



15-21 Britton Street Smithfield Engagement Report

Prepared for Lendlease

October 2024

HiIPDA
CONSULTING

CONTENTS

1.0	Introduction	6
1.1	The SEARs.....	6
1.2	The site.....	6
1.3	The proposal	9
1.4	Engagement objectives	10
2.0	Stakeholder analysis	13
2.1	Stakeholder identification.....	13
2.2	Tier 1 – Adjacent properties, the local community and potential sensitive receivers.....	14
2.3	Tier 2 – Relevant agencies and organisations	15
3.0	Engagement	17
3.1	Approach.....	17
3.2	Activities.....	17
3.3	Record keeping	18
4.0	Outcomes.....	20
4.1	Community views.....	21
4.2	Agency views.....	21
4.3	Next steps	28
5.0	Conclusion.....	30
APPENDIX A :	Community newsletter	32
APPENDIX B :	Engagement portal	34
APPENDIX C :	Online survey.....	35
APPENDIX D :	Letter to agencies and organisations	36

Tables

Table 1: Issued SEARs for the proposal	6
Table 2: Gross floor areas	9
Table 3: Stakeholder analysis	13
Table 4: Tier 2 stakeholders	15
Table 5: Engagement activities	17
Table 6: Engagement activities and outcomes summary (as at 18 April 2024)	20
Table 7: Agencies and organisations feedback/views	24

Figures

Figure 1: Land Zoning Applicable to the Site under the CLEP 2021.....	8
Figure 2: Aerial map	8
Figure 3: Cadastral map	9
Figure 4: Indicative site plan	10
Figure 5: Tier 1 stakeholders.....	15
Figure 6: Engagement methods by stakeholder tier	17

Quality Assurance

Report contacts

Annie Courtenay
Consultant
BBUS, MCP
Annie.courtenay@hillpda.com

Project Director

Alex Peck
Associate
BSci BSocSci MPlan MPIA
alexander.peck@hillpda.com

Quality control

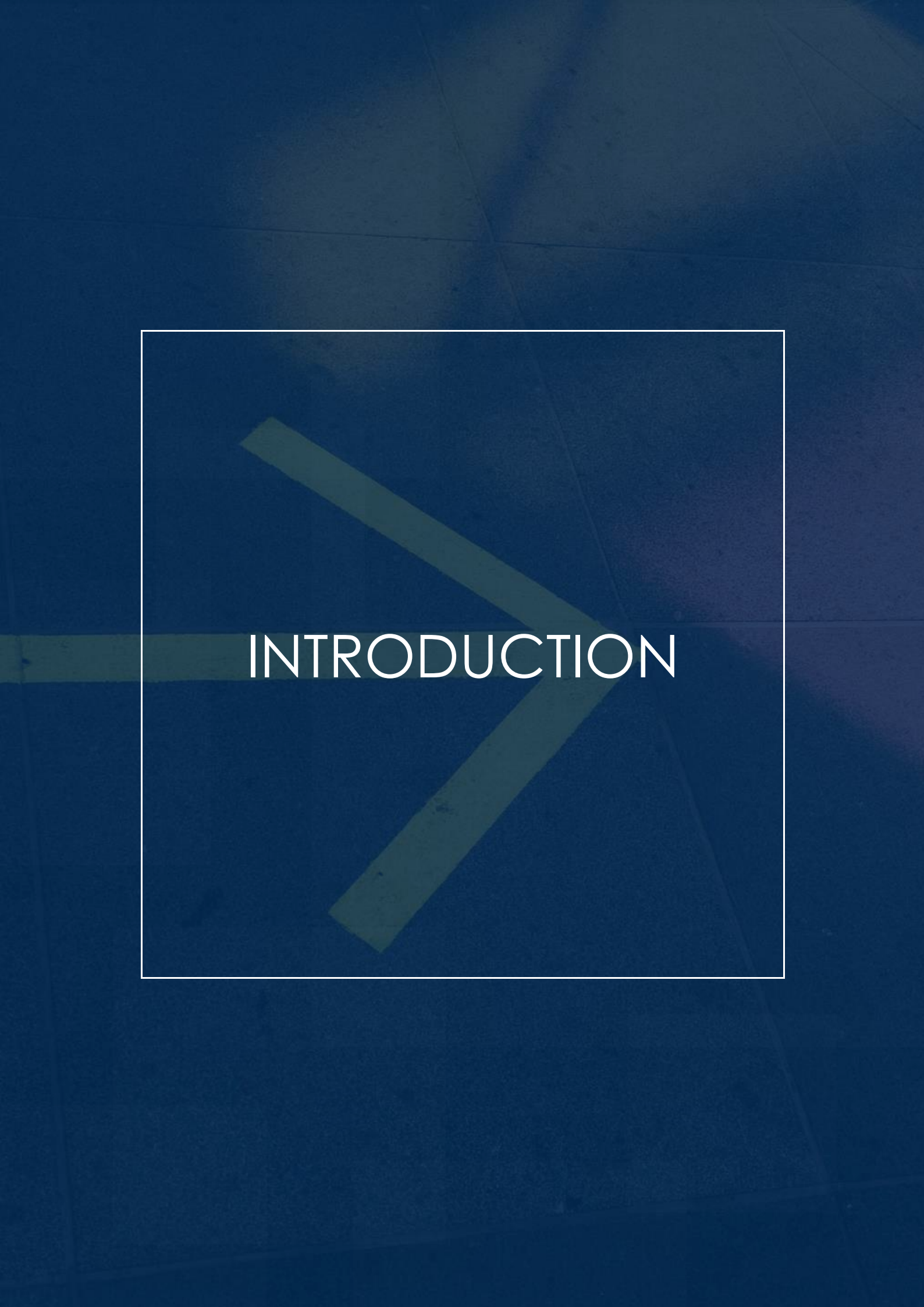
This document is for discussion purposes only unless signed and dated by the Project Director.

Reviewer

Signature		Dated	12/07/2024
-----------	---	-------	------------

Report details

Job number	P24050
Version	Final
File name	P24050 - 15-21 Britton Street, Smithfield - Engagement Report
Date issued	29 October 2024



INTRODUCTION

1.0 INTRODUCTION

HillPDA has been commissioned by Lendlease to undertake community consultation activities and prepare a stakeholder engagement report to inform a State Significant Development Application (SSDA). The SSDA seeks consent a multi-level warehouse at 28-54 Percival Road (Lots 34 DP 617521) and 15-21 Britton Street (Lot 1 DP597082), Smithfield.

This report summarises the approach taken and outcomes from stakeholder engagement to date. Stakeholder engagement has been undertaken to satisfy the key issues related to community and stakeholder engagement as outlined in the NSW Department of Planning, Housing and Infrastructure (DPHI) Secretary's Environmental Assessment Requirements (SEARs) for the proposal, issued 13 February 2024 for SSDA application number SSD-67368956. The SEARs require an engagement report be submitted with the SSDA which complies with DPHI's *Undertaking Engagement Guidelines for State Significant Projects* (the Engagement Guidelines).

This document includes:

- A description of the proposed development
- Analysis of stakeholders who may have an interest in the proposed development
- Evidence of communication and engagement activities
- A summary of the issues raised during the engagement process and actions taken to address those issues
- Next steps to support continues engagement about the proposed development.

1.1 The SEARs

The relevant requirements of the SEARs issued on 13 February 2024 for SSDA application number SSD-67368956 are shown in Table 1.

Table 1: Issued SEARs for the proposal

SEARs item	Requirement
26. Engagement	Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: ● 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 EP&A Act, the agency relevant to that approval or authorisation.

Source: NSW DPHI (2023)

The engagement approach and methods outlined in this plan have been designed to satisfy the requirements of the SEARs.

1.2 The site

The Site is identified as 15-21 Britton Street and 28-54 Percival Road, which is made up of the following land holdings:

Site address	Legal description	Land area (approx..)
15-21 Britton Street, Smithfield	Lot 1 DP 597082	3.22 hectares
28 – 54 Percival Road, Smithfield	Lot 34 DP 617521	5.53 hectares
Total:		8.75 hectares

The Site is located within the eastern portion of the Smithfield Industrial Estate and is bound by established warehouse buildings and industrial land uses. The Site is made up of two allotments which currently operate independently. The western allotment (Lot 1 DP 597082) has frontage to Britton Street and comprises a warehouse building currently operating as a food processing and packaging facility and associated offices. Ancillary buildings and structures are positioned towards the north-eastern boundary.

The western boundary comprises a landscaped area of mature trees which extend along the entire Britton Street frontage. A hardstanding area provides at-grade car parking at the southern end of the Site. Vehicular access to the Site is provided via Britton Street to the northeast via a controlled gate with egress provided to the southwest of the Site. A separate vehicle access to the car park is also provided via Britton Street to the south.

The eastern allotment (Lot 34 DP 617521) has frontage to Percival Road and comprises two warehouse buildings and a separate two-storey office building. An area of hard stand provides at-grade car parking at the northern end of the Site and a landscaped area of mature trees exists at the southern edge. Primary vehicular access to the Site is provided via an entrance off Percival Road for both heavy vehicles and visitors. A secondary entrance is provided at the southern edge of the Site.

Whilst topography at each allotment is relatively flat, the eastern allotment sits higher than the western allotment (approximately 30 metres reduced level (RL) and 26 metres RL, respectively) and is currently separated by a retaining wall.

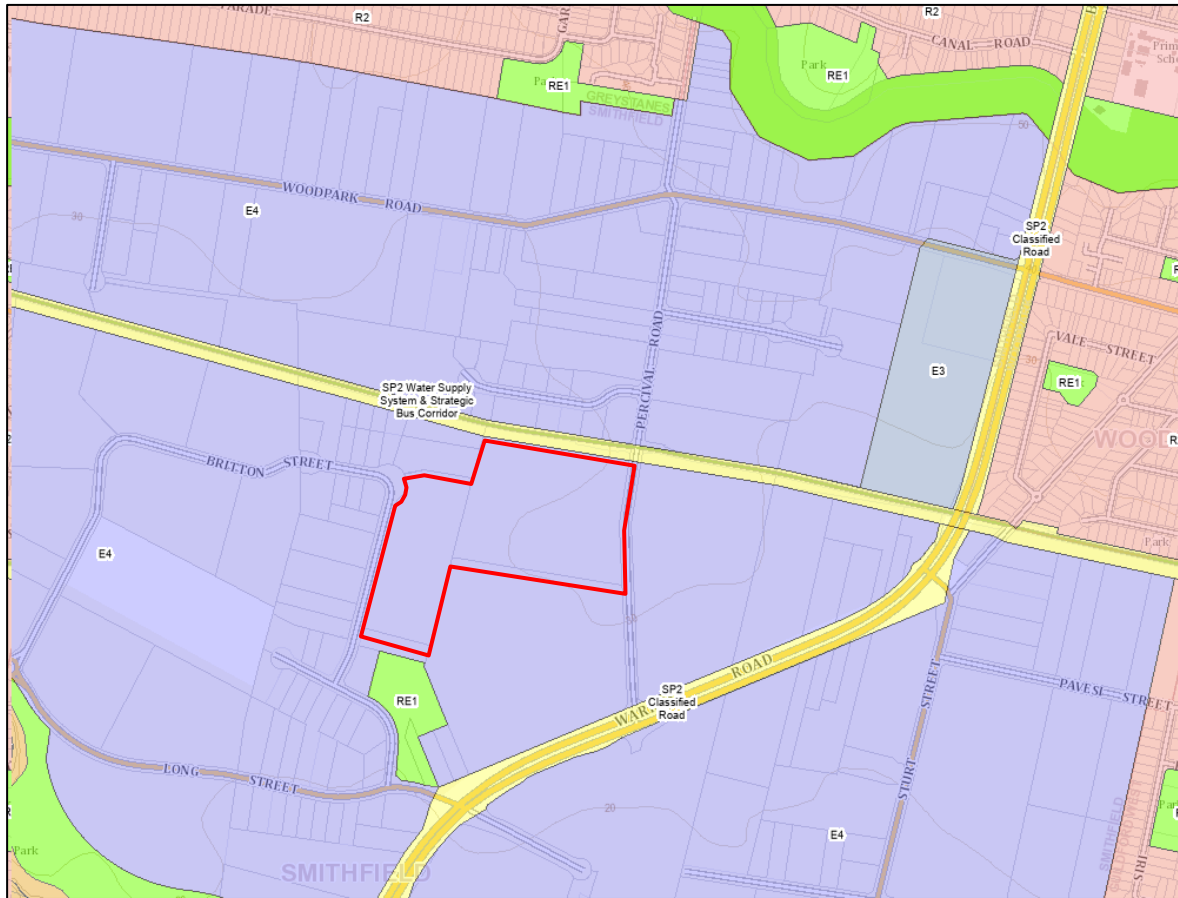
The Site is situated approximately 24 kilometres from the Sydney CBD. It is within close proximity to transport infrastructure routes, including the Cumberland Highway, which has direct access from Percival Road to the south. Public transport options are also available, with the Liverpool-Parramatta Transitway located directly north of the Site.

In accordance with the *Cumberland Local Environmental Plan 2021* (CLEP2021), the Site is zoned E4 General Industrial, as illustrated in Figure 1 below. Land uses surrounding the Site comprise the following zoning categories, including:

- E4 General Industrial;
- SP2 Infrastructure (Water Supply System and Strategic Bus Corridor);
- SP2 Infrastructure (Classified Road); and
- RE1 Public Recreation.

The nearest sensitive land uses comprise the R2 Low Density Residential zone located 560 metres north of the Site and 590 metres east of the Site. The Site and surrounding context are illustrated in Figure 2 and Figure 3 below.

Figure 1: Land Zoning Applicable to the Site under the CLEP 2021



Source: NSW Legislation, 2023

An aerial view of the site and the existing site context is shown below in Figure 2.

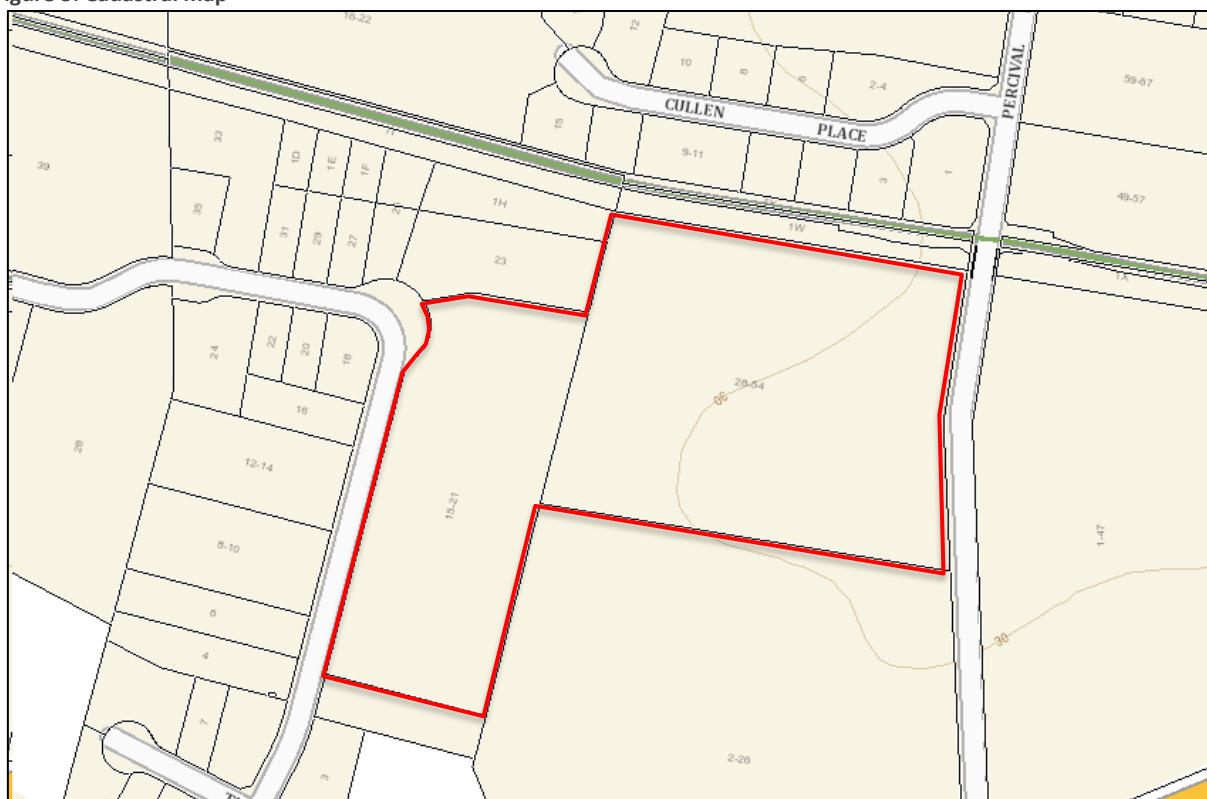
Figure 2: Aerial map



Source: Neamap (2024)

A cadastral map indicating the existing site context is shown in Figure 3 below.

Figure 3: Cadastral map



Source: Six Maps (2023)

1.3 The proposal

The proposed development consists of three warehouse buildings, with frontage to both Britton Street and Percival Road. Warehouse A and B will be located on Lot 34 DP 617521 (Percival Road frontage) at an RL of 33.75. Each building will be two-storey, with a maximum height of 28.6 metres (including roof plant).

Warehouse C will be located on Lot 1 DP 597082 (Britton Street frontage) at an RL of 23.75. Warehouse C accommodates an additional storey at lower ground level, due to the 10 metres difference in proposed Site levels. Whilst this building height is 38.6 metres (including roof plant), the height of all three buildings is consistent at RL 62.35. The three warehouses will be connected at ground level and level 1 via a hardstand that allows for vehicle circulation across the whole Site.

Each building will involve individual warehouse units, with ancillary office space at the mezzanine level. On the first floor, each building will have access to a shared outdoor amenity area. Ancillary activities such as a café will be located at the lower ground level within Warehouse C to accommodate the needs of employees.

The Gross Floor Area (GFA) for each building is outlined in Table 2.

Table 2: Gross floor area

Building No.	Warehouse GFA	Office GFA	Other facilities	Total GFA
Building A	29,630sqm	2,297 sqm	Shared amenities: 132 sqm	32,059 sqm
Building B	30,122 sqm	2,300 sqm	Shared amenities: 133 sqm End of trip facilities: 110 sqm	32,665 sqm
Building C	29,224 sqm	2,439 sqm	Café: 71 sqm End of trip facilities: 110 sqm	31,844 sqm
Total	88,976 sqm	7,036 sqm	1,280 sqm	96,568 sqm

The proposal involves new vehicle crossings, which will provide separate ingress and egress for heavy vehicles. Ingress is provided at Britton Street, whilst egress is provided at both Britton Street and Percival Road. Ramps are provided to allow vehicle circulation to the upper levels. Each warehouse is connected via a hardstand that will allow for vehicle circulation, loading and unloading for each warehouse tenancy.

Separate vehicle crossings are provided for cars, enabling access to the at-grade parking at Percival Road, as well as the southern end of Britton Street. A third vehicle crossing is provided at the northern end of Britton Street, which provides access to a carparking area at ground floor, mezzanine level. A total of 482 carpark spaces are provided across the three carparking areas.

The proposal will require the removal of several trees across the whole Site and will incorporate landscaping and tree planting at the side boundaries, as well as along Britton Street and Percival Road.

Figure 4 illustrates the proposed site layout.

Figure 4: Indicative site plan



Source: SBA Architects (2024)

1.4 Engagement objectives

The objectives of the stakeholder engagement are:

- To circulate **information** about the project to the local community and key stakeholders
- To **facilitate** an open engagement process where stakeholders are given meaningful opportunities to have their say
- To provide accessible opportunities for stakeholder **participation** by considering and responding to issues raised and feedback provided by different stakeholders

- To present **outcomes** from the engagement in a format that demonstrates consistency with DPHI's *Undertaking Engagement Guidelines for State Significant Projects* to satisfy the SEARs and SSDA obligations.

A group of five business professionals are seated around a large wooden conference table in a modern office setting. The room features light-colored walls, wooden shelves with books, and two large, white, wave-shaped pendant lights. The individuals are engaged in a discussion; a man in the center is gesturing with his hands while speaking to a woman on his left. Another man on the right is looking towards the center. In the foreground, a man is seen from the back, looking at a laptop, and a woman is writing on a notepad. The entire image is overlaid with a semi-transparent blue filter.

STAKEHOLDER ANALYSIS

2.0 STAKEHOLDER ANALYSIS

This section identifies stakeholders for the proposed development. Stakeholders were identified prior to commencing engagement activities in a detailed Engagement Plan which was approved by the Proponent.

2.1 Stakeholder identification

Stakeholders were identified through desktop research, including consideration of the site and its surrounding context, and scoping of potential impacts of the proposed development.

HillPDA is also delivering a Social Impact Assessment (SIA) for this proposal. As such, our stakeholder analysis approach included consideration of any potential social impacts that could arise from the proposal and how stakeholders may be impacted. This approach aligns with DPHI's engagement requirements for SIAs enables the views of any potentially impacted stakeholders to be captured and considered early in the project.

Stakeholders were identified and classified into two tiers:

- **Tier 1:** Local community and potential sensitive receivers
- **Tier 2:** Relevant agencies and organisations.

The tiered engagement approach distributes stakeholders by the extent of potential impact that the proposal may have on them. This allows the engagement approach to be tailored to the scale of any potential impacts arising from the proposal and the likely level of interest among stakeholders.

Identified stakeholders are shown in Table 3. Engagement methods are outlined in 3.0

Table 3: Stakeholder analysis

Stakeholder group and stakeholders	Rationale
Tier 1: The local community and potential sensitive receivers	
Includes: Occupants of surrounding properties on streets	- Sensitive land uses in the vicinity of the proposed development - Could be impacted during construction by noise, dust, movement of construction vehicles, increased traffic volumes - Could be impacted during operational phase by traffic, noise, changes in local character, views and vistas - Construction traffic movement could present a risk to pedestrian safety.
Tier 2: Relevant agencies and organisations	
Includes: - Government agencies involved in the development assessment process - Local Government - Utility and services providers	- Build relationships with Government agencies and utility providers to support the long-term delivery objectives of the project - Enable Government agencies involved in the development approval process to have input to the formulation of the proposal prior to lodgement of the SSDA - Local Council has a thorough understanding of local matters and an interest in development outcomes on the site - Potential for capacity constraints to utility providers - Enable matters relating to utility installation to be considered in project design.
Includes: - Local Aboriginal Land Council(s) - Other representative Aboriginal group or person	- Build relationships with the Aboriginal community - Understand the diversity of interests within the Aboriginal Community as they relate to the proposed development - Inform the project team of the level of interest within the Aboriginal community and highlight the topics to discuss during further engagement.

2.2 Tier 1 – Adjacent properties, the local community and potential sensitive receivers

Properties in the immediate surrounds which could be sensitive to impacts from the proposed development are regarded as Tier 1 stakeholders. These stakeholders included occupants of surrounding properties (primarily industrial) within a 400 metre radius of the site and those properties likely to share road access with the site during construction and operational phases.

Tier 1 stakeholders are occupants of properties surrounding the site, including addresses on:

- Herbert Place
- Cullen Place
- Long Street
- Britton Street
- Tait Street
- Percival Road
- Jumal Place
- Warren Road
- Woodpark Road

Tier 1 stakeholders are indicated in Figure 5.

Figure 5: Tier 1 stakeholders



Source: HillPDA, Google Maps (2022)

2.3 Tier 2 – Relevant agencies and organisations

Tier 2 stakeholders are agencies, authorities, service providers and community organisations that may have an interest in the proposed development. Tier 2 stakeholders have been identified in Table 4 below.

Table 4: Tier 2 stakeholders

Stakeholder type	Organisation(s)
NSW Government agencies	Department of Planning, Housing and Infrastructure (DPHI)
	NSW Environment Protection Authority
	Transport for NSW
	Sydney Water
	WaterNSW
Local Government	Natural Resources Access Regulator
	Cumberland City Council
Utility service providers	Telstra / NBNCo
	Endeavour Energy
Aboriginal community	Deerubbin Local Aboriginal Land Council
	Registered Aboriginal Parties (Aboriginal Cultural Heritage Assessment Report)



ENGAGEMENT

3.0 ENGAGEMENT

This section describes the engagement activities that have been undertaken. The engagement activities were selected to suit the needs of each stakeholder group as per the identification method in the previous section.

3.1 Approach

As per our analysis of stakeholders and potential sensitivity to and interest in the proposal, we identified two stakeholder groups. These are shown in Figure 6, alongside the engagement methods deemed appropriate for each tier.

Figure 6: Engagement methods by stakeholder tier

Tier 1:
Surrounding occupants, including potential sensitive receivers

- Newsletter distribution
- Online survey

Tier 2:
Relevant agencies and organisations

- Letter to agencies and organisations
- Targeted phone calls

3.2 Activities

The engagement activities undertaken are outlined in Table 5 below.

Table 5: Engagement activities

Activity and stakeholder(s)	Aim and actions
Tier 1: The local community and potential sensitive receivers	
Newsletter • Likely sensitive receivers • Possible sensitive receivers	Aim: • Introduce the proposal to the local community early in the process. • Provide an accessible and flexible contact methods to enable stakeholders to raise issues/concerns prior to SSDA submission. Actions: • Distribute newsletter to 209 Tier 1 stakeholders, as identified in section 2.1 (completed Monday 25 February 2024). Collateral: • Community newsletter (refer to Appendix A) containing: – information about the proposal – contact details for HillPDA's engagement team (including a phone number to contact HillPDA via a translation service) – a link to HillPDA's engagement portal – a link to DPHI's Planning Portal page for the proposal.
Engagement portal & online survey • Likely sensitive receivers • Possible sensitive receivers	Aim: • Introduce the proponent and the proposal to the local community early in the process • Provide an opportunity to identify and address any issues or concerns raised (relating to the existing environment or the proposal) prior to SSDA submission. • Provide accessible and convenient option for the wider local community (Tier 1 stakeholders) to provide feedback. Actions: • Establish a webpage for the proposal (along with a survey and submissions inbox) on HillPDA's engagement portal • Survey active from 23 February 2024 to 29 March 2024. Collateral: • Engagement portal (refer to Appendix B) containing: – Information about the proposal – Contact details for HillPDA's engagement team

Activity and stakeholder(s)	Aim and actions
	– A link to HillPDA’s engagement portal – A link to DPHI’s Planning Portal page for the proposal. • Online survey (refer to Appendix C).
Tier 2: Relevant agencies and organisations	
Pre-scoping meeting with DPHI	• A pre-scoping meeting was held with DPHI on 18 January 2024 and attended by representatives from the project team and Willowtree Planning • Representatives from the department raised queries related to: – Vegetation clearing – Easements and utilities – Biodiversity – Flooding – DG storage – Staging – Traffic – Noise
Letter to agencies and organisations	• An email/letter was distributed to state agencies and peak organisations to inform them of the project and invite feedback during the early planning phase. • Where an agency/organisation was contacted by a technical specialist, the outcome of their discussions has been incorporated into this engagement report.
Targeted phone calls	• WaterNSW was contacted via phone call on 17 February 2024 regarding SEARs requirement for a vibration assessment to be provided with the SSDA addressing potential impacts on a pipeline to the north of the site.
Meeting with Council	• On 4 March 2024, a meeting was held with representatives from Cumberland City Council • The meeting was attended by representatives from Lendlease, Tactical and Willowtree Planning • Cumberland City Council representatives raised some concerns and queries during the presentation, related to: – Biodiversity of sites of value within the development – Truck access - noise and traffic generation associated with heavy vehicle movements during peak hour and night movements (24-hour operation) – Stormwater and drainage – ensuring compliance with DCP requirements – Crossovers – rationalise crossovers and further information on how on-street parking will be impacted • One representative from Cumberland City Council queried if the design will be run through the state design control panel. The site does not qualify, and this is not required.
Local Aboriginal community consultation	• Stage 1 - Notification of the project proposal and registration of interest (11 January 2024). An advert was placed in the Daily Telegraph to run on 17 February 2024 and details of all registered Aboriginal stakeholders were sent to Heritage NSW and DLALC on 12 March 2024. • Stage 2 - Presentation of information about the proposed project – 23 February 2024, registered stakeholders were provided with information outlining the proposed works, including information related to proposed impacts and the proposed methodology. • Stage 3 - Gathering information about cultural significance - Austral provided Aboriginal stakeholders with a copy of the project methodology on 23 February 2024 • Stage 4 - Review of the draft cultural heritage assessment report by Aboriginal stakeholders. The review period was open from 23 February 2024 to 30 March 2024.

3.3 Record keeping

The following methods of record keeping were utilised while the engagement activities were being undertaken:

- An Engagement Register was established for the project to record all contact with stakeholders and the feedback received
- Meeting minutes from any conference calls or meetings were recorded by the relevant parties undertaking engagement and records of conversation and outcomes were provided to HillPDA
- An address register was maintained for recipients of a newsletter with details of the proposed project to catalogue survey responses and submissions received in response.



OUTCOMES

4.0 OUTCOMES

This section provides an overview of the outcomes from the various stakeholder engagement activities undertaken for the project. Our community engagement process for this project included a range of methods targeted at different stakeholders and levels of interest. The newsletter was delivered to Tier 1 and Tier 2 stakeholders in the local community, comprising occupants of around 209 addresses within around 400 metres of the site, generating roughly 24 unique visitors to our engagement portal.

Table 6 provides a summary of all stakeholder engagement activities and feedback received through the engagement process.

Table 6: Engagement activities and outcomes summary (as at 18 April 2024)

Activity	Detail and outcomes
Engagement portal	Activity detail: The engagement portal webpage will be available for a period of around 2 months (from 26 February 2024 to 26 April 2024). Outcomes: - The webpage was viewed 31 times in total - The webpage received 25 unique visitors.
Online survey	Activity detail: The survey was open for responses for a period of around four weeks (from Monday 25 February 2024 to Friday 28 March 2024). Outcomes: No stakeholders completed the survey.
Submissions inbox	Activity detail: The inbox was open for submissions for a period of around four weeks (from 25 February 2024 to 28 March 2024). Outcomes: No stakeholders made a submission
Letter to agencies and organisations	Activity detail - HillPDA sent a letter via email on 8 March 2024 to various agencies and organisations to inform them of the project information and invite feedback or comments on the proposed development. - Agencies and organisations contacted included: - NSW Environment Protection Authority (EPA) - WaterNSW - Telstra Development Team - NBNCo - A follow up query was sent to agencies and organisations on 25 March 2024. No responses were received - The proponent and other consultants also contacted various agencies and organisations in preparation of studies and technical reports to accompany the EIS. - Sydney Water were contacted on behalf of the proponent by their technical experts, LandPartners regarding the construction of a retaining wall to be located along the site' northern boundary, nearby a Sydney Water Pipeline. Outcomes: - On 8 March 2024, HillPDA received a response from a member of the Telstra Development Team on behalf of dev4national confirming that NBNCo is now the Statutory Infrastructure Provider for the area in which the project is to reside in. NBNCo assets are included in the Services Infrastructure Assessment prepared by LandPartners. - LandPartners received a response from a contact at Sydney Water. The response outlined Sydney Water's requirements for a vibration monitoring plan and a Geotech report to provide detailed information regarding the structural integrity of a 6 metre high retaining wall.

4.1 Community views

Letterbox drop

On 25 February 2024, a project information newsletter was distributed to 209 Tier 1 stakeholders to introduce the proposal to community members early in the process. The letterbox drop aimed to provide an accessible and means for stakeholders to raise any issues or concerns prior to the SSDA submission. A link to an online survey was provided in the newsletter delivered to occupants of surrounding and adjacent properties.

As of 21 May 2024, no responses were received from the online survey. Additionally, there were no submissions through email or phone following the newsletter distribution. This lack of feedback suggesting that the occupants of residential and non-residential premises near the site are not significantly concerned about the proposal.

Project webpage

An engagement website was launched via the HillPDA Engagement Portal, providing an overview of the proposed development and a link to an online survey. As of 21 May 2024, the website had received 31 total page views including 25 unique visitors. Of these, 19 users chose to register their details in order to receive future updates, indicating some level of interest in staying informed. As noted, no responses were received to the online survey.

Submissions inbox and project phone line

The project newsletter and project webpage contained a submissions phonenumber and email address for residents and workers to the surrounding area of the site to ask any questions or raise concerns. No concerns were raised by the surrounding community through the submissions email inbox or the phone line. The overall lack of responses or community engagement appears to indicate generally low interest in the project.

4.2 Agency views

Department of Planning, Housing and Infrastructure (DPHI)

The proponent issued a request for SEARs on 6 February 2024. DPE (now DPHI) provided the proponent with a copy of the industry specific SEARs for demolition of on-site structures, construction and 24/7 operation of a multi-level warehouse and distribution centre on 13 February 2024.

A pre-scoping meeting was also held with DPHI and attended by representatives from the project team and consultants from Willowtree Planning. During this meeting, discussions included the need to consult relevant authorities about nearby pipelines and easements, particularly the northern pipeline's impact on construction. Despite limited vegetation observed, the presence of the Cumberland Wood Plain was noted, with plans to design around it. Additionally, the Department emphasised the importance of compliance with Environment and Heritage, Council requirements for flooding, SEPP33 and SEARs requirements for dangerous goods storage.

The importance of comprehensive and accurate traffic data and the preparation of a detailed Construction Traffic Management Plans (CTMP) was also stressed during the pre-scoping meeting.

Cumberland City Council

The proponent met with representatives from Cumberland City Council on 4 March 2024 to present the preliminary masterplan. The meeting was attended by representatives from Lendlease, Tactical Group and Willowtree Planning. During this meeting several key topics were discussed, including biodiversity concerns, truck access and traffic (associated with the site's proposed 24/7 operation), stormwater and drainage requirements, crossovers and parking impact and state design control panel requirements.

There was some discussion around how the development plans could impact the existing biodiversity and what measures would be taken to mitigate any negative effects. Additionally, potential noise and traffic generation associated with heavy vehicle movements during peak hours and night movements, particularly in the context of a proposed 24-hour operation was raised. Council sought clarification on how crossovers would be rationalised

and requested further information on how on-street parking would be impacted by the proposed development. These concerns are to be addressed in the BDAR (prepared by Ecologique), Transport Impact Assessment (prepared by Arup) and the Noise and Vibration Impact Assessment (prepared by RWDI) and in the EIS to accompany the SSDA submission.

Compliance with Development Control Plan (DCP) requirements regarding stormwater management and drainage was also brought up during the meeting with Council. This indicates the importance of ensuring that the development plans adhere to the necessary regulations and standards to mitigate any adverse impacts on stormwater management and drainage systems.

One question was raised regarding potential requirements for the building to be reviewed by the State design control panel, though it was clarified that the site does not qualify for or require such a review.

Transport for NSW development team

In preparing the Transport and Accessibility Impact Assessment to accompany the proposed development, a Transport Engineer from Arup contacted the development team at Transport for NSW (TfNSW) via email. The correspondence was dated 20 February 2024. In this communication, TfNSW were provided with an overview of the proposed development and were asked to provide their requirements for the transport assessment, including:

- Key items of concern to be addressed (e.g. intersections on Cumberland Highway)
- Expectations for the Construction Traffic Management Plan and Green Travel Plan (standalone plan or report chapter).
- Any nearby future developments or transport infrastructure upgrades to be considered.

TfNSW responded via email on 15 March 2024 providing their requirements for the assessment of traffic impacts of the proposed development on road networks, including the impacts on road capacity, intersection performance and road safety and any cumulative impact from surrounding approved developments. TfNSW requirements are outlined in further detail in Table 7.

WaterNSW

WaterNSW was contacted via email sent on 17 February 2024 by Tactical Group on behalf of the proponent regarding SEARs requirement for a vibration assessment to be provided with the SSDA addressing potential impacts on a pipeline to the north of the site. WaterNSW responded on 17 February, confirming that the pipe in question was not a WaterNSW asset. Rather, the project manager from WaterNSW determined the pipe in question to be the Prospect to Pots hill pipeline managed by Sydney Water (Downstream of Sydney Water Prospect Filtration Plant).

Sydney Water

Adjacent to the site, to the north, is a section of the 'Prospect Reservoir Water Supply Pipelines'. Due to the proximity to the water pipeline, the SEARs required that Water NSW be contacted in relation to works adjacent to the pipeline to the north of the site. Upon further investigation, the northern pipeline was found to be a Sydney Water asset.

Sydney Water was contacted by specialists from LandPartners on behalf of the proponent concerning the northern pipeline. A representative from Sydney Water outlined specific requirements for the proposed development, including vibration monitoring to be undertaken in as part of a Vibration Monitoring Plan. This plan, which needs to be prepared based on the geotechnical ground conditions, will assess the proposal's potential impact on the northern pipeline.

Sydney Water also emphasised the need for structural integrity of the reinforced retaining wall and a geotechnical study is required to understand ground conditions along the boundary line. A stage 1 geotechnical investigation was undertaken by Douglas Partners to accompany SSDA submission, dated March 2024.

Additionally, a Statement of Pressure and Flow was lodged with Sydney Water by the proponent's service infrastructure coordinators, Land Partners, to ensure there is sufficient water or pressure available in the nearest water main to serve the proposed development. The enquiry found that reasonable pressure & flow would be available to service the development and noted that fire hydrant/sprinkler installations drawing 60 litres/second will achieve a pressure head of 13 metres. A feasibility application was also lodged with Sydney Water, and the services infrastructure coordinator anticipates that this will require connection to the 150mm main in Britton Street.

Energy providers

A Technical Review Request was lodged with Endeavour Energy for the proposed development by Edgewater Connections. A representative from Endeavour Energy responded via email on 29 February 2024. In their correspondence, Endeavour confirmed the site will be re-developed with a total proposed load of 2.5 Mega Volt Amp (MVA) and noted that the site has multiple Padmount substations and connections points. Endeavour Energy provided a map which showed the locations of the high voltage (HV) reticulation present on site, including an HV Feeder available to supply the proposed load from Britton Street and another to supply the proposed load from Percival Road.

In preparation for the Services Infrastructure Assessment, the services infrastructure coordinator from Land Partners recommended that early application to Jemena should be undertaken for the removal of internal gas reticulation and capping of the existing connection to Jemena's reticulation systems in Britton Street and Percival Road.

NSW Environment and Heritage - Biodiversity and Conservation Division

Willowtree Planning, acting on behalf of the proponent, attempted to engage with NSW Environment and Heritage. However, on 5 April 2024, NSW Environment and Heritage rejected the request for engagement. The reason provided for this rejection was that the team did not consider a meeting necessary. Consequently, no further engagement with NSW Environment and Heritage was undertaken.

Aboriginal community

Consultation with members from the Aboriginal community was initiated by Austral Archaeology on behalf of the proponent. Consultation activities occurred over a stage approach which included:

- Stage 1 – Notification of the project proposal and registration of interest.
- Stage 2 – Presentation of information about the proposed project.
- Stage 3 – Gathering information about cultural significance.
- Stage 4 – Review of the draft cultural heritage assessment report.

Outcomes from consultation activities with the Aboriginal community, including registered aboriginal parties (RAPs), and the Local Aboriginal Land Council (LALC) are outlined in Table 7.

A summary of engagement activities and the feedback received from agencies and organisations is provided in Table 7.

Table 7: Agencies and organisations feedback/views

Stakeholder type	Organisation(s)	Outcome(s)	Response
Aboriginal community	Heritage NSW	Heritage consultants, Austral Archaeology, undertook a staged consultation process. • Stage 1 – In a letter dated 11 January 2024, Austral Archaeology reached out to a number of organisations requesting details of Aboriginal people who may hold cultural knowledge relevant to the project. – Heritage NSW responded, provided the proponent’s Heritage Consultants with a list of stakeholders who may have an interest in the proposed development. – The Greater Sydney Local Land Services responded, providing a list of stakeholders that might be interested in the proposed development. – The Native Title Services Corporation Limited confirmed that there were no Native Title Claims on the proposed site. – Following this, letters were sent to the identified Aboriginal stakeholders and provided with a 14 day period to register an interest in the project. – An advertisement was placed in the Daily Telegraph to run on 17 February 2024, requesting the registration of individuals or organisations who hold cultural knowledge relevant to the project area. • Stage 2: Austral provided each Aboriginal stakeholder with a copy of the project methodology on 23 February 2024, with the review period open until 30 March 2024. • Stage 3: gathering information about cultural significance – Four responses were received. – All four organisations endorsed or supported the proposed methodology and further test excavations. – During fieldwork, a representative from Darug Custodian Aboriginal Corporation confirmed that the entire study area is heavily disturbed and holds little archaeological potential. • Stage 4: review of draft – The draft ACHA was provided to Aboriginal stakeholders for review	• The Proponent will continue to inform the Aboriginal stakeholders about the management of Aboriginal cultural heritage within the study area throughout the completion of the project. • A copy of the ACHA forwarded to all Aboriginal stakeholder groups who registered an interest in the project.
NSW government agencies	Department of Planning, Housing and Infrastructure (DPHI)	• Pre-scoping meeting held 18 January 2024. During this meeting, Department representatives and the project team discuss: – the need to consult relevant authorities about nearby pipelines and easements, particularly the northern pipeline's impact on construction – the importance of compliance with Environment and Heritage, Council requirements for flooding, SEPP33 and SEARs requirements for dangerous goods storage. – Requirements for comprehensive and accurate traffic data and the preparation of a detailed CTMPs • The proponent issued a request for SEARs on 6 February 2024	• None required

Stakeholder type	Organisation(s)	Outcome(s)	Response
		DPHI provided the proponent with a copy of the industry specific SEARs for demolition of on-site structures, construction and 24/7 operation of a multi-level warehouse and distribution centre on 1 February 2024	
	Heritage NSW	- Heritage NSW were contacted by heritage consultants from Austral Archaeology on behalf of the proponent. - Heritage NSW provided a list of stakeholders with ties to the Local Aboriginal community who may have an interest in the proposed development.	None required
	TfNSW	Transport Engineer from Arup contacted the development team TfNSW via email on 20 February 2024 and provided an overview of the proposed development and requested requirements for the transport assessment. Traffic and Transport Impact Assessment to include: - Analysis of the existing traffic network, including the road hierarchy, current and future daily peak hour (light and heavy) vehicle movements and existing performance levels of nearby intersections. - Specifically, TfNSW requests further assessment of the following signalised intersections: - Percival Road/ Warren Road - Herbert Place/ Long Street/ Warren Road - A forecast of additional daily and peak hour vehicle movements resulting from proposal (using SIDRA modelling or similar at 5-year intervals) and identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cycle conflict). - Undertake traffic and network modelling to understand the impacts of the development site and intersections, plus any traffic changes as a result any planned or committed road projects. - Proposals to mitigate any traffic impacts, including intersection upgrades to achieve acceptable performance. - Details of car parking provision, having regard to relevant parking rates, specifications and standards. - Details of proposed vehicular access, loading and unloading deliveries and servicing arrangements, and any proposed infrastructure improvements or measures to reduce potential conflicts with pedestrians and cyclists. - Swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site. Details of road upgrades, infrastructure works, or new roads or access points required for the development Green Travel Plan (GTP) to include: - Objectives and modes share targets to reduce car use and increase public and active transport (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;	TfNSW requirements addressed in the Traffic and Transport Impact Assessment, Green Travel Plan and Travel Access Guide prepared by Arup.

Stakeholder type	Organisation(s)	Outcome(s)	Response
		- Specific tools and actions to help achieve the objectives and mode share targets; - Measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; - Consideration of car parking management strategies that may be required to encourage sustainable transport use / mode share targets; - A detailed Implementation Plan comprising specific tasks needed to complete the proposed actions, the person/s responsible for completion of the task, completion date and anticipated costs; and - Details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development. GTP to include a Travel Access Guide (TAG) as an appendix, including: - A more comprehensive map showing all modes of public and active transport, including buses (private and public), trains, walking and cycling routes, as well as times for these public transport options - Provide information advising employees and visitors that additional information about service routes and timetables for buses and trains is available on the Trip Planner at transportnsw.info/ - Provide information employees and visitors that additional information about walking routes is available on the Trip Planner at transportnsw.info/ - Update number and location of End of Trip facilities (bike racks, showers, lockers, change rooms) and locate on	
	NSW Environment and Heritage	- Engagement with NSW Environment and Heritage was undertaken by Willowtree via DPHI on behalf of the proponent. - Biodiversity and Conservation Division (BCD) rejected proponent's request for engagement on 5 April 2024 rejecting their request for engagement. - BCD replied to the invitation for engagement stating that a meeting was not required	None required
	WaterNSW	- Email sent on 17 February 2024 by Tactical Group on behalf of the proponent regarding SEARs requirement for a vibration assessment to be provided with the SSDA addressing potential impacts on a pipeline to the north of the site. - Response received 17 February, confirming that the pipe in question was not a WaterNSW asset - Project manager from WaterNSW determined the pipe in question to be the Prospect to Pots hill pipeline managed by Sydney Water (Downstream of Sydney Water Prospect Filtration Plant).	None required

Stakeholder type	Organisation(s)	Outcome(s)	Response
	Sydney Water	- Statement of Pressure and Flow lodged with Sydney Water by the proponent's service infrastructure coordinators to ensure sufficient water or pressure available in the nearest water main to serve the proposed development. - Enquiry found that reasonable pressure & flow would be available to service the development and noted that fire hydrant/sprinkler installations drawing 60litres/second will achieve a pressure head of 13m - Feasibility application lodged with Sydney Water. It is anticipated that this will note that development requires connection to the 150mm main in Britton Street.	None required
	NSW Environment Protection Authority (EPA)	- HillPDA contacted the EPA team on 8 March 2024, providing an overview of the project and requesting feedback or comment. - A follow up query was made on 25 March 2024, but no response was received.	None required
	Natural Resources Access Regulator (NRAR)	- HillPDA contacted the DPHI Water Licensing Service Desk via email on 8 March 2024, providing an overview of the project and requesting feedback or comment. - A follow up query was made on 25 March 2024, but no response was received.	None required
Local government	Cumberland City Council	- Meeting held 4 March 2024 to present preliminary masterplan. - Several key topics were discussed including biodiversity concerns, truck access and traffic (associated with the site's proposed 24/7 operation, stormwater and drainage requirements, crossovers and parking impact and state design control panel requirements.	Comments from Council have been addressed in various technical reports to accompany the SSDA submission
Utility service providers	Endeavour Energy	- Technical Review Request lodged with Endeavour Energy for the proposed development. - Endeavour Energy responded via email on 29 February 2024. - Endeavour confirmed the site will be re-developed with a total proposed load of 2.5MVA and noted that the site has multiple Padmount substations and connections points. Endeavour Energy provided a map which showed the locations of the HV reticulation present on site, including an HV Feeder available to supply the proposed load from Britton St and another to supply the proposed load from Percival Road.	None required
	NBNCo.	- HillPDA contacted the NBN Developer Liaison team on 8 March 2024, providing an overview of the project and requesting feedback or comment. - A follow up query was made on 25 March 2024, but no response was received.	NBNCo. Assets are to be considered in the Services Infrastructure Assessment, to be prepared by Arup.

4.3 Next steps

Ongoing consultation and engagement will be undertaken through all future stages of the project.

The SSDA will be submitted to DPHI and placed on public exhibition. Formal notification of the proposal will be undertaken by DPHI during the assessment period, with the proponent committed to responding to all relevant issues and queries arising during this period through DPHI's formal response to submissions process. It is anticipated that agencies and organisations will provide further feedback during the SSDA exhibition phase.



CONCUSION

5.0 CONCLUSION

This Engagement Report presents the stakeholder engagement activities undertaken prior to lodgement of the SSDA for the construction and operation of a warehouse and distribution centre (and ancillary office) at 28-54 Percival Road (Lot 34 DP 617521) and 15-21 Britton Street (Lot 1 DP 597082), Smithfield.

In accordance with the SEARs outlined in section 1.1, engagement was undertaken to inform and consult with occupants of neighbouring properties, relevant agencies, and peak organisations about the proposed development. This engagement provided an early opportunity for stakeholders to have a clear understanding of the proposal and provide comment for consideration, prior to lodgement of the SSDA.

Noting that the site is located well within an established industrial area, surrounding properties, predominantly industrial sites and related businesses, were provided information about the proposed development via a letter drop and were given the opportunity to comment via an online survey. The lack of responses to the online survey and the absence of any email or phone submissions following the letters sent via email suggest that the occupants of businesses and residential properties near the site are not significantly concerned about the proposal.

State and local government agencies and other organisations were also consulted, both as part of HillPDA's engagement activities as well as activities undertaken by the proponent in scoping the proposal, and by other consultants in the preparation of technical reports. Overall, no significant concerns were raised. The majority of stakeholders provided no response. In cases where stakeholders, such as TfNSW, did respond, they did not raise concerns but provided requirements to be considered in the accompanying technical reports for submission with the SSDA. It is anticipated that further input will be provided during the SSDA exhibition phase.

The proponent has indicated that they will continue to engage with relevant stakeholders (such as utility providers) as their input becomes necessary, should the proposed development be approved. Overall, the findings of this Engagement Report suggest a low level of stakeholder concern in relation to the proposed development amongst community members. Where requirements were raised by agencies and organisations, the proponent has addressed these in the various technical reports accompanying the SSDA submission and in the EIS.



APPENDICES

APPENDIX A : COMMUNITY NEWSLETTER



Proposed Warehouse, 28-54 Percival Road Smithfield

February 2024

Letter to occupants of neighbouring premises

We are seeking community input on a proposed warehouse at 28-54 Percival Road, Smithfield.

The proposal (SSD- 67368956) seeks approval for three warehouse buildings of up to three storeys.

Specifically, the proposal comprises the following:

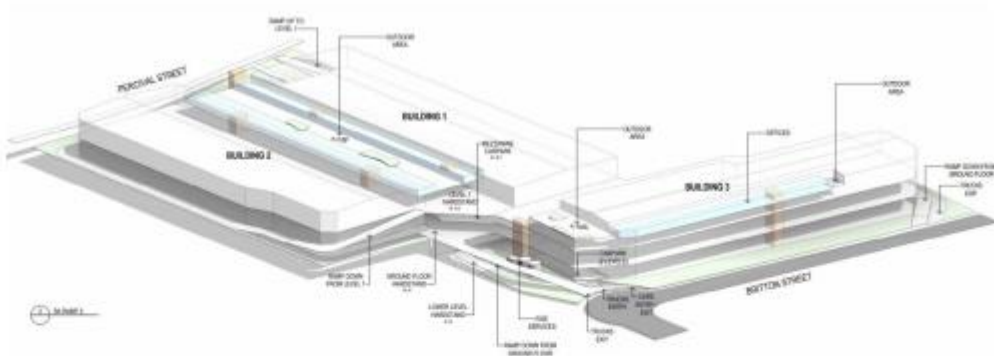
- Demolition of existing improvements
- Removal, relocation and modification of existing services and services connections
- Removal of vegetation, bulk earthworks and remediation
- Design and construction of a 2-3 storey multi-unit warehouse facility
- Target GLA will be between 100,000 to 110,000 sqm
- Possibility for western buildings to rise to 3 storeys
- Allowance for B-double access for unhitching trailers to reverse into docks
- End of Trip facilities and amenities (gym, prayer rooms, outdoor areas).

The site location is shown in the image to the right.



Imagery: Metro map 2023

Below is the concept site plan of the proposal:



The development particulars are summarised in the table below:

Component	Proposed
Site Area	94,348 sqm
Primary Land Use	Warehouse
Ancillary Land Uses	Ancillary offices, End of Trip facilities and amenities
Gross Leasable Area	100,000 to 120,000 sqm
Number of Storeys	Up to three
Roads / Driveways	Two permanent access driveways on Percival Road and two on Britton Street

Register for updates and have your say by completing our survey here:

engage.hillpda.com.au/proposed-warehouse-28-54-percival-road-smithfield



Contact us

HillPDA Engagement Team
submissions@hillpda.com
(02) 9252 8777

Translation services:



TIS National 131 450

HillPDA
CONSULTING

APPENDIX B : ENGAGEMENT PORTAL

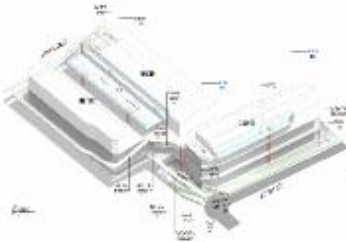
[Home](#)
[Projects](#)
[About Us](#)
[Contact Us](#)



[Facebook](#)
[Twitter](#)
[WhatsApp](#)
[Email](#)
[Google Plus](#)
[Back](#)
[View All Projects](#)

Proposed Warehouse, 28-54 Percival Road and 15-21 Britton Street, Smithfield

Project overview



We are seeking community input on a proposed multi-storey industrial facility at 28-54 Percival Road and 15-21 Britton Street, Smithfield. The proposal (SSD-67368956) seeks approval for a multi-storey industrial facility of up to three storeys.

Specifically, the proposal comprises the following:

- Demolition of existing improvements, including but not limited to buildings, pavements, contamination, and crossovers
- Removal, relocation and modification of existing services and services connections to suit the proposed redevelopment
- Removal of vegetation, bulk earthworks and remediation
- Design and construction of a 2-3 storey multi-unit warehouse facility
- Target GLA will be between 100,000 to 120,000 sqm
- Possibility for western buildings to rise to 3 storeys following the natural 11m site RL contrast. Feasibility shall be explored during the project
- Larger tenancies to be targeted for ground level in all buildings, with allowance for B-double access for unhitching trailers to reverse into docks
- Larger tenants to consider recessed docks on all levels
- Above ground levels to be smaller tenancies (4,000sqm and below) with mainly HRV and AV access with no need to contain recessed docking
- Due to the site location, End of Trip facilities and Amenities (e.g. gym, prayer rooms, outdoor areas) will be a key design consideration.

Language

Select a language below:

Project timeline

- Design development
- Early consultation
- WE ARE HERE**
- Design refinement
- Submit development application
- Public exhibition

Links

[DPHI Major Projects Portal Page](#)

Contact us

☐ I'm not a robot
 

Development particulars

Component	Proposed
Site Area	94,348 sqm
Primary Land Use	Warehouse
Ancillary Land Uses	Ancillary offices, End of Trip facilities and amenities
Gross Leasable Area	100,000 to 120,000 sqm
Number of Storeys	Three (3)
Roads / Driveways	Two (2) vehicular crossovers to Percival Road and two (2) vehicular crossovers to Britton Street

Community survey

Complete our survey here

APPENDIX C : ONLINE SURVEY

Community survey

Q.1 Where is your property or business located? *

Character Limit : 50

Q.2 How long have you been at your current address? *

☐ Less than a year
☐ 1-2 years
☐ 3-5 years
☐ More than 5 years

Q.3 Do you think the proposal to develop a warehouse at 28-54 Percival Road, Smithfield will impact on your property/business? *

☐ Yes
☐ No

Q.4 Do you think the proposal to develop a warehouse at 28-54 Percival Road, Smithfield will impact on your day to day activities? *

☐ Yes
☐ No

Q.5 If the proposed development is approved, do you think the construction activity at 28-54 Percival Road, Smithfield will impact on your property/business? *

☐ Yes
☐ No

Q.6 What are the things that you like about this area?

Character Limit : 200

Q.7 What things about this area would you like to be retained?

Character Limit : 200

Q.8 What things would like to see considered in a future development at 28-54 Percival Road, Smithfield? *

Character Limit : 200

Q.9 Do you have any other comments about the proposed development?

Character Limit : 200

APPENDIX D : LETTER TO AGENCIES AND ORGANISATIONS

Subject: Request for feedback – Proposed multi-unit warehouse at 28-54 Percival Road and 15-21 Britton Street, Smithfield

HillPDA has been engaged by Lendlease to contact relevant stakeholders and advise them of a proposal for a multi-unit warehouse at 28-54 Percival Road and 15-21 Britton Street, Smithfield. The proposal is proceeding under the State Significant Development assessment (SSDA) pathway, and as part of this process, we are seeking to engage with relevant agencies and organisations in the local area. This will enable an early opportunity to provide input on the proposal.

The proposal (SSD-67368956) seeks approval for three (3) warehouse buildings of up to three storeys. Specifically, the proposal comprises the following:

- Demolition of existing improvements, including but not limited to buildings, pavements, contamination, and crossovers
- Removal, relocation and modification of existing services and services connections to suit the proposed
- redevelopment
- Removal of vegetation, Bulk Earthworks and Remediation
- Design and construction of a 2-3 storey multi-unit warehouse facility.

Further information is available via the relevant pages on the [NSW DPHI Major Projects Portal](#) or the [HillPDA Engagement Portal](#).

We would appreciate hearing your insights on the proposal and any other relevant matters. There will be further opportunities to comment on the proposal after the development application has been lodged. If you are interested in participating or if you have any queries, please contact the HillPDA engagement team at submissions@hillpda.com or on [02 9252 8777](tel:0292528777).

We look forward to receiving your feedback.

Alex Peck
Associate



We bridge the gap between planning, economics and development.

T [02 9252 8777](tel:0292528777)
A Level 3, 234 George St, Sydney NSW 2000
W hillpda.com.au

Disclaimer

1. This report is for the confidential use only of the party to whom it is addressed ("Client") for the specific purposes to which it refers and has been based on, and takes into account, the Client's specific instructions. It is not intended to be relied on by any third party who, subject to paragraph 3, must make their own enquiries in relation to the issues with which this report deals.
2. HillPDA makes no representations as to the appropriateness, accuracy or completeness of this report for the purpose of any party other than the Client ("Recipient"). HillPDA disclaims all liability to any Recipient for any loss, error or other consequence which may arise as a result of the Recipient acting, relying upon or using the whole or part of this report's contents.
3. This report must not be disclosed to any Recipient or reproduced in whole or in part, for any purpose not directly connected to the project for which HillPDA was engaged to prepare the report, without the prior written approval of HillPDA. In the event that a Recipient wishes to rely upon this report, the Recipient must inform HillPDA who may, in its sole discretion and on specified terms, provide its consent.
4. This report and its attached appendices are based on estimates, assumptions and information provided by the Client or sourced and referenced from external sources by HillPDA. While we endeavour to check these estimates, assumptions and information, no warranty is given in relation to their reliability, feasibility, accuracy or reasonableness. HillPDA presents these estimates and assumptions as a basis for the Client's interpretation and analysis. With respect to forecasts, HillPDA does not present them as results that will actually be achieved. HillPDA relies upon the interpretation of the Client to judge for itself the likelihood of whether these projections can be achieved or not.
5. Due care has been taken to prepare the attached financial models from available information at the time of writing, however no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions.
6. This report does not constitute a valuation of any property or interest in property. In preparing this report HillPDA has relied upon information concerning the subject property and/or proposed development provided by the Client and HillPDA has not independently verified this information except where noted in this report.
7. This report is expressly excluded from any reliance for mortgage finance purpose or any lending decisions. Furthermore, this report is not intended to be relied upon for any joint venture or acquisition / disposal decision unless specifically referred to in our written instructions.
8. HillPDA makes no representations or warranties of any kind, about the accuracy, reliability, completeness, suitability or fitness in relation to maps generated by HillPDA or contained within this report.

Liability limited by a scheme approved under the Professional Standards Legislation



SYDNEY

Level 3, 234 George Street
Sydney NSW 2000
GPO Box 2748 Sydney NSW 2001
t: +61 2 9252 8777
f: +61 2 9252 6077
e: sydney@hillpda.com

MELBOURNE

Suite 114, 838 Collins Street
Docklands VIC 3008
t: +61 3 9629 1842
f: +61 3 9629 6315
e: melbourne@hillpda.com

WWW.HILLPDA.COM