

APPENDIX 13

COMMUNITY CONSULTATION REPORT



fowlstone

**PROPOSED STATE SIGNIFICANT DEVELOPMENT FOR
COMMUNITY CONSULTATION**

DIRECTOR-GENERAL PLANNING REPORT

30-50 Yarrowa Street, Prestons NSW 2170

Liverpool Local Government Area

Report prepared by Fowlstone Communications Pty Limited

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1. The Development

This document has been prepared to outline the community consultation process undertaken by Goodman Property Services Pty Ltd to inform local residents of the proposed extension to an existing warehouse and distribution centre operated by Mainfreight at 30-50 Yarrowa Street, Prestons (Lots 101 & 102 DP 1117691 and Lot 2 DP 28729), including use of the facility for the storage of dangerous goods.

This project satisfies the definition of State Significant Development pursuant to Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*, as the proposal will involve the storage of dangerous goods in quantities that trigger the definition of a Major Hazards Facility under Chapter 6B of the *Occupational Health and Safety Regulation 2001*.

The proposal supports the continued development of the Yarrunga Release Area, providing employment and contributing to the retention and growth of the manufacturing, distribution and supply industry in Sydney.

The subject site is appropriately zoned to permit the proposed use and no departure from any development standard is required to enable the development. The Department of Planning and Infrastructure has issued formal Director-General's Requirements to enable the preparation of an Environmental Impact Statement which, inter alia, prescribes a community consultation process.

The site forms part of a larger industrial precinct generally bound by Cabramatta Creek to the west, Hoxton Park Drive to the north, Wonga Road to the east and Kurrajong and Yarrunga Roads to the south. The industrial precinct was known as the Yarrunga Release Area and covered approximately 227 hectares. In late 2005, Liverpool Council resolved to rezone the release area for industrial purposes. While a number of sites within this industrial precinct are yet to be developed and remain in an agricultural state, there is significant evidence of growth with land in close proximity to the subject site having been developed for warehousing, infrastructure and extractive industry.

While more densely populated residential suburbs are located beyond the boundaries of the industrial precinct, including the emerging suburb of Carnes Hill to the west, pockets of low density residential development remain throughout the precinct.

Industrial activities are beginning to dominate the area in response to the connectivity benefits provided by the M7 Motorway corridor and its links to the M5 Motorway only 3 kilometres southeast of the site. The Hume Highway, Camden Valley Drive, Cowpasture Road and Hoxton Park Drive also provide high levels of connectivity locations across the region from the site.

It is noted that full construction of Yarrowa Road from the site east to Bernera Road and upgrade works to the western side of the intersection were undertaken by Goodman as part of the existing Mainfreight facility.

2. Rationale for the Consultation Process

As outlined by the Director-General Requirements for a State Significant Development, Goodman Property Services (Aust) Pty Ltd designed and implemented a process of community consultation for the proposed redevelopment of 30-50 Yarrowa Street, Prestons NSW 2170, over a ten day period.

The rationale for the consultation process was to '*adequately and appropriately*' consult with stakeholders potentially affected by the proposed redevelopment.

Goodman Property Services prepared the community consultation process having regard to the *NSW Department of Planning Guidelines for Major Project Community Consultation*. These guidelines outline key imperatives, including:

1. Individuals and organisations likely to have an interest in the proposal had enough opportunity to express their views
2. Information regarding the nature of the proposal had been accurately and widely distributed
3. Community and stakeholder feedback was encouraged and recorded
4. Consultation with community and stakeholders was inclusive and accepting

3. Design of the Consultation Process

In line with the important steps outlined, the design of the community consultation process identified potential concerns for local residents, the best avenues of communication for residents to understand these concerns, and how to appropriately and adequately inform residents of all aspects of the proposed development.

The community consultation design was tailored to the specific needs of potentially impacted stakeholders, based on environmental and safety factors.

The following steps were taken to make potentially impacted stakeholders aware of the plans, provide mechanisms for concerned stakeholders to raise issues, and for Goodman Property Services to respond to those concerns:

1. Display copies of the proposed plans at Liverpool City Council for exhibition and collection
2. Place an advertisement in the local paper outlining the proposed development and detailing where interested parties can obtain more information and make submissions
3. Inform immediate neighbours on Yarrowa and Yarrunga Streets of the proposed development through a letterbox drop
4. Establish email and postal addresses to receive any comments, questions or requests for further information

3.1 Proposed Plan Widely Displayed

Liverpool City Council was deemed to be a convenient, appropriate and widely recognised location for potentially interested parties to collect more information on the proposed development at 30-50 Yarrowa Street, Prestons NSW 2170.

On 6 February 2013, twenty bound copies of the 'Overview of Proposed State Significant Development for Community Consultation' were delivered to Liverpool City Council, Level 2, 33 Moore Street, Liverpool for distribution to any interested parties enquiring about the development.

The location and availability of this document was provided to local residents through an advertisement in the Liverpool Leader newspaper and a letter to local residents.

3.2 Advertisement in Local Paper

The Liverpool Leader was identified as the best community newspaper to inform residents of the proposed redevelopment of 30-50 Yarrowa Street, Prestons NSW 2170. The Liverpool Leader has a circulation of 58,263 and a readership of 106,000. Further, the Liverpool Leader not only distributes to the key suburb of Prestons, but also to the suburbs of Anzac Village, Ashcroft, Austral, Bonnyrigg, Bonnyrigg Heights, Busby, Carnes Hill, Cartwright, Casula, Cecil Hills, Chipping Norton, Denham Court, Green Valley, Hammondville, Heckenberg, Hinchinbrook, Holsworthy, Horningsea Park, Hoxton Park, Liverpool, Lurnea, Miller, Moorebank, Mount Pritchard, Sadleir, Voyager Point, Warwick Farm, Wattle Grove and West Hoxton. It was determined that the Liverpool Leader was the best newspaper in which to advertise given it had a higher circulation than its direct competitor, the Liverpool Champion, which has a circulation of 50,000.

On Wednesday 6 February 2013, The Liverpool Leader ran an advertisement detailing the proposed changes, potential concerns for residents, and how interested parties could access more information or make a submission.

The text of the advertisement read as follows:

'State Significant Development (SSD) Application – Dangerous Goods Storage Facility – 30-50 Yarrowa Street, Prestons NSW 2170 – LIVERPOOL LOCAL GOVERNMENT AREA.

The applicant (Goodman Property Services(Aust) Pty Ltd) proposes to lodge a SSD Application with the NSW Department of Planning and Infrastructure (DPI) for the construction and use of a warehouse and logistics facility that will primarily be used for the storage and distribution of goods, including dangerous goods that are of the type and nature listed in *State Environmental Planning Policy (State and Regional Development) 2011*. DPI issued Director General Requirements (DGRs) on Friday 1 February 2013. A requirement of the DGRs is that the applicant carry out public consultation. Interested persons wishing to view the application can attend Liverpool City Council where a copy of the proposed plans and an outline of the proposed development will be available for public inspection. Alternatively, interested persons can contact Geoff Fowlstone at info@fowlstone.com.au, write to Suite 327, 4 Young Street, Neutral Bay 2089, or phone (02) 9955 9899 to obtain a copy of the project description.'

STATE SIGNIFICANT DEVELOPMENT (SSD) APPLICATION – DANGEROUS GOODS STORAGE FACILITY – 30-50 YARRAWA STREET, PRESTONS NSW 2170 – LIVERPOOL LOCAL GOVERNMENT AREA.

The applicant (Goodman Property Services(Aust) Pty Ltd) proposes to lodge a SSD Application with the NSW Department of Planning and Infrastructure (DPI) for the construction and use of a warehouse and logistics facility that will primarily be used for the storage and distribution of goods, including dangerous goods that are of the type and nature listed in *State Environmental Planning Policy (State and Regional Development) 2011*. DPI issued Director General Requirements (DGRs) on Friday 1 February 2013. A requirement of the DGRs is that the applicant carry out public consultation.

Interested persons wishing to view the application can attend Liverpool City Council where a copy of the proposed plans and an outline of the proposed development will be available for public inspection. Alternatively, interested persons can contact Geoff Fowlstone at info@fowlstone.com.au, write to Suite 327, 4 Young Street, Neutral Bay 2089, or phone (02) 9955 9899 to obtain a copy of the project description.

Liverpool Leader:

PLUS, we are giving customers the chance to win a \$50 Gift Card every month simply by voting for their favourite group listed on the Casula Mall Facebook page!

Terms and conditions apply.

LIVELocal NEWSLocal
Liverpool Leader

Casula Mall
Shopping Centre

YOUR HOME FOR COMMUNITY

LIVERPOOL LEADER, Wednesday, February 6, 2013 27 +

Figure 1: Advertisement in Liverpool Leader

3.3 Notify Immediate Neighbours

Notifying immediate neighbours by a letterbox drop was determined to be a reliable and accurate method of ensuring residents on Yarrawa and Yarrunga Streets, Prestons NSW 2170 were properly informed of the proposed development of 30-50 Yarrawa Street.

The letter gave residents extensive information on the area for proposed redevelopment, the classification of and types of materials being handled by the facility in question, the economic benefits of the new facility for the wider Sydney region, and how residents can obtain more information or make submissions.

Figure 2 below shows the location of Yarrawa and Yarrunga Streets letter boxed and their proximity to the Mainfreight Distribution Centre.

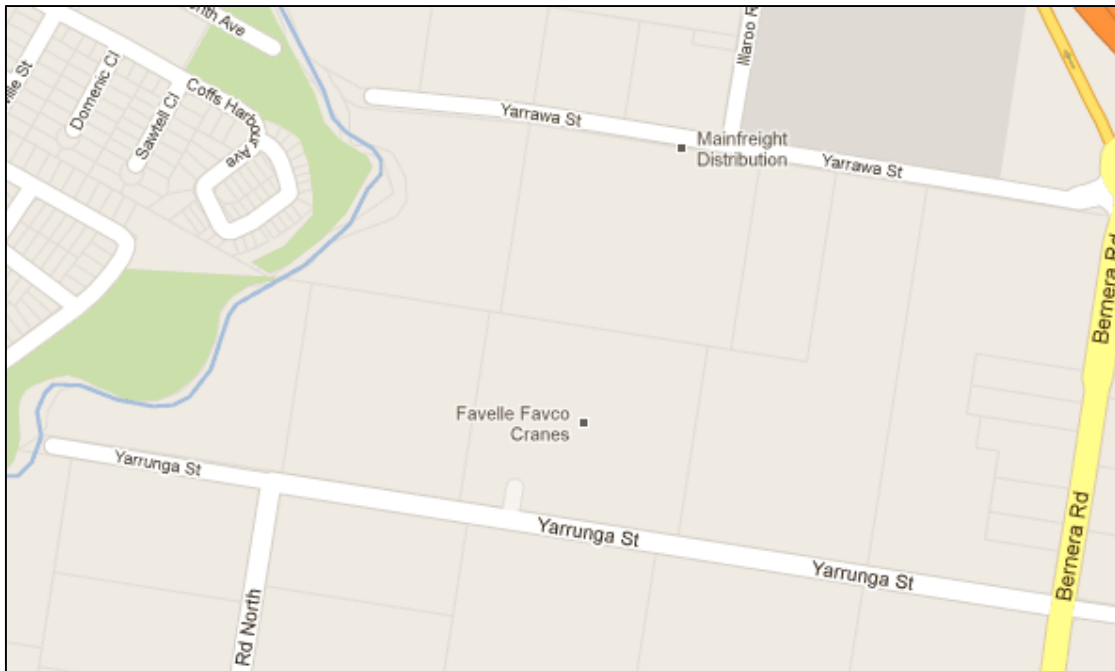


Figure 2: Yarrawa and Yarrung Streets, Prestons NSW 2170

The text of the letter read as follows:

Figure 3: Notification to Residents

NOTIFICATION TO RESIDENTS:

OVERVIEW OF PROPOSED STATE SIGNIFICANT DEVELOPMENT FOR COMMUNITY CONSULTATION

PROPOSED EXPANSION OF EXISTING MAINFREIGHT FACILITY

30-50 Yarrowa Street, Prestons NSW 2170

Goodman Property Services (Aust) Pty Ltd is proposing an expansion of the existing Mainfreight warehouse and distribution centre at 30-50 Yarrowa Street, Prestons that will primarily be used for the storage and distribution of goods.

The range of goods currently stored and distributed from the facility include: aerosol cans, acidic solids, acidic liquids and alkali liquids. Under the State Environmental Planning Policy (State and Regional Development) 2011 these goods are classified as 'dangerous goods'.

Accordingly, the development satisfies the definition of State Significant Development pursuant to Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 as the proposal will involve the storage of dangerous goods in quantities that trigger the definition of a Major Hazards Facility under Chapter 6B of the Occupational Health and Safety Regulation 2001.

The development area forms part of a larger industrial estate, in which there are three (3) sites. At the time of this application, only Site 1 has been developed and accommodates the Mainfreight Distribution Centre. The proposal will seek to expand this facility onto 30-40 Yarrowa Street which lies immediately to the east and is known as Site 2. Site 3 lies to the south of Sites 1 and 2, with frontage to Yarrunga Street, and is subject to a separate application lodged by Southern Logistics.

The proposal will enable Mainfreight to carry out its operations in an efficient and safe manner that will have economic benefits across the Sydney Region as it will result in consolidation of operations at the existing Prestons site with those to be brought over from a Moorebank site. The proposal will result in reduced costs associated with segregated transport requirements, delivery scheduling and travel times.

The Department of Planning and Infrastructure issued Director General Requirements (DGRs) on Friday 1 February 2013. A requirement of the DGRs is a public consultation process. Interested persons wishing to view the application can attend Liverpool City Council where a copy of the proposed plans and an outline of the proposed development will be available for public inspection. Alternatively, interested persons can contact Geoff Fowlstone at info@fowlstone.com.au, write to Suite 327, 4 Young Street, Neutral Bay 2089 or phone (02) 9955 9899 to obtain a copy of the project description.

3.4 Provide Opportunity for Interested Parties to Comment, Query and Request Further Information

The establishment of an email address, postal address and direct telephone number, was determined to be the best way to provide a range of avenues for potentially impacted residents to discuss their concerns, raise questions, and request a copy of the proposal.

The email address info@fowlstone.com.au and the postal address Suite 327, 4 Young Street, Neutral Bay 2089, were established to allow interested persons to comment on, query or request copies of the proposed development of 30-50 Yarrawa Street, Prestons NSW 2170.

Furthermore, interested parties were invited to contact Geoff Fowlstone, a representative of Goodman Property Services (Aust) Pty Ltd, by telephone during business hours on (02) 9955 9899, should they wish to discuss the proposal with someone directly.

These contact details were noted on the letter to residents, the advertisement in The Liverpool Leader, and in the proposed plans displayed at The Liverpool Council.

4. Response to Submissions Received

The community consultation process conducted by Goodman Property Services took place over a ten day period, from 6 February to 15 February 2013. The process included notifying potentially impacted stakeholders through an advertisement in a local newspaper with a readership over 100,000, notifying immediate residents through letters delivered to their homes, the display of the proposed development at Liverpool City Council, and the establishment of multiple avenues for interested parties to raise concerns, such as phone, email and mail.

Despite this extensive engagement with the local community on the proposed plans for 30-50 Yarrowa Street, Prestons NSW 2170, no residents or interested parties have expressed concern with this proposal by Goodman Property Services.

Goodman Property Services believe that they have conducted a genuine and extensive process of community consultation, alerting residents to all aspects of their proposal for the redevelopment of the existing Mainfreight Warehouse at 30-50 Yarrowa Street, Prestons NSW 2170.

5. Conclusion

The community consultation process undertaken by Goodman Property Services for the redevelopment of 30-50 Yarrowa Street, Prestons NSW 2170, satisfies all of the Director-General Requirements.

Potentially impacted stakeholders were notified of the proposed redevelopment through a letterbox drop, an advertisement in The Liverpool Leader, and the public display of plans at Liverpool City Council. Avenues of communication were opened for residents' feedback through telephone, email and post. Despite these numerous opportunities for concerns and questions to be raised, no residents have contacted Goodman Property Services regarding the redevelopment.

Goodman Property Services has sought to be transparent while conducting a process of genuine community consultation, meeting the Director-General Requirements in full.

Given the economic benefits for not only Western Sydney, but the wider Sydney region, and the minimal impact on local residents, Goodman Property Services believes that the redevelopment of 30-50 Yarrowa Street, Prestons NSW 2170, should proceed.