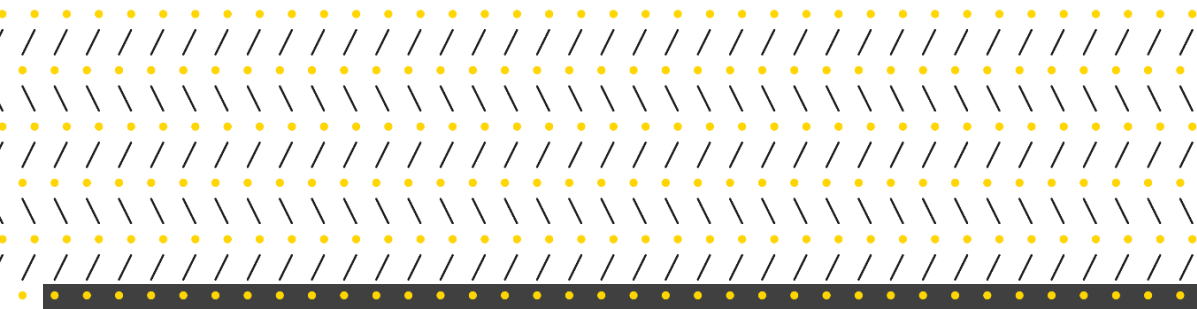


Engagement Outcomes Report

230 Martin Road Industrial Development



For EMKC³ Pty Ltd

April 2026





About Astrolabe Group

Astrolabe Group are the recognised experts in urban growth and change management with a uniquely empathetic approach to client and community.

This report was prepared for EMKC³ Pty Ltd.

In preparing the report, Astrolabe has made every effort to ensure the information included is reliable and accurate. Astrolabe is unable to accept responsibility or liability for the use of this report by third parties.

Acknowledgement of Country

In the spirit of reconciliation, Astrolabe Group Acknowledges the Traditional Owners of Country throughout Australia and their continuing connections to land waters and community.

We show our respect to elders past and present. We acknowledge that we stand on Country which was and always will be Aboriginal Land.

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5	08/10/25	Updated with further engagement	BC
6	05/02/26	Response to DPHI comments	BC
7	23/04/26	Response to DPHI comments	BC



1. Introduction

1.1 Report purpose

EMKC3 has engaged Astrolabe Group to conduct community engagement activities on behalf of its client regarding a State Significant Development Application (SSDA) for an industrial development at 230 Martin Road, Badgerys Creek.

The community engagement supports the Secretary's Environmental Assessment Requirements (SEARs) issued for the relevant SSDA (SSD-65529236) and responds to the requirements of the SEARs in support of the Environmental Impact Statement (EIS).

1.2 Secretary's Environmental Assessment Requirements

This engagement report has been prepared in accordance with the Secretary's Environmental Assessment Requirements (SEARs). The SEARs for the proposal outlines the consultation to be undertaken as part of this Environmental Impact Statement (EIS).

Table 1 outlines the relevant SEARs.

Table 1 Secretary's Environmental Assessment Requirements

SEARs	Our Response
Key Issues	
Community and Stakeholder Engagement – a community and stakeholder engagement strategy consistent with the Department's <i>Undertaking Engagement Guidelines for State Significant Projects</i> for all stages of the development, including (but not limited to): • details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development • details of the proposed approach to future community and stakeholder engagement based on the results of consultation.	• Section 4 details issues raised and feedback from community and stakeholders. • Section 4 outlines the response to community feedback. • Section 5 outlines the future community and stakeholder consultation approach.
Consultation	
During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • Liverpool City Council • Department of Planning and Environment, specifically the: – Environment and Heritage Group – Water Group	• Section 4 details issues raised and feedback from relevant stakeholders.



-
- Environment Protection Authority
 - Heritage NSW
 - Department of Regional NSW, specifically:
 - Department of Primary Industries – Fisheries
 - Department of Primary Industries – Agriculture
 - Transport for NSW
 - Fire & Rescue NSW
 - NSW Rural Fire Service
 - Sydney Water
 - Endeavour Energy
 - Western Sydney Airport Co Ltd
 - Civil Aviation Safety Authority
 - WaterNSW
 - surrounding local landowners, businesses and stakeholders
 - local and regional community and environmental groups
 - Dharug Traditional Custodians
 - Local Aboriginal Land Council
 - any other public transport, utilities or community service providers.
-

2. About the proposal

2.1 Proposed development

The proposal seeks approval for two contemporary warehouse or distribution centre buildings at 230 Martin Road, Badgerys Creek. Specifically, the development will comprise:

- Site clearance works, including the removal of existing structures and trees
- Bulk earthworks and the installation and augmentation of utilities infrastructure and other services
- Construction and operational use of two warehouse or distribution centres containing ancillary offices, amenities and manufacturing use (in lot 1 only) with associated, parking, landscaping and access
- Other ancillary works



2.2 Site description

The site legal description is Lot A DP406215. The address is 230 Martin Road, Badgerys Creek. The site has an overall area of 24.28 hectares. Access to the site is provided by Martin Road, which has direct access to Elizabeth Drive in the north.

The site is in the Badgerys Creek Precinct under the wider Western Sydney Aerotropolis, within the Liverpool Local Government Area (LGA). The site is zoned *ENT – Enterprise* and *ENZ – Environment and Recreation* under State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (The WPC SEPP). Part of the site is identified for stormwater infrastructure in the WPC SEPP Land Reservation Acquisition Map – Aerotropolis.¹

The site is agricultural land with an existing farm dam and associated structures. The Wianamatta South Creek vegetated riparian corridor runs along the eastern boundary.

The surrounding site locality is described below:

- North: The adjacent site is operated by Australian Native Landscapes (ANL), a landscaping, agricultural and gardening supplier. It includes several 'warehouse' buildings. Aerial imagery shows large stockpiles on the site. Further north, the area is characterised by agricultural landholdings and some dwellings.
- East: The Wianamatta South Creek waterway runs north to south along the sites eastern boundary and is Crown Land. An agricultural research station and cemetery is located beyond on its eastern bank.
- South: The adjacent land currently comprises agricultural farm holdings, with South Creek beyond. Boral have received SEARs for a future development to the south.
- West: A large brick manufacturing facility operated by CSR (comprising several structures and existing dams) is located to the southwest of the site on the opposite side of Martin Road.

¹ <https://www.planningportal.nsw.gov.au/publications/environmental-planning-instruments/state-environmental-planning-policy-precincts-western-parkland-city-2021>.



3. Consultation process

3.1 Objectives

Using the IAP2 spectrum for participation, community engagement is designed to inform and consult the community and key stakeholders. The objectives of this engagement are to:

- Inform and consult local community members and businesses regarding the proposed development
- Understand feedback and consider as part of next stages of application
- Satisfy requirements set out in the SEARs.

3.2 Groups and stakeholders consulted

3.2.1 Community

Astrolabe Group lead the engagement with community stakeholders comprising of local residents, landowners and businesses.

A desktop review was undertaken to identify any local or regional environmental and community groups as outlined by the SEARs. However, the review found that there were no relevant groups within the area to include within consultation.

3.2.2 Government and industry stakeholders

Specific consultancies involved in the developing the EIS coordinated engagement with government and industry stakeholders relevant to their work.

3.3 Engagement approach

Department of Planning, Housing and Infrastructure (DPHI) guidelines direct proponents to ensure that engagement is proportionate to the scale and impact of the project, and the likely interest the community may have in the project.²

Proportionate engagement prevents consultation fatigue and keeps costs and time impacts to reasonable levels while remaining meaningful. Proportionate engagement relates to the:

- scale and likely impacts of the project
- geographic reach of engagement
- number of activities (including the number of tailored activities for specific groups)
- stage of engagement.

In assessing the extent of reasonable engagement, Astrolabe Group defined an engagement catchment area using land-use type, infrastructure barriers and natural barriers. These barriers

² Undertaking Engagement Guidelines for State Significant Projects, <https://www.planning.nsw.gov.au/sites/default/files/2023-03/undertaking-engagement-guidelines-for-ssp.pdf>.



include Elizabeth Drive in the north, Badgerys Creek Road and Western Sydney Airport in the west, and Western Road in the east. This catchment is shown in Figure 1 below.

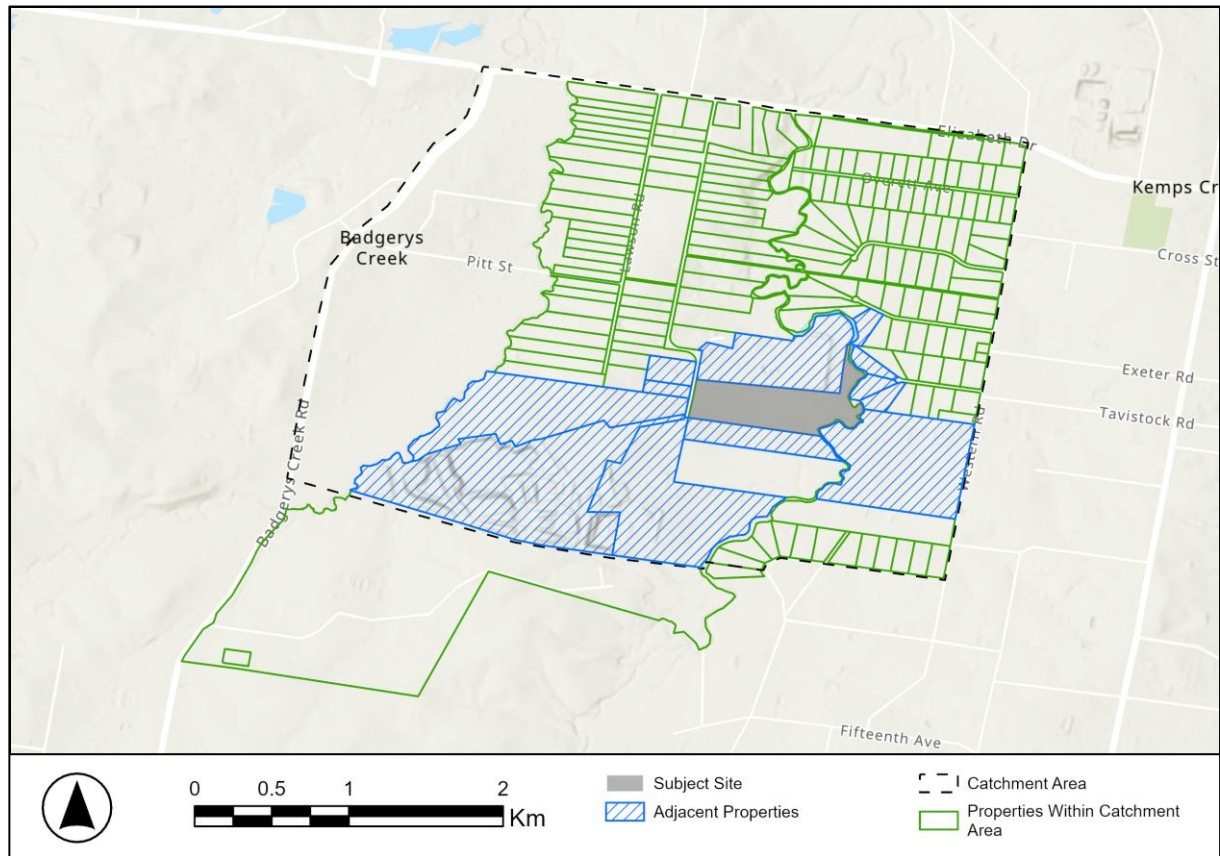


Figure 1 Subject site within identified catchment area

3.3.1 Early engagement

No prior engagement was undertaken by Astrolabe Group with the community. Notwithstanding, the proponent has undertaken preliminary discussions with some of its adjoining landowners to the north and south to inform the proposed development.

3.3.2 Engagement activities

Based on information gathered during a desktop scan, the surrounding locality is primarily made up of rural land containing low density businesses and residences, as well as enterprise land and Western Sydney Airport in the west. A reasonable proportional community engagement consists of a letterbox drop to surrounding properties, providing landowners, business owners and residents with information about the proposed development and the opportunity to provide feedback and ask questions through an online survey.

Properties adjacent to the subject site were provided with the opportunity to request an individual briefing session due to proximity to the development and increased impact potential. To ensure that engagement was commensurate with the proposal and in line with SEARs requirements, the Gandangara Local Aboriginal Land Council was sent a letter including the same engagement provisions.



A summary of community engagement activities undertaken by Astrolabe Group is depicted in Table 2 below.

Table 2 Community engagement activities

Engagement tool	Description & Purpose	Stakeholders reached
Community		
Online community feedback survey ³	An online survey to collect feedback on the proposed development and provide community members with the opportunity to ask questions about the proposal.	189 notifications. 3 responses received.
Letters to adjacent properties ⁴	Letters to all properties in the community which border the subject site which outline the proposed development, provide an invitation to meet for an individual briefing session and details of how to access the online community feedback survey.	11 letters sent to properties adjacent to the subject site.
Letters to local properties ⁵	Letters to all properties in the catchment area which outline the proposed development and provide details of how to access the online community feedback survey.	177 letters sent to properties identified within the catchment area depicted in Figure 1.
Letter to Local Aboriginal Land Council	A letter sent to the Gandangara Local Aboriginal Land Council which outlines the proposed development, provides an invitation to meet for an individual briefing and details of how to access the online community feedback survey.	1 letter sent to Gandangara Local Aboriginal Land Council

³ See Appendix A

⁴ See Appendix B

⁵ See Appendix C



A summary of government and industry engagement activities undertaken by various consultants is depicted in Table 3 below.

Table 3 Government and industry engagement activities

Stakeholder	Date and format
Government and industry	
Department of Planning, Housing and Industry (DPHI)	• Meeting held with DPHI on 24 May 2023 • Meeting held with DPHI on 15 February 2024 • Meeting held with DPHI on 5 March 2024 • Meeting held with DPHI on 16 May 2024 • Email correspondence between July 2025 to 1 October 2025
Sydney Water	• Meeting held with Sydney Water on 31 May 2023 • Meeting held with Sydney Water on 11 March 2024 • Meeting held with Sydney Water on 21 January 2025 • Email correspondence between 29 May 2023 and 20 March 2025 • Ongoing fortnightly meetings commenced from 15 April 2025 – 5 August 2025 • Meeting held with Sydney Water on 11 August 2025 • Email correspondence between 17 October 2025 and 27 November 2025
Transport for New South Wales (TfNSW)	• Meeting held with TfNSW on 7 June 2023 • Meeting held with TfNSW on 22 February 2024 • Draft Transport Impact Assessment provided to TfNSW on 4 March 2024 (see Traffic Impact Assessment for further details) • EMKC3 engaged with TfNSW on 16 January 2025 regarding Sydney Metro infrastructure • Early Consultation Technical Note provided to TfNSW 21 November 2025 and feedback received 28 November 2025 • Ongoing consultation to continue as required
Liverpool City Council (LCC)	• Meeting held with LCC on 16 June 2023



	• Meeting held with LCC on 9 February 2024 • Meeting held with LCC on 10 May 2024 • Meeting held with LCC on 30 January 2025 • Attempts to engage with LCC in November 2025 to discuss planning agreement • Early Consultation Technical Note (ECTN) provided to Liverpool Council via email for review and comment. Response received 27/11/25 • Email correspondence between November and December 2025 • Ongoing meetings to continue as required
Boral	• Meeting held with Boral on 8 February 2024
State Design Review Panel #1	• Panel held on 22 February 2024 • Meeting held 2 May 2024
Registered Aboriginal Parties (RAPs)	• Requests for registration initiated on 2 September 2021 and lapsed 9 June 2022 (as per ACHAR) • Email requesting details of Aboriginal people who may hold cultural knowledge sent on 9 November 2023 (as per ACHAR) • Walk on Country held with RAPs undertaken on 26 February 2024 • Project update provided on 25 September 2024 • Project update provided on 15 April 2025
State Design Review Panel #2	• Introduced on 22 February 2024 • Panel held on 2 May 2024 • The Architectural Design Report details how the panel's recommendations have been incorporated into the development design
Aerotropolis Developer Working Group	• Introduction meeting held on 27 June 2024
Sydney Metro	• Sydney Metro advised they have no further comments and did not require a meeting through email correspondence on 28 January 2025
Jemena	• Email correspondence between 16 January 2025 and 11 April 2025
Heritage NSW	• Email correspondence by Artefact on 9 November 2023 requesting details of



	Aboriginal people who may hold relevant cultural knowledge (as per ACHAR) • Provided feedback on development on 11 December 2023 (as per Bushfire Protection Assessment) • Heritage Council of NSW provided feedback on development on 14 December 2023
Department of Primary Industries and Regional Development (previously Department of Regional NSW)	• NSW Department of Primary Industries provided feedback on the development on 13 December 2023 (as per Bushfire Protection Assessment)
Fire & Rescue NSW	• Provided feedback on development on 14 December 2023 • Refer to Bushfire Protection Assessment report for further details
NSW Rural Fire Service	• Provided feedback on development on 22 December 2023 • Refer to Bushfire Protection Assessment report for further details
Western Sydney Airport Co Ltd	• No direct engagement
Civil Aviation Safety Authority	• Provided feedback on development on 8 December 2023 • Refer to Bushfire Protection Assessment report for further details
WaterNSW	• Provided feedback on the development on 7 December 2023 (as per Bushfire Protection Assessment)
Dharug Traditional Custodians	• Refer to ACHAR for detailed activities and outcomes • Ngurra Advisory led community engagement activities to identify knowledge holders, including Cabrogal/Darug Elders and the Darug Custodian Aboriginal Corporation (as per Architectural Design Report) • Cabrogal/Darug Traditional Custodians, Elders and Knowledge Holders were engaged as part of a First Nations Working Group (as per Architectural Design Report)
Local Aboriginal Land Council	• Refer to ACHAR for detailed activities and outcomes



- Letter sent to Gandangara Local Aboriginal Land Council as part of community engagement activities (see Table 2)

4. Engagement outcomes

4.1 Community feedback and responses

A breakdown of the key community concerns, as well as responses to these concerns, is presented in Table 4 below.

Table 4 Community feedback and responses

Theme	Key concerns and response to feedback
Transport connection	<u>Key issues</u> • How/will the site connect to the proposed ring road? <u>Consideration and response provided to feedback</u> • Project Scoping Report identifies that vehicular access to the site will be provided from Martin Road. East-west connections from the Eastern Ring Road to Martin Road are envisaged in the future • In December of 2023, Transport for NSW reviewed a strategic business case for the road network in the Western Sydney Airport Precinct, which includes the Eastern Ring Road. Further decisions are with the NSW State Government.
Proposed use of warehouse and other project details	<u>Key issues</u> • Who is the landowner of the site? • What is the proposed usage for the warehouse? <u>Consideration and response provided to feedback</u> • Land ownership information for this site is private. Property development and asset manager EMKC3 is the overall manager of the State Significant Development proposal • The Project Scoping Report identifies that there will be two large format warehouses built on the site as part of the proposal • Warehouse 1 is expected to be occupied by a steel manufacturing company named 'Metroll'. Within Warehouse 1, there will be an ancillary manufacturing component, which will involve steel cutting and processing prior to distribution to the market • The floorspace for both warehouses (1 and 2) is expected to be used primarily for warehouse and distribution centre purposes, as well as ancillary offices and loading docks to support warehouse operations.



Development timeframe

Key issues

- Are there details about the project timeframe?

Consideration and response provided to feedback

- The project Scoping Report identifies that the development will be built during a single construction phase once the appropriate Construction Certificates (CCs) have been issued.

4.2 Feedback from government and industry

Table 5 below summarises key discussion points and outcomes of engagement with government and industry stakeholders.

Table 5 Government and industry feedback

Agency	Date	Key discussion points	Outcomes and impact to development
Department of Planning, Housing and Infrastructure	24/05/23	• Discussed initial proposal for the site, planning schemes, infrastructure plans, contributions and SSDA pathway	• Initial design parameters and planning pathway determined.
	15/02/24	• Discussed acoustic assessment criteria	• DPHI and Renzo Tonin aligned on project design direction to be incorporated into the development going forward.
	05/03/24	• Discussed outcomes of first State Design Review Panel and areas of improvement	• Decided on a way forward for application lodgement. • Expectations for State Design Review Panel presentation were clarified. • Further consideration of basin access and design. • Further consideration of ENZ zone access.
	16/05/24	• Discussed outcomes of second State Design Review Panel • Discussed landscaping, architectural, sustainability and	• Landscaping, architectural, sustainability and engineering



		engineering design considerations	considerations implemented. Submission pathway and expectations determined.
	08/07/25	Urbis submit Test of Adequacy #2 package to DPHI	No changes to design. Authority consultation continued.
	15/07/25	Urbis follow up email to confirm receipt and expected timing from DPHI	DPHI confirm receipt and expected timing via return email.
	29/07/25	- DPHI provide Test of Adequacy comments including: - Consultation and Infrastructure delivery - Park Edge Street - Acoustic modelling - Maintenance road - Air Quality	No changes to design. Authority consultation continued.
	07/08/25	Response requesting SSD to progress to lodgement and exhibition provided by Urbis via email to DPHI	No changes to design. Authority consultation continued.
	13/08/25	DPHI respond to comments via email, providing clarification on details required for lodgement	No changes to design. Authority consultation continued.
		Urbis and DPHI discuss response via mobile call	No changes to design. Authority consultation continued.
		DPHI provide additional details regarding Road Pavement Impact Assessment requirements	No changes to design. Authority consultation continued.
	30/09/25	Urbis provide proposed approach to addressing DPHI's TOA comments to progress the SSDA for 230 Martin Road to lodgement and exhibition via email	DPHI confirm that the approach is generally agreed with some comments via email 01/10/25.
Sydney Water	31/05/23	Discussed the best approach to engagement with Sydney Water	Engagement with Sydney Water and Liverpool City



		• Discussed the intent and timing of the park edge street • Discussed infrastructure contributions • Discussed the planning and timing of recycled water, wastewater and water reticulation infrastructure	Council continued following this.
	11/03/24	• Discussed planned Sydney Water infrastructure, including sewer mains and regional basin location • Discussed site access by Sydney Water for infrastructure • Discussed the timing of infrastructure design and construction	• No changes to design. Authority consultation continued.
	21/01/25	• Discussed that potable water along the future Eastern Ring Road will not be complete in time to service the development • Sydney Water advised that an interim servicing strategy will be required until the ring road timeframe is known • Sydney Water advised that they can facilitate a meeting with relevant developers in the areas to coordinate interim servicing needs • Discussed wastewater being explored in detailed project design • Discussed the need for a temporary wastewater pump out scenario • Sydney Water strongly recommended EMKC³ builds the regional infrastructure on Sydney Water's behalf and is reimbursed • Discussed Sydney Water issuing a letter of intent to	• EMKC³ requested that Sydney Water set up a meeting to coordinate interim servicing needs. • Sydney Water to provide CAD design for coordination of development connection point for wastewater. • Sydney Water to work with developer to create a basin design both parties are happy with under Section 73 process. • Recurring Sydney Water meeting organised to co-ordinate design of regional basin and discuss delivery.



		reimburse the developer in line with a future DSP once in place • Discussed that functional basin design is required for development approval • Discussed that the riparian street will need to be investigated regarding sizing and alignment • Discussed that Council will expect that the Park Edge Street will be in the ENZ area • Sydney Water suggested waiting until the SSDA progresses to commence regular meetings between the developer and Sydney Water • Discussed the need for a Flood Risk Impact Assessment	
	Ongoing fortnightly meetings from 15/04/25–5/08/25	• Discuss Regional Stormwater Basin design and location, Riparian Street design and location, Park Edge street location and interaction, and commercial agreement for Works in Kind agreement	• EMKC3 met with Sydney Water on 5 August 2025 which discussed the final design details regarding the regional stormwater basin and Riparian Street. The Riparian Street has been confirmed to be located on the adjacent site to the north and not on the subject site. With the implementation of the design details Sydney Water are satisfied with the design and that the lodgement requirements have been met. • In October 2025, Arcadis (on behalf of EMKC³) informed Sydney Water that the project ecologists have identified the location of the regional basin and that trunk drainage sits on top of an



			existing farm dam. The dam is the habitat for two bird species which are listed as threatened birds under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) and the location of the regional stormwater basin must be moved. Sydney Water are yet to respond on the matter. - Commercial agreement for delivery of the Regional Stormwater Basin under a Works-in-Kind agreement was discussed in a meeting with Sydney Water in June 2025. The matter is pending. - Due to these reasons, EMKC3 has finalised design using an onsite solution which satisfies all requirements.
	11/08/25	Meeting regarding trunk sewer main running through the western portion of the site	Sewer main location considered and incorporated into proposal design.
	17/10/25	Arcadis email to Sydney Water informing that the project Ecology has identified the location of the regional basin and trunk drainage sits on top of an existing farm dam which is the habitat for two bird species which are listed as threatened birds under the EPBC Act. Meeting to discuss was requested	No changes to design. Authority consultation continued.



	22/10/25	• EMKC3 follow up via email	• No changes to design. Authority consultation continued.
		• Sydney Water respond requesting further information regarding bird species and details of sightings	• EMKC3 provided requested information 22/10/25.
	28/10/25	• Arcadis follow up Sydney Water via email	• No changes to design. Authority consultation continued.
	03/11/25	• Arcadis follow up Sydney Water via email and mobile	• No changes to design. Authority consultation continued.
	10/11/25	• EMKC3 follow up Sydney Water via email and mobile	• No changes to design. Authority consultation continued.
	27/11/25	• EMKC3 follow up Sydney Water via email	• EMKC3 has finalised design using an onsite solution which satisfies all requirements.
Transport for New South Wales	07/06/23	• Discussed timing and planning of infrastructure • Discussed engagement pathways	• No impacts on development design.
	22/02/24	• Discussed the proposed development • Discussed Transport for New South Wales comments on the Secretary's Environmental Assessment Requirements • Discussed the timing of Transport for New South Wales projects in the locality • Discussed the potential for works in kind agreements	• Transport for New South Wales had no objections to the progression of the proposal.
	16/01/25	• Proponent reached out to TfNSW to discuss delivery of Sydney Metro infrastructure (as per Traffic Impact Assessment)	• TfNSW noted that they do not require a meeting as Sydney Metro did not provide comment on the proposal (as per Traffic Impact Assessment)



	21/11/25	• Early Consultation Technical Note (ECTN) provided to TfNSW for review and comment	• No changes to design. Authority consultation continued.
	28/11/25	• TfNSW provide comments on ECTN	• All comments addressed in methodology and reported accordingly in Traffic Impact Assessment.
Liverpool City Council	16/06/23	• Discussed Council's struggles with development pace in the Aerotropolis • Discussed forming a landowner group for infrastructure discussions • Discussed contributions plans and planning agreements • Discussed Council's acquisition plans for Riparian Street and Martin Road extension • Discussed the need for ongoing discussions on Martin Road upgrades and the Eastern Ring Road connection	• Determined a way forward for interim stormwater and sewer solutions.
	09/02/24	• Discussed comments issued in the Secretary's Environmental Assessment Requirements process	• Limited feedback received - No impacts to development design.
	10/05/24	• Discussed the proposed development • Discussed traffic and access, including interim and ultimate solutions • Discussed road upgrades for Martin Road, Park Edge Street and Riparian Street • Discussed the contributions plan	• Limited feedback received - No impacts to development design.
	30/01/25	• Discussed traffic and transport related issues (as per Traffic Impact Assessment)	• Meeting provided context on SEARs advice, while no information was provided regarding Martin Road traffic counts and



		pavement (as per Traffic Impact Assessment).
30/01/25	- Discussed that Council has not reviewed potential upgrades to date - Discussed that a Contributions Plan would be required to understand the upgrade cost of Martin Road and the Riparian Street - Recommended ongoing engagement with nearby landowners - Discussed the need to consider the proposal's impact on Martin Road in terms of potential isolated or cumulative impact - Discussed concerns that Council does not have funds to commence a review of costs - Discussed that from Council's perspective the development cannot progress until the Eastern Ring Road is constructed. EMKC³ questioned this given that the SSDA could include a letter of offer to an apportioned amount to fund delivery of a Martin Road upgrade	- EMKC³ to liaise with landowners. - EMKC³ to liaise with DPHI to communicate the lack of review and consideration for local works, as Council noted an application cannot be approved until the Eastern Ring Road is delivered. EMKC³ has questioned whether this is factual whether the development can rely on existing roads, with potential upgrades to Martin Road.
21/11/25	Early Consultation Technical Note (ECTN) provided to Liverpool Council via email for review and comment	No changes to design. Authority consultation continued.
27/11/25	Liverpool Council respond via email, noting that a pre-lodgement meeting should be requested	- Urbis request pre-lodgement meeting with Liverpool City Council 28/11/25. - No changes to design. Authority consultation continued.



	09/12/25	• Urbis followed up request for pre-lodgement meeting with Liverpool Council via email	• No changes to design. Authority consultation continued.
	08/12/25	• Liverpool Council respond via email noting that applicants are required to construct all access roads to Elizabeth Drive.	• Position noted and addressed in EIS.
Boral	08/02/24	• Discussed State Significant Development Application proposals, including design and proposed use, and timing expectations • Discussed collaboration opportunities	• Engineering treatment of shared boundary accounts for timing of Boral development.
Aerotropolis Developer Working Group	27/06/24	• Introduced the working group to Tom Gellibrand, the Infrastructure NSW CEO and Western Sydney Airport Co-ordinator General • Discussed the role of the Co-ordinator General • Discussed road upgrade works in kind opportunities and a road network delivery update • Discussed developer upgrade expectations	• No impacts on development design.
Sydney Metro	28/01/25	• Sydney Metro notified that EKMC³ that they did not previously comment on the SSDA and have no further comments	• Determined that a meeting is not required at this stage.
Jemena	Emails from 16/01/25 to 11/04/25	• Discussed details around works that will be performed over the Secondary gas main on Martin Road • Determined that no structures can be built on top of the main but driveways are acceptable subject to detailed design review	• Determined that once detailed design is developed, it will be uploaded to the Jemena portal for consideration and engineering approval prior to construction. • Jemena provided the Guideline to Designing, Constructing and Operating Around the Existing AS4645 Natural



			Gas Network for consideration in the final detailed proposal design.
Heritage NSW – Heritage Council of NSW	Response to request for advice on 11/12/23	Recommended inclusion of an ACHAR in accordance with relevant guidelines, and evidence of adequate and continuous consultation with Aboriginal stakeholders	Technical documents delivered in line with relevant requirements.
	Response to request for advice on 14/12/23	Noted that no heritage comments are required.	No impacts on development design.
Department of Primary Industries - Agriculture	Response to request for advice on 13/12/23	- Noted that the proposal is consistent with relevant strategic plans, including the Western Sydney Aerotropolis Plan - Considered that the proposal will not have an adverse impact on agricultural land; no further comments or requirements are needed	No impacts on development design.
Department of Primary Industries - Fisheries	Response to request for advice on 13/12/23	Determined that consultation with DPI Fisheries is not required	No impacts on development design.
Fire & Rescue NSW	Response to request for advice on 14/12/23	- Noted that there is insufficient information available and requests to be consulted - Requests to be given the opportunity to review and provide comment on the proposed fire and life safety systems at preliminary and final project designs.	Further engagement to occur during SSDA assessment stage.
NSW Rural Fire Service	Response to request for advice on 22/12/23	Advised that a bush fire assessment report shall be prepared with reference to <i>Planning for Bush Fire Protection 2019</i>	Technical documents prepared in accordance with expectations.



Western Sydney Airport Co Ltd	N/A	• No direct engagement • Airport Safeguarding assessment undertaken against relevant Nation Airports Safeguarding Framework Guidelines	• No direct engagement.
Civil Aviation Safety Authority	Response to request for advice on 08/12/23	• Noted that the Airport Safeguarding Report will adequately cover Aviation Safety • Recommended that NASF guidelines are considered, particularly Guideline C related to risk of wildlife strikes	• No impacts on development design.
WaterNSW	Response to request for advice on 07/12/23	• Noted that the subject site is not near any WaterNSW land or assets and therefore WaterNSW has no comments or requirements	• No impacts on development design.
Dharug Traditional Custodians	Refer to ACHAR	• Refer to ACHAR	• Refer to ACHAR.
Local Aboriginal Land Council	Refer to ACHAR	• Refer to ACHAR	• Refer to ACHAR.



5. Future community and stakeholder engagement

The SSDA will be subject to a formal community and stakeholder engagement process during which there will be the opportunity for additional feedback and concerns to be provided. This will include public notification for at least 28 days.

Following the exhibition of the application, the proponent will consider any submissions made through a Response to Submissions process, at which time any changes or additional mitigations will be considered.

Anticipated future engagement of specific stakeholders is outlined below:

Community

- All questions from the community through the survey have been responded to where contact details were provided. No additional community engagement activities are anticipated.

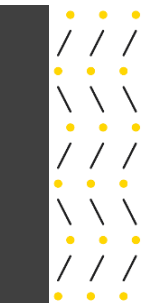
Adjacent properties

- Adjacent properties will be informed through written communication of any significant milestones as the project develops. EMKC³ will continue to liaise with landowners regarding potential road upgrades by request of Liverpool City Council.

Government and industry

- The proponent will continue to engage with relevant government and industry stakeholders on an ongoing basis to progress the proposal.
- EMKC³ will continue to liaise with Liverpool City Council regarding road infrastructure delivery and a voluntary planning agreement.
- EMKC³ will continue to liaise with Sydney Water post-lodgement regarding water and sewer network provision.
- The Vegetation Management Plan states that ongoing consultation with Liverpool City Council will be required regarding management of feral pest species, post SSDA approval.
- The Wildlife Hazard Assessment and Wildlife Management Plan notes that clearing and excavation works should be coordinates with Western Sydney Airport for when air traffic is low to mitigate the risk of displaced birds entering aircraft airspace.





Appendix A – Community and business online survey

New warehouse: proposal at 230 Martin Road, Badgerys Creek

We want to hear your views on the proposed development.

The proposal is available to view online at: <http://tinyurl.com/2hk2bsbf>

Your feedback will be considered as the proposal is finalised and the Environmental Impact Statement (EIS) is submitted to the NSW Department of Planning and Environment for assessment.

Astrolabe Group has been commissioned to deliver community engagement and this survey on behalf of EMKC3 for this State Significant Development Application (SSDA).

Section 1

...

1. What is your postcode? *

Enter your answer



2. Are you a resident, business or other interested stakeholder? *

☐ Resident

☐ Business

☐ Other

3. Do you have any feedback on the proposal?

Enter your answer

4. Please rate the importance of creating new employment opportunities for the local area on the scale provided below

Not important at all Slightly important Important Fa

Creating new employment opportunities for the local area



5. Do you have any questions about the proposal that you would like answered? *

☐ Yes

☐ No

6. What questions do you have? *

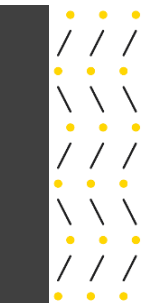
Enter your answer

7. Please provide your email or another preferred contact method *

We will only use your contact information to notify you when and where the engagement outcomes report is published, or to answer any questions you have provided in this survey.

Enter your answer





Appendix B – Letter to adjacent properties

Occupier



19 January 2024

Dear Business / Resident

Proposed development of two warehouses at 230 Martin Road, Badgerys Creek

There is currently a state significant development proposal to develop and operate two large format warehouses at **230 Martin Road, Badgerys Creek** by EMKC³ Pty Ltd.

EMKC³ Pty Ltd has commissioned Astrolabe Group to help engage with the local community as they progress their development proposal with the NSW Department of Planning and Environment (DPE).

We are writing to you as an **adjacent property** to let you know about this proposal and offer you the opportunity to provide feedback or request a meeting to discuss the proposal further. All responses to the proposal will be considered as it is finalised for submission.

About the site

The site is located within the Badgerys Creek precinct of the Western Sydney Aerotropolis.



Supporting employment floorspace activation in Badgerys Creek

The proposal's objective is to support early activation of the Western Sydney Aerotropolis by delivering high quality warehouse space adjacent to the new Western Sydney International Airport (WSI).

The proposal will also support the vision of the 2020 Western Sydney Aerotropolis Plan, which earmarks the Badgerys Creek precinct for early development of 'enterprise' land.

About the proposal

The proposal is expected to deliver a total of 37,086 square metres of warehouse and distribution centre floor space across two warehouses, with 1,600 square metres of associated ancillary office floor space. Existing native vegetation in the environment zoned area (ENZ) in the east of the site will be retained.

The proposal is expected to generate 111 full time equivalent jobs once operational, with another 52 full time equivalent jobs expected during the construction phase.

Truck and vehicle movement in and out of the site will occur along Martin Street, with access points in the northwest and southwest corners of the site. The site will connect to the future Eastern Ring Road via Martin Road, which will be the primary regional freight route in the Aerotropolis area.

Next steps to progress the proposal

An Environmental Impact Statement (EIS) is currently being prepared as part of the State Significant Development Application (SSDA) process.

The EIS responds to the Secretary's Environmental Assessment Requirements (SEARs) that outlines the issues that need to be addressed to progress the proposal. The SEARs issued for the development can be found at the Major Projects website, <http://tinyurl.com/2hk2bsbf>.

In addition to community engagement, a number of other technical specialists have been engaged to undertake detailed environmental assessments to inform the proposal. These include assessments of key issues including air quality, noise, traffic, flooding and fire safety.

Any feedback you provide will be considered in this process.

How you can provide feedback

You can provide feedback on the proposal by:

- Filling out an online survey using the <https://forms.office.com/r/tuLyBYrKgk> or scanning the QR code (right).
- Requesting a **briefing session** with us by contacting Kaitlin Cowie, Team Assistant at Astrolabe Group on 9663 3654 or kaitlin@astrolabegroup.com.au.

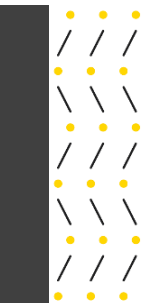
We would appreciate that your feedback is provided no later than the 14th of February 2024.

Yours sincerely



Belinda Corninos
Managing Director





Appendix C – Letter to local properties

Occupier



19 January 2024

Dear Business / Resident

Proposed development of two warehouses at 230 Martin Road, Badgerys Creek

There is currently a state significant development proposal to develop and operate two large format warehouses at 230 Martin Road, Badgerys Creek by EMKC³ Pty Ltd.

EMKC³ Pty Ltd has commissioned Astrolabe Group to help engage with local community members and businesses as they progress their development proposal with the NSW Department of Planning and Environment (DPE).

We are writing to you as a **local community stakeholder** to let you know about this proposal and offer you the opportunity to provide feedback. All responses will be considered as the proposal is finalised for submission.

About the site

The site is located within the Badgerys Creek precinct of the Western Sydney Aerotropolis.



Supporting employment floorspace activation in Badgerys Creek

The proposal's objective is to support early activation of the Western Sydney Aerotropolis by delivering high quality warehouse space adjacent to the new Western Sydney International Airport (WSI).

The proposal will also support the vision of the 2020 Western Sydney Aerotropolis Plan, which earmarks the Badgerys Creek precinct for early development of 'enterprise' land.

About the proposal

The proposal is expected to deliver a total of 37,088 square metres of warehouse and distribution centre floor space across two warehouses, with 1,600 square metres of associated ancillary office floor space. Existing native vegetation in the environment zoned area (ENZ) in the east of the site will be retained.

The proposal is expected to generate 111 full time equivalent jobs once operational, with another 52 full time equivalent jobs expected during the construction phase.

Truck and vehicle movement in and out of the site will occur along Martin Street, with access points in the northwest and southwest corners of the site. The site will connect to the future Eastern Ring Road via Martin Road, which will be the primary regional freight route in the Aerotropolis area.

Next steps to progress the proposal

An Environmental Impact Statement (EIS) is currently being prepared as part of the State Significant Development Application (SSDA) process.

The EIS responds to the Secretary's Environmental Assessment Requirements (SEARs) that outlines the issues that need to be addressed to progress the proposal. The SEARs issued for the development can be found at the Major Projects website, <http://tinyurl.com/2hk2bsbf>.

In addition to community engagement, a number of other technical specialists have been engaged to undertake detailed environmental assessments to inform the proposal. These include assessments of key issues including air quality, noise, traffic, [flooding](#) and fire safety.

Any feedback you provide will be considered in this process.

How you can provide feedback

You can provide feedback on the proposal by filling out an online survey using the <https://forms.office.com/r/tuLyBYrKqk> or scanning the QR code (right).

If you have any further questions, please reach out to us at info@astrolabegroup.com.au.

We would appreciate that your feedback is provided no later than the 14th of February 2024.

Yours sincerely



Belinda Comminos
Managing Director





Appendix D – Letter to Gandangara Local Aboriginal Land Council

Melissa Williams PhD
Gandangara Local Aboriginal Land Council

Via email: [REDACTED]

1 February 2024

Dear Melissa

Proposed development of two warehouses at 230 Martin Road, Badgerys Creek

There is currently a state significant development proposal to develop and operate two large format warehouses at 230 Martin Road, Badgerys Creek by EMKC³ Pty Ltd.

EMKC³ Pty Ltd has commissioned Astrolabe Group to help engage with the local community as they progress their development proposal with the NSW Department of Planning and Environment (DPE).

We are writing to you as the Gandangara Local Aboriginal Land Council to let you know about this proposal and offer you the opportunity to provide feedback or request a meeting to discuss the proposal further. All responses to the proposal will be considered as it is finalised for submission.

About the site

The site is located within the Badgerys Creek precinct of the Western Sydney Aerotropolis.



Supporting employment floorspace activation in Badgerys Creek

The proposal's objective is to support early activation of the Western Sydney Aerotropolis by delivering high quality warehouse space adjacent to the new Western Sydney International Airport (WSI).

The proposal will also support the vision of the 2020 Western Sydney Aerotropolis Plan, which earmarks the Badgerys Creek precinct for early development of 'enterprise' land.

About the proposal

The proposal is expected to deliver a total of 37,088 square metres of warehouse and distribution centre floor space across two warehouses, with 1,600 square metres of associated ancillary office floor space. Existing native vegetation in the environment zoned area (ENZ) in the east of the site will be retained.

The proposal is expected to generate 111 full time equivalent jobs once operational, with another 52 full time equivalent jobs expected during the construction phase.

Truck and vehicle movement in and out of the site will occur along Martin Street, with access points in the northwest and southwest corners of the site. The site will connect to the future Eastern Ring Road via Martin Road, which will be the primary regional freight route in the Aerotropolis area.

Next steps to progress the [proposal](#)

An Environmental Impact Statement (EIS) is currently being prepared as part of the State Significant Development Application (SSDA) process.

The EIS responds to the Secretary's Environmental Assessment Requirements (SEARs) that outlines the issues that need to be addressed to progress the proposal. The SEARs issued for the development can be found at the Major Projects website, <http://tinyurl.com/2hk2bsbf>.

In addition to community engagement, a number of other technical specialists have been engaged to undertake detailed environmental assessments to inform the proposal. These include assessments of key issues including air quality, noise, traffic, [flooding](#) and fire safety.

Any feedback you provide will be considered in this process.

How you can provide feedback

You can provide feedback on the proposal by:

- Filling out an online survey using the <https://forms.office.com/r/tuLyBYrKgk> or scanning the QR code (right).
- Requesting a briefing session with us by contacting Kaitlin Cowie, Team Assistant at Astrolabe Group on 0863 3654 or kaitlin@astrolabegroup.com.au.

We would appreciate that your feedback is provided no later than the 14th of February 2024.

Yours sincerely


Belinda Conninos
Managing Director



