to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the project.
- Managing expectations by closing the feedback loop by sharing how stakeholder and community views influenced the proposal.

2.2. STAKEHOLDERS

As outlined in the SEARs, DPE defines the stakeholders for this project as the relevant Department assessment team, any relevant local councils, any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City) and the community. As described in DPE'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 into three groups (Government authorities, relevant agencies and community), as shown in the Figure 3 below.

Figure 3 Stakeholder categorisation



For this project, we have defined the community as the surrounding affected residents. While the site itself is within a busy industrial precinct, the properties immediately opposite are mixed-use, multi-storey buildings with residential tenancies. The focus for engagement with the community will be these residents who are likely to be interested in the visual, noise and traffic impacts of the proposal. Submissions received from residents in a similar proximity to a nearby recent SSDA highlighted vehicle noise, additional traffic and potential overshadowing as key concerns, and have informed the selection of key issues to address and the stakeholders likely to be interested in the project.

Table 2 outlines the key stakeholders who will be involved throughout the engagement process. The stakeholder identification matrix is based on the principles of IAP2's Public Participation Spectrum as outlined in Section 2.

As part of the larger development approval process, Goodman and Keylan Consulting, who are leading urban planning on this project, will be responsible for engagement with the relevant government authorities and service provider stakeholder groups. Urbis Engagement will be responsible for engagement with the community.

Table 2 Stakeholder matrix

Stakeholder organisation	Engagement interface (lead)	Level of engagement (IAP2) and engagement objective	Likely issues
Government authorities			
Department of Planning and Environment, specifically the: <ul style="list-style-type: none"> Planning and Assessment team Environment and Heritage team 	Goodman and Keylan	Consult: Obtain feedback on the proposal.	Traffic and noise impacts. Environmental management and concerns.
Any relevant local councils, specifically: <ul style="list-style-type: none"> City of Sydney Council Bayside Council 	Goodman and Keylan	Consult: Obtain feedback on the proposal.	Traffic and noise impacts. Environmental management and concerns.
Relevant agencies			
Transport for NSW WaterNSW Fire and Rescue NSW Ausgrid NSW Environmental Protection Authority	Goodman, Keylan and Ason Group	Consult: Obtain feedback on the proposal and understand how the proposal may impact each agencies' service.	Construction and operational impacts. Vehicle access.
Relevant community			
Surrounding landowners and occupiers, including: <ul style="list-style-type: none"> Residents located on Gardeners Road, including residents of apartments at 659, 671 and 673 Gardeners Road Local businesses: <ul style="list-style-type: none"> Tenants of Mascot Tech Park and 562 Gardeners Road Thrifty Car rental Budget Car Rental 	Urbis Engagement	Consult: Obtain feedback on the proposal impacts by providing balanced and objective information to assist in understanding the proposal's impacts and benefits.	Traffic and noise impacts in construction and during site operation Truck movements in the area

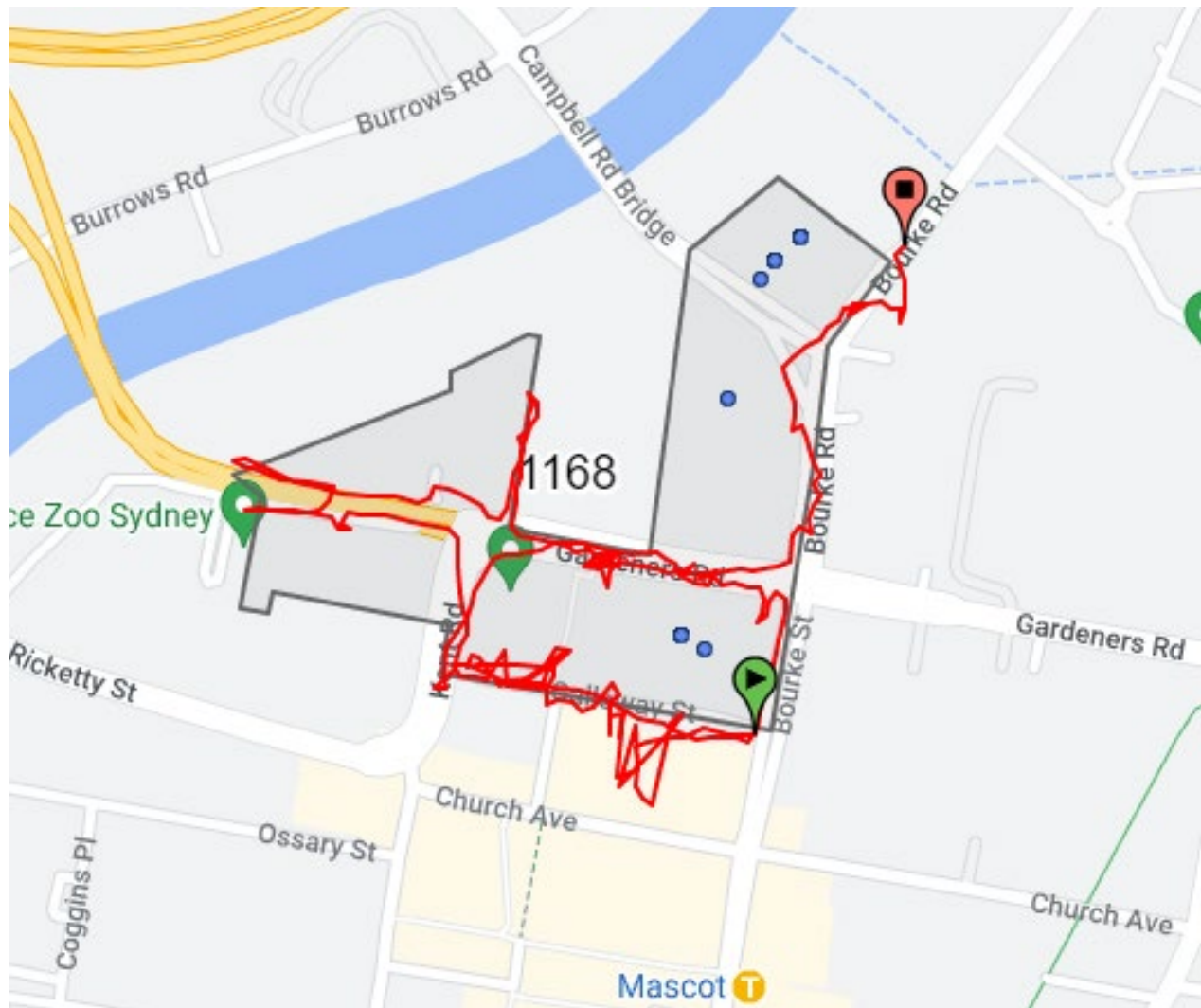
3. FORMS OF ENGAGEMENT

3.1. COMMUNITY NEWSLETTER

The community newsletter outlined key features of the proposal and invited feedback. It included details of the project, and the details of the email, phone number and website managed by Urbis Engagement to answer questions and collect feedback. The community newsletter also included an invitation to attend the community information session.

It was distributed by letterbox drop to approximately 19 July 2022 which went to 1143 households and 112 businesses on 19 July 2022. The newsletter distribution footprint is outlined in Figure 4 below. The community newsletter included in Appendix A.

Figure 4 Newsletter distribution zone



3.2. ENGAGEMENT EMAIL AND PHONE NUMBER

Members of the public were invited to contact Goodman through a phone number and email address managed by Urbis Engagement. These contact details enabled stakeholders and the community to provide feedback on the project.

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

4. ISSUES RAISED

The following table outlines the issues raised by the community and stakeholders and the project response. Key themes that arose during the consultation period included:

- Interest in local employment opportunities
- Positive reactions to the proposal
- Concerns around impact from truck movements.

Table 3 Issues raised and project response

Stakeholder	How this group was consulted	Issues and feedback discussed	Project response
Government authorities			
Department of Planning and Environment, specifically the:			
Planning and Assessment team	<p>Guy Smith and Cameron Rubenach of Goodman met with Chris Ritchie and Joanna Bakopanos of the Department of Planning and Environment's Planning and Assessment Team prior to the application for SEARS, on 14 March, 2022 at 1:30pm, to discuss the project.</p> <p>Kane Winwood of Keylan Consulting requested SEARs from the Department via a letter addressed to Chris Ritchie dated 9 May, 2022. SEARs were received on 16 May 2022.</p> <p>Goodman consulted with the Planning and Assessment team via</p>	At the time of writing this report, no feedback has been received from the Planning and Assessment team.	Goodman will continue to consult with the Planning and Assessment team as required.

Stakeholder	How this group was consulted	Issues and feedback discussed	Project response
	an email on 20 September 2022 as part of the Test of Adequacy process.		
Environment and Heritage team	Goodman consulted with Environment and Heritage via an email on 20 September 2022.	Environment and Heritage advised on 5 October 2022 that feedback will be provided once the proposal is lodged and exhibited.	Goodman will continue to consult with Environment and Heritage and offer the opportunity to comment / provide feedback on plans.
Any relevant local councils, specifically:			
City of Sydney Council	<p>Goodman consulted with City of Sydney Council via an email on 20 September 2022.</p> <p>The email included an overview of the proposal, draft plans and an opportunity to provide further feedback or ask questions.</p> <p>Phone conversation between Cameron Rubenach of Goodman and Andrew Rees of City of Sydney on 7 October 2022.</p>	<p>At the time of writing this report, no feedback has been received from City of Sydney Council.</p> <p>Andrew Rees confirmed during the phone conversation on 7 October 2022 that the City of Sydney did not, at that point, have any additional comments.</p>	<p>Goodman will continue to consult with City of Sydney Council and offer the opportunity to comment / provide feedback on plans.</p> <p>Goodman advised of a forthcoming clause 4.6 application relating to additional height consideration.</p>
Bayside Council	<p>Goodman consulted with Bayside Council via an email on 20 September 2022.</p> <p>The email included an overview of the proposal, draft plans and an opportunity to provide further feedback or ask questions.</p>	<p>General feedback</p> <p>Although located in the City of Sydney LGA, the subject site is nearby the border of the Bayside Council LGA to the south. Development of the site could, therefore, have tangible cross-border implications for the Bayside LGA, including any current or</p>	Noted.

Stakeholder	How this group was consulted	Issues and feedback discussed	Project response
	<p>On 28 September 2022, Council advised they are aiming to send preliminary feedback the week of 3 October 2022.</p> <p>Matthew Hammond of Bayside Council provided a written response dated 20 October 2022, raising the issues outlined below.</p> <p>Guy Smith of Goodman provided a written response to these issues dated 24 October 2022.</p>	<p>proposed strategies, plans or interests of Council in the vicinity of the site.</p> <p>Council notes that the multi-tenancy agreements within the proposed multi-level warehouse must exclude office usage outside of ancillary offices, pursuant to section 6.3.19 of Sydney Development Control Plan 2012 (SDCP 2012).</p>	<p>The proposed office component will be ancillary to, and in support of the primary purpose of the facility for <i>'warehouse and distribution'</i> use.</p> <p>No standalone office use will be accommodated within the facility.</p>
		<p>Council notes that the proposed development positively contributes to the current and future role of Mascot. The industrial and business precinct around Mascot is a critical component of the International Trade Gateway, and is key employment land within the Eastern City District. The employment opportunities associated with the proposed development are consistent with the Greater Sydney Region Plan, Eastern City District Plan, and Future Transport 2056.</p>	<p>Noted and agreed.</p>
		<p>Green activation</p> <p>Council recommends the incorporation of a green roof through utilisation of spaces between solar panels. Council notes that this will promote mitigation of the urban heat island effect from the proposed development, and will additionally promote endemic biodiversity, particularly in bee, insect, skink,</p>	<p>The warehouse roof is a lightweight structure and therefore unable to accommodate the weight of a green roof. To do so would require significant redesign and structural engineering, with the cost rendering the proposal unfeasible.</p>

Stakeholder	How this group was consulted	Issues and feedback discussed	Project response
		and bird populations, while incorporating endemic vegetation.	
		Visual impact It is important that a request to vary any development standard within the SLEP 2012 satisfies the consent authority that the development standard is unreasonable and unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds for such a variation. Bayside Council officers recommend that the request should consider the relevant caselaw in formulating the justification for the variation.	Noted. A comprehensive Clause 4.6 variation application is included with the SSD package (refer Appendix A). This assessment includes a robust consideration of all relevant case law and provides significant justification that strict adherence with the LEP height controls would be both unreasonable and unnecessary in context of the development.
		Traffic, transport and accessibility Council notes that this property fronts Gardeners Road, which not only conveys traffic through the area to Canal Road and the Princes Highway, but also links the major M4 and M8 Interchange in Tempe Reserve. As such, high volumes of traffic will pass this property which may impact the incoming and outgoing traffic, Council notes that it is therefore essential that a detailed Traffic Management Plan be prepared that addresses the existing traffic along Gardeners Road and includes the additional traffic that is associated with the M4 and M8 Interchange.	A Traffic Impact Assessment (TIA) (Appendix B) is included with the SSD package, which includes an addresses the existing and future traffic generation within the precinct. The cumulative impacts of surrounding projects on the road traffic network has been considered in the TIA. The Strategic Traffic Forecasting Model (STFM) data obtained from TfNSW in the assessment provided strategic travel demand and traffic forecasts across

Stakeholder	How this group was consulted	Issues and feedback discussed	Project response
		<p>Council recognises that the development site is within 500 metres of Mascot Train Station and Bus Terminus. It is therefore essential that the Traffic Management Plan includes impacts to bus routes along Gardeners Road and the surrounding streets.</p>	<p>the precinct and included traffic impacts across the Sydney metropolitan area.</p> <p>The STFM forecasts considered in the TIA were confirmed by TfNSW to have accounted for the impacts on traffic by M8 and Sydney Gateway. This ensures that the estimations of future modelled 2031 traffic demand has captured the cumulative impacts of all other major motorway projects in the vicinity.</p> <p>The TIA considers bus routes and location to the site.</p>
		<p>Council officers recommend consideration for recognition of the surrounding cycleways, specifically the required signage and road crossing design when the public domain plan is developed for this project.</p>	<p>Noted. This has been considered with the proposal.</p>
		<p>Ground water</p> <p>Council notes that the area on which the proposed development resides has a high ground water level. Any site works that impact the water table are to be mitigated with measures to ensure continuous site discharges are not to connect to the stormwater network along Gardeners Road.</p>	<p>Noted.</p>

Stakeholder	How this group was consulted	Issues and feedback discussed	Project response
		<p>Construction, operating and staging</p> <p>Council advises that Transport for New South Wales (TfNSW) is currently undertaking a Major Upgrade of Mascot Station, affecting the traffic flows along Bourke Street between Coward Street and Gardeners Road. This Project is due for completion in March 2023 but may affect access to the proposed development site.</p> <p>Further, the Commonwealth and NSW State Governments are currently undertaking a Major Road Project around Sydney Airport which may affect construction activities at the proposed development site.</p> <p>In addition to the above, Bayside Council has approved a high-density development at 653 Gardeners Road (corner of Bourke Street), with construction set to commence in 2023. Building Works on this site may affect construction activities at the proposed development site.</p>	<p>Noted. Goodman will consider these new development and the timing in conjunction with proposed construction of the facility.</p>
		<p>Flooding</p> <p>Council notes that the proposed development site is listed as flood affected. Council officers request a Flood Risk Assessment per the SEARs for this development, which must identify any flood risk, have regard to adopted flood studies, assess the impacts of the development, and provide design solutions</p>	<p>Goodman has undertaken a thorough flood impact assessment of the proposed development.</p> <p>Review of the available information, including Councils adopted flood study and new M5 EIS SSI-6788,</p>

Stakeholder	How this group was consulted	Issues and feedback discussed	Project response
		and operations procedures to mitigate flood risk where required. In addition to the Flood Risk Assessment, Council requests a softcopy flood model for existing and proposed development, and flood result GIS maps for further review and consideration.	shows the site is not subject to flooding with a localised minor overland flow path to the lowest point of the site onto adjacent 63 Campbell Road site. The FFL of the proposed building has been set at a level of RL 4.5m AHD. This is 500mm above the existing levels, and noted to be generally above the surrounding site levels for management of nuisance water and ponding.
Relevant agencies			
Transport for NSW (TfNSW)	Ason Group met with TfNSW on 25 May 2022. Feedback was received by email on 19 July 2022.	Initial feedback from TfNSW included: The proposal for trucks to access Level 1 from the southern hardstand area as depicted in Option B is supported by TfNSW as this will disperse trips across both Gardeners Road and Campbell Road.	Goodman note this feedback and will proceed with Option B in the proposal.
		TfNSW preference is for a combined entry and exit driveway on Gardeners Road on the eastern end of the subject site. Concerns are raised with the proximity of the proposed Gardeners Rd exit driveway on western end of the site to the existing signalised intersection of Gardeners Road and Kent Road and is located directly	The EIS (Section 6.8) directly addresses vehicular access and swept paths of the site. Goodman will continue to consult with TfNSW as plans progress and offer the opportunity to comment and provide feedback on plans.

Stakeholder	How this group was consulted	Issues and feedback discussed	Project response
		adjacent the existing driveway that serves the neighbouring property at 556 Gardeners Rd.	
		TfNSW would accept a deceleration lane of 55 metre (including taper) and notes that this length is less than the requirements specified in Austroads. However, would be accepted to minimise the impact on the Category A trees.	Goodman note this feedback and will continue to consult with TfNSW as plans progress and offer the opportunity to comment and provide feedback on plans.
	Goodman further consulted TfNSW via an email on 20 September 2022. The email included an updated overview of the proposal, draft plans and an opportunity to provide further feedback or ask questions.	TfNSW advised on 28 September 2022 that they have no further comments at this stage and will provide comments when the proposal is on exhibition.	Goodman will continue to consult with TfNSW as plans progress and offer the opportunity to comment and provide feedback on plans.
WaterNSW	Goodman consulted with Water NSW via email on 20 September 2022.	WaterNSW advised that given the site is not located near any WaterNSW land or assets they do not require to be consulted with on this project.	Consultation with WaterNSW will cease at this point however should project plans change, WaterNSW will be updated and consulted if required.
Fire and Rescue NSW	Goodman consulted with Fire and Rescue NSW via an email on 20 September 2022 and on 23 September 2022.	Fire and Rescue NSW noted that formal comment and recommendations will be provided via the DPE Major Projects Portal at the finalisation of the EIS. Additional information in the form of publicly available guideline documents was provided.	Goodman will review all documents and guidelines provided by Fire and Rescue NSW and incorporate these into the proposal. Goodman will continue to consult with Fire and Rescue NSW as plans progress and offer the opportunity to comment and provide feedback on plans.

Stakeholder	How this group was consulted	Issues and feedback discussed	Project response
Ausgrid	Goodman consulted Ausgrid via an email on 20 September 2022.	At the time of writing this report, no feedback has been received from Ausgrid.	Goodman will continue to consult with Ausgrid and offer the opportunity to comment and provide feedback on plans.
NSW Environmental Protection Authority (EPA)	Goodman consulted with EPA via an email on 20 September 2022 and followed up on 7 October 2022.	At the time of writing this report, no feedback has been received from EPA.	Goodman will continue to consult with EPA and offer the opportunity to comment and provide feedback on plans.
Relevant community			
Surrounding landowners and occupiers, including: <ul style="list-style-type: none"> Resident located on Gardeners Road, including those in apartments at 659, 671 and 673. 	A community newsletter was sent on 19 July 2022 to 1143 residences near the proposed site. The newsletter outlined key features of the project and invited feedback. It included details of the project email and phone number managed by Urbis Engagement to answer questions and collect feedback.	At the time of writing this report, no enquiry emails or phone calls have been received from a near neighbour following the letterbox drop.	Goodman will respond accordingly to any future enquires received post lodgement. Goodman will continue to consult with neighbouring businesses as plans progress.
Local businesses, including: <ul style="list-style-type: none"> Tenants of Mascot Tech Park and 562 Gardeners Road Thrifty Car rental Budget car rental 	A community newsletter was sent on 19 July 2022 to 112 business located near the proposed site. The newsletter outlined key features of the project and invited feedback. It included details of the project email and phone number managed by Urbis Engagement to answer questions and collect feedback.	At the time of writing this report, no enquiry emails or phone calls have been received from a near neighbour following the letterbox drop.	Goodman will respond accordingly to any future enquires received post lodgement. Goodman will continue to consult with neighbouring businesses as plans progress.

5. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

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

- Continuing to engage with the community about the project, its impacts, and the approval process
- Enabling the community to seek clarification about the project through the two-way communication channels.

DISCLAIMER

This report is dated 7 October 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Goodman Property Services Pty Ltd (**Instructing Party**) for the purpose of provide a report on consultation activities to support an SSDA application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

COMMUNITY NEWSLETTER

546-548 GARDENERS ROAD



Artist's impression of the proposed 546-548 Gardeners Road warehouses

Goodman is seeking to redevelop the site at 546-548 Gardeners Road, Alexandria to deliver a two-storey warehouse and distribution centre and associated office.

The proposed facility is in the City of Sydney's southern enterprise area, which is a key local service and employment hub, made up of business parks, warehouses, and other industrial and urban services. The area supports important logistics both within the City of Sydney and beyond into greater Sydney.

ABOUT THE PROJECT

The proposed facility will include:

- adaptable warehouse tenancies with loading areas located in the middle of the site
- offices located along street frontages
- 100 parking spaces
- end of trip facilities
- landscaped roof garden to offices
- pitched roofs for rainwater harvesting
- 5 Star Green Star Design & As Built rating
- solar power generation.

MANAGING IMPACTS

Goodman is working to understand the potential impacts of building and operating the facility and the ways to mitigate these impacts. Goodman are preparing detailed traffic, visual impact and community impact assessments. These assessments will form part of the Environmental Impact Statement (EIS) submitted with the State Significant Development (SSD) application.

The project has adopted intentional design solutions to mitigate noise, including locating truck loading activities in the centre of the site so the warehouses and offices can act as a noise buffer.

During construction, care will be taken to minimise impacts. Goodman will take best practice mitigation measures including the use of noise barriers and screens to contain dust.

Goodman is committed to keeping the community informed throughout each stage of the planning and construction phases.



PLANNING PATHWAY

- 
JUNE-AUGUST 2022
 Goodman will prepare the SSDA for 546-548 Gardeners Road. As part of this process, Goodman will prepare an EIS and seek feedback from neighbours and the community. This feedback will be collated in a Consultation Outcomes Report, which will be included in the SSDA submission.
- 
AUGUST 2022
 Formal lodgement of the SSDA, including the completed EIS and Consultation Outcomes Report, is expected in late August 2022.
- 
LATE 2022
 DPE will publicly exhibit the SSDA. At this time, the community will be invited to provide formal comments to DPE.
- 
EARLY-MID 2023
 DPE will review the application and formal comments and make a decision on the planning application.
 Goodman is expecting a decision within six to nine months of lodging the application.

ABOUT GOODMAN

Goodman is an Australian company listed on the Australian Stock Exchange (ASX) that owns, develops and manages industrial real estate in 14 countries including logistics facilities, warehouses and business parks. They are committed to innovation, determination, integrity and sustainability.

For this project, Goodman will draw on its global expertise in delivering multi-level warehouses.

MORE INFORMATION

Goodman has commissioned Urbis Engagement to collect your feedback and provide further information about 546-548 Gardeners Road.

You can reach the team on:

✉ engagement@urbis.com.au

☎ 1800 244 863



