



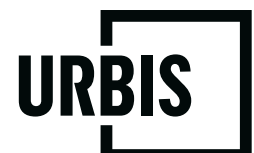
BURRAH PARK

Consultation Outcomes Report (1953-2109 Elizabeth Drive,
Badgerys Creek SSD-70316465)

Prepared for:

- Richmond Bridge Burrah Park 2 Pty Ltd as trustee for Burrah Park Prop Trust 1
- UniSuper Limited as Trustee for UniSuper and UniSuper Management Pty Limited
- ISPT Pty Limited as trustee for The Industry Superannuation Property Trust No. 1
- HB&B Property Pty Ltd

16 August 2024



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Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

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

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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URBIS
URBIS ENGAGEMENT - BURRAH PARK - CONSULTATION OUTCOMES REPORT
- FINAL

EXECUTIVE SUMMARY

This Consultation Outcomes Report (Report) has been prepared by Urbis Engagement to accompany a State Significant Development Application (SSDA) for a Concept and Stage 1 SSDA for a Warehouse and Logistics Estate at 1953-2109 Elizaeth Drive, Badgerys Creek. The site is legally described as Lot 1 in Deposited Plan 1306448.

The applicant, the trustee for Burra Park Prop Trust 1 is a joint venture entity, with ISPT Core Fund and UniSuper each holding an equal share. HB&B and ISPT have been appointed as the development team to oversee the project's delivery. By leveraging the expertise of both organizations, the venture is well-positioned to maximize Burrah Park's value to the community.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD- 70316465).

This Report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD- 70316465); and is aligned with the Department of Planning, Housing and Infrastructure's (DPHI) *Undertaking Engagement Guidelines for State Significant Projects* and the International Association of Public Participation's (IAP2) Public Participation Spectrum.

1. INTRODUCTION

This report has been prepared to accompany an SSDA at 1953-2109 Elizabeth Drive, Badgerys Creek (SSD- 70316465). The application seeks consent for a concept plan including future development lots and building footprints. The development also seeks consent for the Stage 1 works which will include bulk earthworks across the site, infrastructure delivery, road access/intersections, internal road construction, civil infrastructure and utilities, stormwater infrastructure works and the construction of three (3) warehouse buildings.

Specifically, development consent is sought for:

- Concept Plan
 - Concept Masterplan for the Burrah Park comprising warehouse buildings, internal road network layout, building locations, GFA, car parking, concept landscaping, building heights, setbacks, signage strategy, public art strategy, design excellence strategy and Connection with Country framework.
 - Developable area 131.45ha.
 - Total approximate GFA 63ha
- Stage 1 – site preparation works
 - Demolition and removal of existing structures and vegetation.
 - Heritage salvage works (if applicable).
 - Construction of roads, access infrastructure, including a signalised intersection with Elizabeth Drive.
 - Dam de-watering and de-commissioning.
 - Bulk earthworks, cut and fill, benching, battering and retaining walls.
 - Lead in infrastructure, utilities and servicing.
 - Stormwater infrastructure including construction of Sydney Water basins and Water Sensitive Urban Design (WSUD) elements.
- Stage 1 – Development
 - Construction and fit out of 3 warehouse buildings and ancillary office space.
 - Stormwater management, fencing and landscaping.
 - Internal road network, active transport network, public domain and open space.
 - Subdivision, and
 - Estate and on lot signage.
 - Total approximate GFA 85,864sqm
 - Warehouse 1.1 – 26,860sqm
 - Warehouse 1.2 – 31,443sqm
 - Warehouse 3.1 – 27,561sqm

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (**SEARs**) dated 22 May 2024 and issued for the SSDA (**SSD-70316465**). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 1 Response to SEARS – SSD-70316465.

SEARs item	Project response
Consultation	

SEARs item	Project response
<p>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.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> ▪ Penrith City Council ▪ NSW Department of Climate Change, Energy, the Environment and Water, specifically the: <ul style="list-style-type: none"> – Biodiversity, Conservation and Science Group – Water Group ▪ Heritage NSW ▪ Department of Planning, Housing and Infrastructure <ul style="list-style-type: none"> – Western Parkland City Authority – Government Architect NSW ▪ Commonwealth Department of Infrastructure, Transport, Regional Development and Communications ▪ Civil Aviation Safety Authority ▪ Western Sydney Airport ▪ Transport for NSW ▪ Fire & Rescue NSW ▪ NSW Rural Fire Service ▪ Sydney Water ▪ surrounding local landowners, businesses and stakeholders ▪ any other public transport, utilities or community service providers. <p>SEARs cover letter - Community consultation</p> <p>The Department wishes to emphasise the importance of effective and genuine community consultation. A comprehensive open and transparent community consultation engagement process must be undertaken during the preparation of the EIS. This process <u>must</u> ensure that the community is provided with a good understanding of what is proposed (including a description of any potential impacts) and they are actively engaged in issues of concern to them.</p> <p><u>Please note, your EIS must include clear evidence that this consultation has been undertaken and justification for the proposed consultation method(s) used.</u></p>	<p>In accordance with NSW Department of Planning, Housing and Infrastructure (DPHI) expectations around early and effective engagement for state significant projects, an approach was prepared and implemented to ensure HB&B Property and ISPT delivered an engagement program consistent with DPHI's <i>Undertaking Engagement Guidelines for State Significant Projects</i>.</p> <p>HB&B Property and ISPT's approach aimed to connect with the relevant local, state and commonwealth government authorities, service providers and community stakeholders who may be interested in or impacted by the proposal.</p> <p>Refer to Section 2 of this document for a detailed overview of the approach.</p>

The Site

Figure 1 provides regional context and Figure 2 shows an aerial of the developable area be developed as part of this SSD.

Figure 1 Site



Source: Near Maps and Urbis

Figure 2 Site Context – Development Area



Source: Near Maps and Urbis

The key features of the site are summarised in the table below.

Table 2 Key Features of Site and Locality

Descriptor	Site Detail
Land Configuration	<p>The site is legally described as Lot 1 in Deposited Plan 1306448.</p> <p>The site area is 171.84ha.</p> <p>The site generally slopes from high points adjacent to Elizabeth Drive (RL 75) to low points in the northeast corner (RL 40). Topography is characterised by a central ridgeline running from the central portion of the southern boundary towards the northeast.</p>
Surrounding Land Use	<p>Surrounding land uses include:</p> <ul style="list-style-type: none"> ▪ M12 Motorway and Metro (under construction) to the north and east with predominantly rural uses beyond ▪ Western Sydney Airport is under construction opposite the site on the southern side of Elizabeth Drive, ▪ Rural residential uses on the opposite side of Cosgroves Creek to the west.
Site Access and road network	<p>The site is accessible from Elizabeth Drive, a State arterial road aligned in an east-west direction adjacent to the southern boundary.</p>
Easements and Covenants	<p>An easement for electricity purposes is located on the northern side of the site.</p>
Services	<p>The site has power and water available.</p>

Descriptor	Site Detail
Acid Sulfate Soils	Not mapped.
Contamination	<p>The site has the potential to be contaminated, due to the current agricultural land use. A Detailed Site Investigation will be submitted as part of the SSDA lodgement.</p> <p>As per previous Detailed Site Investigation prepared by Douglas Park, the site is appropriate for proposed development subject to remediation works undertaken.</p>
Stormwater and Flooding	As indicated in the <i>Wianamatta (South) Creek Flood Study – Existing Conditions (Prepared by Advisian for Infrastructure NSW, November 2020)</i> the site is subject to 1:100 ARI (average recurrence interval) along the main creek lines of Cosgroves and Badgerys Creek.
Bushfire Prone Land	The site is classified as bushfire prone land. A bushfire report will be submitted with the SSDA.
Flora and Fauna	The site currently consists of cleared rural land with the occasional scattered Cumberland Plain Woodland, trees, weeds, and shrubs. Most of the site is certified under the Cumberland Plain Conservation Plan (CPCP)
Riparian Corridor	Cosgroves Creek and Oaky Creek run along the western part of the site, while Badgerys Creek runs along the eastern side. The proposed development is designed to generally avoid land zoned ENZ. The site contains multiple hydrolines and dams.
Aboriginal Heritage	Aboriginal objects have been identified along the Oakey Creek – Cosgroves Creek corridor along the entirety of the western study area boundary.
European Heritage	<p>The site does not contain any State or locally significant heritage listed items.</p> <p>The site does form part of the former CSIRO McMaster Field Station which is identified as a potential heritage item under the Precinct Plan.</p> <p>The site is adjacent to the McGarvie Smith Farm which is identified as a local Heritage Item under the <i>State Environmental Planning Policy (Precincts—Western Parkland City) 2021</i>.</p>

2. COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

This section outlines the engagement activities delivered between May and July 2024 to raise community and stakeholder awareness of, and invite feedback on, the proposal. This engagement methodology and its outcomes have been informed and are consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*.

The proposal is located within the rapidly developing Northern Gateway Precinct and forms part of the broader Western Sydney Employment Area (WSEA). To mitigate consultation fatigue from ongoing development, engagement focused on keeping the community updated about the proposal and providing information on specific potential impacts.

The approach was also guided by advice from the Independent Community Commissioner regarding engagement with communities in the Aerotropolis. Given the ongoing consultation about various planned projects in the area and to minimise consultation fatigue, this advice recommended engaging the Western Sydney Aerotropolis Community Consultative Committee (CCC) in the early phases of this project.

The approach built on extensive community consultation previously undertaken for this site and sought to address any feedback shared via submissions on the previous SSDA.

2.1. PURPOSE OF ENGAGEMENT (OBJECTIVES)

The stakeholder and community engagement process for the project aimed to:

- Provide consistent, relevant, jargon-free and up to date information on the proposal, impacts, benefits, and the SSDA process through accessible, tailored open lines of communication
- Provide methods for monitoring and opportunities for the community give feedback to help inform the planning process
- Respond appropriately and in a timely manner to concerns or questions raised by the community and stakeholders
- Facilitate information flow to the project team by establishing working relationships to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the project
- Manage expectations by closing the feedback loop by sharing how stakeholder and community views influenced the proposal.

2.2. STAKEHOLDERS

Stakeholders are defined as individuals, groups of individuals or organisations that could influence or affect a project. As described in DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the community is anyone (individuals, groups of individuals or organisations) interested in or likely to be affected by the project. Based on the SEARs and levels of interest, stakeholders for the project have been separated into four categories, as shown in the figure below.

Figure 3 Stakeholder categorisation

Government authorities	Service providers
<p>Local Government</p> <ul style="list-style-type: none"> ▪ Penrith City Council <p>State Government</p> <ul style="list-style-type: none"> ▪ NSW Department of Climate Change, Energy, the Environment and Water, specifically the: <ul style="list-style-type: none"> – Biodiversity, Conservation and Science Group – Water Group ▪ Heritage NSW ▪ Department of Planning, Housing and Infrastructure <ul style="list-style-type: none"> – Western Parkland City Authority – Government Architect NSW ▪ Transport for NSW <p>Commonwealth Government</p> <ul style="list-style-type: none"> ▪ Department of Infrastructure, Transport, Regional Development, Communications and the Arts ▪ Civil Aviation Safety Authority 	<ul style="list-style-type: none"> ▪ WSA Co. Limited ▪ Fire and Rescue NSW ▪ NSW Rural Fire Service ▪ Sydney Water ▪ Endeavour Energy
Aboriginal stakeholders	Community
<ul style="list-style-type: none"> ▪ Aboriginal stakeholders <ul style="list-style-type: none"> – Deerubbin Local Aboriginal Land Council and Registered Aboriginal Parties – Traditional Owners 	<ul style="list-style-type: none"> ▪ Surrounding local landowners, businesses and stakeholders, including: <ul style="list-style-type: none"> – Residents located on Elizabeth Drive (between Martin Road and Luddenham Road) – Residents located on the corner of Luddenham Road and Elizabeth Drive (up to lot 641-675 Luddenham Road). – University of Sydney – landowner at McGarvie Smith West ▪ Community groups: <ul style="list-style-type: none"> – Western Sydney Aerotropolis Community Consultative Committee

2.2.1. Government authorities

HB&B Property and ISPT, Urbis Planning and technical consultants were responsible for engagement with government authorities.

As listed in the SEARs, engagement is required with any relevant local, state or Commonwealth government authorities. This includes Penrith City Council; NSW Department of Climate Change, Energy, the Environment and Water; Heritage NSW; DPHI; Transport for NSW; the Australian Department of Infrastructure, Transport, Regional Development, Communications and the Arts and the Civil Aviation Safety Authority.

2.2.2. Service providers

HB&B Property and ISPT, Urbis Planning and technical consultants were responsible for engagement with relevant service providers.

As identified in the SEARS, this includes WSA Co. Limited, Fire and Rescue NSW, NSW Rural Fire Service and Sydney Water.

As listed in its agency advice, Endeavour Energy has noted its preference for early engagement with HB&B Property and ISPT and has therefore been included in this category.

2.2.3. Aboriginal stakeholders

Urbis Heritage and Yerrabingin were responsible for engagement with Aboriginal stakeholders.

Urbis Heritage consulted with the Deerubbin Local Aboriginal Land Council and Registered Aboriginal Parties to determine the cultural significance of objects and/or places on and surrounding the site. If objects or places of cultural significance are identified, this consultation will seek to consult with the Aboriginal stakeholders to mitigate any impacts. Feedback from this consultation is included in the Aboriginal Cultural Heritage Assessment Report lodged with this SSDA.

Yerrabingin consulted with Traditional Owners and other Aboriginal stakeholders as part of the Connecting with Country process. Feedback from this consultation is included in the Connecting with Country report lodged with this SSDA.

2.2.4. Community

Urbis Engagement was responsible for engaging with the community including surrounding local landowners, businesses and stakeholders.

Surrounding local landowners, businesses and stakeholders

Throughout 2022, Urbis Engagement led community consultation to inform a previous SSDA for this site. As such, Urbis Engagement ensured all previously consulted community members were kept up to date on future development for this site.

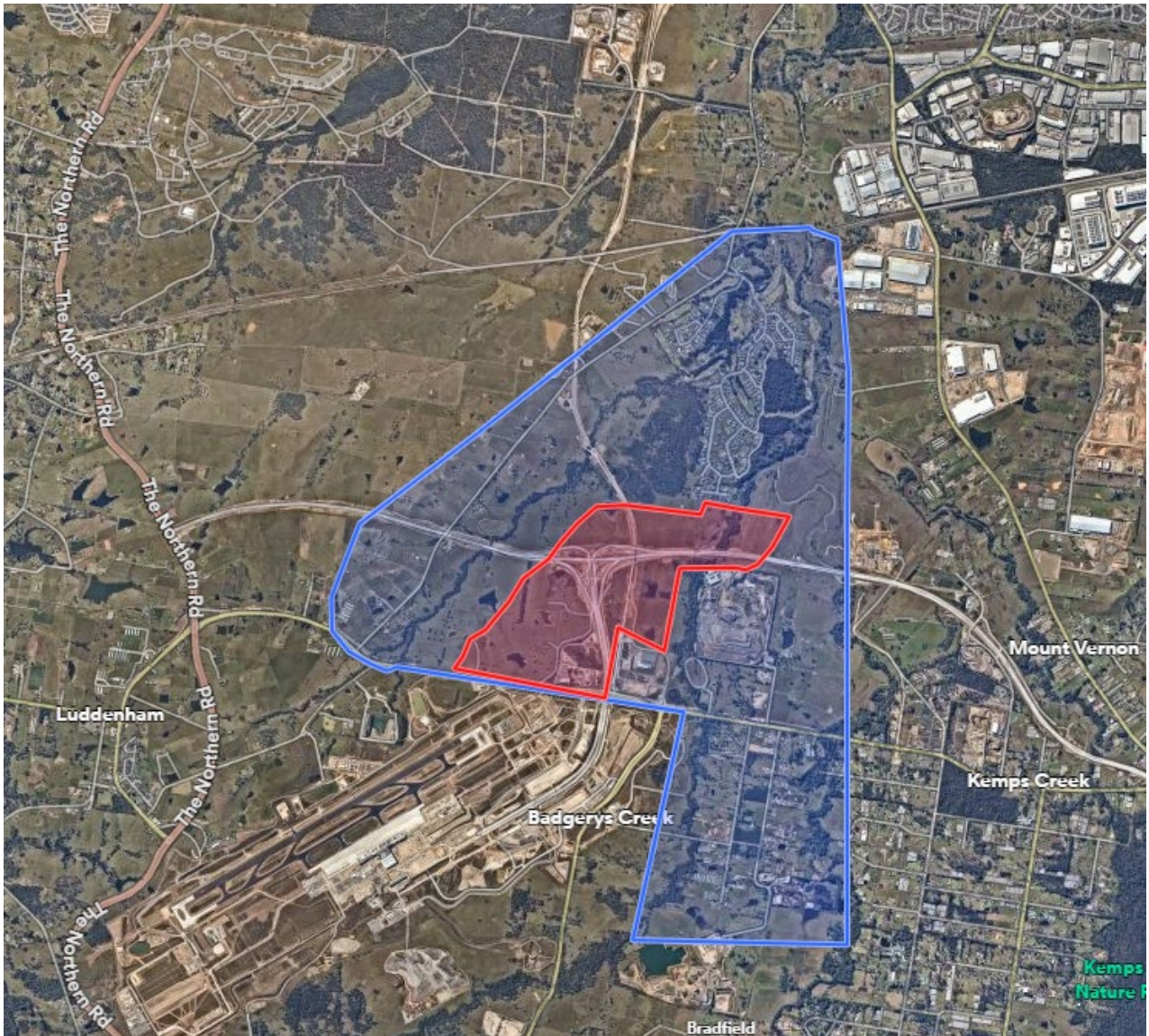
This community (identified in Figure 4) was selected due to their proximity to the site and likely impact or interest during construction and operation; and includes landowners and occupiers immediately surrounding the site and those on Elizabeth Drive (between Martin Road and Luddenham Road) and on the corner of Luddenham Road and Elizabeth Drive (up to lot 641-675 Luddenham Road).



Community groups

The community groups for this project included the Western Sydney Aerotropolis Community Consultative Committee (CCC).

As recommended by the Independent Community Commissioner, engagement with communities in the Aerotropolis was undertaken via the CCC to minimise impacts of consultation fatigue whilst keeping the community informed about development in their area.

Figure 4 The site and surrounding community



-  The site
-  Community catchment

2.3. COMMUNITY ENGAGEMENT ACTIVITIES

Engagement activities throughout the consultation process included the letterbox and email distribution of a community newsletter and monitoring a contact email and phone line throughout the duration of the planning process.

2.3.1. Community newsletter

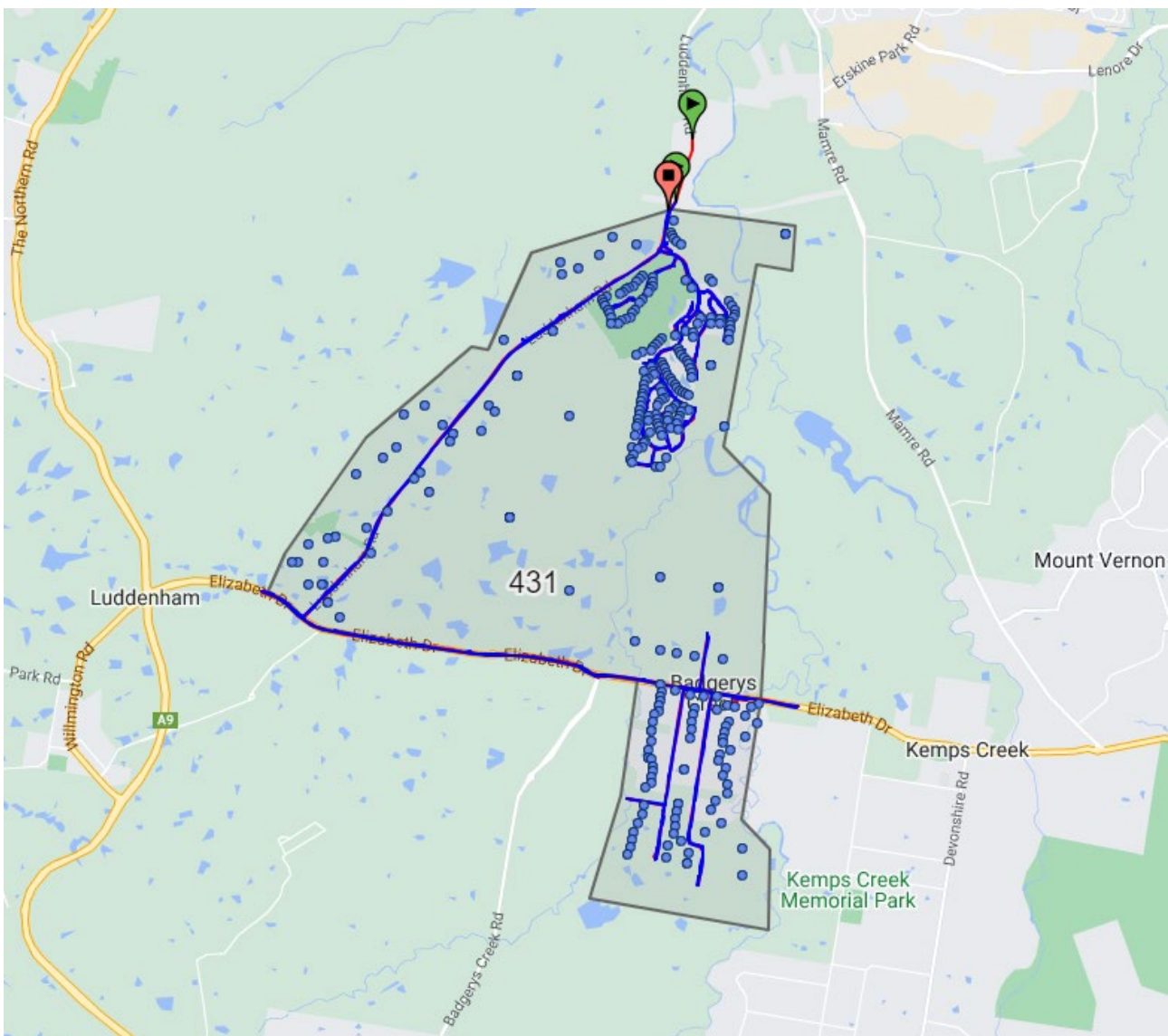
On 21 June 2024, a community newsletter was distributed to 431 surrounding landowners, businesses and stakeholders identified in Figure 4.

This newsletter provided an overview of the project and the key assessments being undertaken to inform the Environmental Impact Statement. This newsletter also invited feedback through the enquiry email address and phone number, and via an online survey to inform the Social Impact Assessment.

Feedback captured as part of the online survey is included in the Social Impact Assessment lodged as part of the SSDA.

A copy of this newsletter is included in Appendix A with a record of distribution included in Figure 5 below.

Figure 5 Community newsletter distribution record



2.3.2. Email distribution of community newsletter

As recommended by the Independent Community Commissioner, the community newsletter was emailed to the Western Sydney Aerotropolis Community Consultative Committee (CCC) Chairperson on 21 June 2024.

At the time of writing this report, no correspondence has been received from representatives from the CCC.

2.3.3. Community enquiry lines

The community was invited to contact the project team through a 1800 phone number and engagement email address. These contact details were managed and monitored by Urbis throughout the consultation process to enable the community to provide feedback and ask questions.

At the time of writing this report, no phone calls or emails have been received.

3. DETAILED SUMMARY OF ISSUES RAISED

The following table provides a detailed outline of the issues raised by government authorities, relevant agencies, Aboriginal stakeholders and the community and the project response.

Table 3 Issues raised

Stakeholder	How this group was consulted	Feedback	Project response
Government authorities			
<ul style="list-style-type: none"> ▪ Penrith City Council (Council) 	<p>On 25 January 2024, town planners Urbis met with Council to provide a comprehensive overview of the project.</p> <p>Urbis highlighted a variation in the concept plan, specifically regarding the Elizabeth Drive intersection and the removal of the sub-arterial east-west road and roundabout from the ENZ zone.</p>	<p>Council provided an update on the status of the contribution plan and noted that a works-in-kind agreement could be a viable option in relation to the proposed relocation of the east-west road.</p>	<p>HBB and ISPT has considered Council’s comments in the SSDA and will liaise with DPHI to request progression of the contributions plan outcome.</p>
	<p>On 31 May 2024, HBB and ISPT and representatives from the project team including town planners Urbis, traffic consultants Arcadis and engineers Henry & Hymas met with Council, the NSW Department of Planning, Housing and Infrastructure (DPHI) and Transport for NSW (TfNSW) to present the concept plan and road hierarchy.</p>	<p>See records for Transport for NSW below</p>	

Stakeholder	How this group was consulted	Feedback	Project response
	<p>On 6 June 2024, HBB, ISPT, architects Nettleton Tribe and town planners Urbis met with Council to discuss local contributions and Voluntary Planning Agreement (VPA) arrangements.</p>	<p>During the meeting, Council advised:</p> <ul style="list-style-type: none"> ▪ VPA credits would only be considered for items that are in Council's Draft Contributions Plan, which is expected to be finalised in the coming months. ▪ Given the project is in its early stages, a VPA offer letter is not required urgently. 	<p>VPA is currently under negotiation and will be further explored as the project progresses.</p>
	<p>On 4 July 2024, Urbis' Community Planning team met with social strategy and safety representatives from Council to understand the local characteristics of the community and any potential social impacts or benefits and concerns associated with the proposal.</p>	<p>Feedback received has been included in the SIA lodged with the SSDA.</p>	<p>Urbis' Community Planning team has considered Council's comments in the SIA.</p> <p>HBB and ISPT will continue to provide project updates to Council and offer the opportunity to comment/ provide feedback should plans change.</p>
<ul style="list-style-type: none"> ▪ NSW Department of Planning, Housing and Infrastructure (DPHI) 	<p>On 23 November 2023, HBB, ISBT and Urbis Planning met with DPHI to introduce the project team and give an overview of site acquisition, strategic planning completed to date, level of engagement with key authorities to date and an update on the status of the concept plan.</p>	<p>No feedback was provided in this meeting.</p>	
	<p>On 16 January 2024, the project team met with DPHI to provide an update on further engagement with TfNSW and Sydney Water.</p>	<p>DPHI noted that the trunk drainage system requires a more naturalised drainage solution. The location of the neighbourhood centre was</p>	<p>The proposal includes the following design responses:</p> <p>Clearly embed feedback from Traditional Custodians into the design</p>

Stakeholder	How this group was consulted	Feedback	Project response
	<p>The updated masterplan was presented, which had been revised in response to feedback from government agencies.</p>	<p>also confirmed, reflecting previous SDRP comments.</p>	<p>methodology and ensure that the future connection to Luddenham Road does not impact on the confluence of Cosgroves Creek with the central riparian corridor, a key area identified by local Indigenous knowledge holders.</p> <p>Reinstatement and rehabilitation of the central riparian corridor that responds to Country and provides for recreation, tree planting, biodiversity Sydney Water basins and natural trunk drainage.</p>
	<p>On 19 March 2024, the project team met with DPHI to discuss the location of the northern roundabout on the spine road, the status of local contributions plans, and updates on Elizabeth Drive.</p>	<p>DPHI expressed a need to understand the interface with the Riparian Corridor and Cosgroves Creek. The design and staging of earthworks will be a crucial factor in DPHI's assessment. DPHI also expressed interest in understanding how the DHL and CDC lots, which are separate detailed SSDAs, will integrate with the rest of the estate. Furthermore, DPHI sought clarity on how the estate will interact with the M12.</p>	
	<p>On 31 May 2024, HBB and ISPT and representatives from the project team including town planners Urbis, traffic consultants Arcadis and engineers Henry & Hymas met with Council, the NSW Department of Planning, Housing and Infrastructure (DPHI) and Transport for NSW (TfNSW) to present the concept plan and road hierarchy.</p>	<p>See records for Transport for NSW below</p>	
<ul style="list-style-type: none"> NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) 	<p>On 17 June 2024, Urbis emailed DCCEEW's Biodiversity, Conservation and Science (BCS) group to provide an overview of the</p>	<p>On 17 June 2024, DCCEEW's Senior Project Officer in the BCS group responded advising that it did not require a meeting at this stage.</p>	<p>HB&B and ISPT will cease pre-lodgement consultation with the BCS Group and only contact the BCS Group should plans change.</p>

Stakeholder	How this group was consulted	Feedback	Project response
<ul style="list-style-type: none"> - Biodiversity, Conservation and Science Group 	<p>proposal including the scope of works and offer a time to meet.</p> <p>A copy of the Scoping Report and issued SEARs were attached to this email.</p>		<p>HB&B and ISPT will still be available to answer project questions and receive feedback should the BCS Group choose to contact them again.</p>
<ul style="list-style-type: none"> - Natural Resources Access Regulator 	<p>On 17 June 2024, Urbis emailed DCCEEW's Natural Resources Access Regulator to provide an overview of the proposal including the scope of works and offer a time to meet.</p> <p>A copy of the Scoping Report and issued SEARs were attached to this email.</p>	<p>To date, no response has been received from the Natural Resources Access Regulator.</p>	<p>HB&B and ISPT will still be available to answer project questions and receive feedback should the Natural Resources Access Regulator respond.</p>
<ul style="list-style-type: none"> - Water Group 	<p>On 17 June 2024, Urbis emailed DCCEEW's Water Group to provide an overview of the proposal including the scope of works and offer a time to meet.</p> <p>A copy of the Scoping Report and issued SEARs were attached to this email.</p>	<p>On 17 June 2024, DCCEEW's Assistant Project Officer responded advising that NSW DCCEEW Water will wait until SSDA lodgement before starting its assessments or offering comments; and requested that all requests for advice be submitted via the Major Projects Portal.</p>	<p>HB&B and ISPT will cease pre-lodgement consultation with the Water Group.</p> <p>HB&B and ISPT will still be available to answer project questions and receive feedback should the Water Group choose to contact them again.</p>
<ul style="list-style-type: none"> ▪ Heritage NSW 	<p>On 17 June 2024, Urbis emailed Heritage NSW to provide an overview of the proposal including the scope of works and offer a time to meet.</p>	<p>On 19 June 2024, Heritage NSW responded advising it would only require a meeting if there were significant Aboriginal cultural heritage constraints associated with the proposal; noting that this would be unlikely</p>	<p>An Aboriginal Cultural Heritage Assessment has been prepared as part of the SSDA that provides clarification on the Aboriginal heritage items surrounding the development site.</p>

Stakeholder	How this group was consulted	Feedback	Project response
	<p>A copy of the Scoping Report and issued SEARs were attached to this email.</p>	<p>based on the location and other Aboriginal cultural heritage assessments already undertaken in and around this site.</p> <p>Heritage NSW requested clarification on the following items in the Scoping Report when preparing the Aboriginal Cultural Heritage Assessment:</p> <ul style="list-style-type: none"> ▪ On page 10 it states, 'Aboriginal objects have been identified along the Oakey Creek – Cosgroves Creek corridor along the entirety of the western study area boundary' (page 10). ▪ However, on page 27, the following is stated - 'Previous archaeological works have been done on the site and determined that there are no Indigenous archaeological sites or Potential Archaeological Deposits on the site...As per previous studies conducted by Baker Archaeology and Artefact, there are five AHIMS sites identified within the development area'. 	
<ul style="list-style-type: none"> ▪ Western Parkland City Authority (WPCA) 	<p>On 17 June 2024, Urbis emailed WPCA to provide an overview of the proposal including the scope of works and offer a time to meet.</p>	<p>At the time of writing this report, the project team have been in ongoing communication with WPCA to coordinate meeting to provide information and receive feedback.</p> <p>HBB and ISPT will continue to be available to answer questions and receive feedback throughout the planning process.</p>	

Stakeholder	How this group was consulted	Feedback	Project response
	A copy of the Scoping Report and issued SEARs were attached to this email.		
<ul style="list-style-type: none"> ▪ Government Architect NSW – State Design Review Panel 	On 4 July 2024, HBB, ISPT, town planners Urbis and architects Nettleson Tribe delivered a presentation of the proposed masterplan to the SDRP.	<p>The SDRP acknowledged the project's dedication to reintegrating the riparian corridor into the site's core.</p> <p>The SDRP noted that whilst the project has made significant strides, there are three key areas that need further refinement to attain design excellence.</p> <p>Firstly, the new connection to Luddenham Rd must be designed in a way that doesn't interfere with the confluence of Cosgrove Creek and the riparian corridor.</p> <p>Secondly, the implementation of a Design Excellence strategy is strongly advised.</p> <p>Lastly, the project's sustainability goals need to be elevated to ensure a more environmentally conscious approach.</p>	Detailed responses to SDRP feedback has been included in Section 3.2.2.2 of the EIS lodged with this SSDA.
<ul style="list-style-type: none"> ▪ Transport for NSW (TfNSW) 	On 7 December 2023, HBB, ISPT and traffic consultants Arcadis met with TfNSW to introduce the team and provide context for the project. Arcadis presented the masterplan and discussed the Elizabeth Drive intersection.	TfNSW confirmed that the Burrah Park estate intersection is too close to the M12 intersection and recommended its relocation further west. TfNSW also expressed concern that the first internal estate roundabout north of Elizabeth Drive was too close to the Elizabeth Drive intersection. TfNSW noted that any further changes to the road network would need to be	<p>The design includes a revised road network and connections that reflects ongoing discussions Transport for NSW.</p> <p>This is detailed in the EIS and concept plan lodged with the SSDA.</p>

Stakeholder	How this group was consulted	Feedback	Project response
		supported by traffic modelling, including the M7/M12 access, to understand queue lengths.	
	On 31 January 2024, HBB, ISPT, Arcadis and town planners Urbis met with TfNSW to provide an update on the proposed masterplan and road network.	TfNSW noted that the Luddenham Road connection will be located 1km further north than its location on the Precinct Plan. TfNSW also explained that the estate intersection should be positioned further west of the M12 on-ramp. Requested Arcadis to provide more detailed information on the intersection location. This would enable TfNSW to assess how the proposed road widening might impact the Sydney Water treated water main on Elizabeth Drive.	
	On 31 May 2024, HBB, ISPT, Urbis, Arcadis and engineers Henry & Hymas met with Council, the NSW Department of Planning, Housing and Infrastructure (DPHI) and TfNSW to present the updated concept plan and road hierarchy.	<p>TfNSW confirmed that the following assumptions align with their vision:</p> <ul style="list-style-type: none"> ▪ The Elizabeth Drive intersection will be relocated further west to distance it from the M12 on-ramps. TfNSW specified a minimum distance of 800m between the M12 on-ramps and the Elizabeth Drive intersection. ▪ The location of the east-west collector road has been moved further north. ▪ The connection point for Luddenham Road has also been relocated further north 	

Stakeholder	How this group was consulted	Feedback	Project response
		DPHI confirmed that there are provisions within the DCP that allow for minor variations to the precinct plan. DPHI will consider such requests, provided they are supported by the relevant agency	
<ul style="list-style-type: none"> ▪ Sydney Metro 	<p>On 17 June 2024, Urbis emailed Sydney Metro's Corridor Protection team to provide an overview of the proposal including the scope of works and offer a time to meet.</p> <p>A copy of the Scoping Report and issued SEARs were attached to this email.</p>	<p>On 19 June 2024, Sydney Metro responded advising that the project site is over 200 metres from the Sydney Metro – Western Sydney Airport project and accordingly Sydney Metro has no assessment requirements in accordance with the documents received.</p>	<p>HB&B and ISPT will cease pre-lodgement consultation with Sydney Metro and only contact Sydney Metro should plans change.</p> <p>HB&B and ISPT will still be available to answer project questions and receive feedback should Sydney Metro choose to contact them again.</p>
<ul style="list-style-type: none"> ▪ Department of Infrastructure, Transport, Regional Development, Communications and the Arts (DITRDCA) 	<p>On 17 June 2024, Urbis emailed DITRDCA to provide an overview of the proposal including the scope of works and offer a time to meet.</p> <p>A copy of the Scoping Report and issued SEARs were attached to this email.</p>	<p>To date, no response has been received from DITRDCA.</p>	<p>HB&B and ISPT will still be available to answer project questions and receive feedback should DITRDCA respond.</p>
<ul style="list-style-type: none"> ▪ Civil Aviation Safety Authority (CASA) 	<p>On 17 June 2024, Urbis emailed CASA to provide an overview of the proposal including the scope of works and offer a time to meet.</p> <p>A copy of the Scoping Report and issued SEARs were attached to this email.</p>	<p>On 18 June 2024, CASA responded advising it has reviewed the Airport Safeguarding section of the SEARs (and the Scoping Report). The SEARs are satisfactory and should result in an appropriate EIS.</p> <p>CASA is prepared to review the EIS when complete and at this stage, there is no</p>	<p>HB&B and ISPT will cease pre-lodgement consultation with CASA and only contact CASA should plans change.</p> <p>HB&B and ISPT will still be available to answer project questions and receive</p>

Stakeholder	How this group was consulted	Feedback	Project response
		requirement to meet to run through the proposed plans.	feedback should CASA choose to contact them again.
Relevant agencies			
WSA Co. Limited (Western Sydney Airport)	On 2 April 2024, HBB, ISPT and town planners Urbis met with Western Sydney Airport to discuss the proposal's progress.	<p>Key topics included the management of basins to prevent large bird congregations and ensure proper drainage.</p> <p>Western Sydney Airport emphasised the importance of windshear assessment zones for incoming aircraft and advised that solar panels should be designed to minimise glare issues. It also indicated that short-term approval for crane operations would likely be necessary.</p>	<p>The project team has considered the feedback provided by Western Sydney Airport.</p> <p>The trees plantings proposed under the concept landscape plan are to be delivered subject to the following design parameters to respond to the WSA operational constraints (minimise bird strike risks) while also looking to achieve the relevant canopy targets and an overall high level of amenity and shading with the appropriate species.</p> <p>The design includes a revised road network and connections that reflects ongoing discussions Western Sydney Airport.</p> <p>This is detailed in the EIS and concept plan lodged with the SSDA.</p>
	On 5 June 2024, a second meeting was held between Western Sydney Airport and the project team.	<p>Western Sydney Airport confirmed there are design elements that can be undertaken to minimise the attractiveness of water bodies. Review the drainage design and focus on how the drainage is being maintained.</p> <p>The Aerotropolis DCP has information about the type of birds around the airport and the risk profile of birds depends on the size and how high they fly into the airspace.</p> <p>Minimisation of bird strikes is important; the project should aim to achieve different tree canopy density across the Site.</p>	

Stakeholder	How this group was consulted	Feedback	Project response
		Location of main intersection with Elizabeth Drive and potential to align with a future additional intersection with Elizabeth being considered by WSIA.	
Fire and Rescue NSW (FRNSW)	<p>On 17 June 2024, Urbis emailed FRNSW to provide an overview of the proposal including the scope of works and offer a time to meet.</p> <p>A copy of the Scoping Report and issued SEARs were attached to this email.</p>	FRNSW advised there is no requirement to meet and will review at the formal exhibition stage.	HB&B and ISPT will still be available to answer project questions and receive feedback from FRNSW during the formal exhibition stage.
NSW Rural Fire Service (RFS)	<p>On 17 June 2024, Urbis emailed the RFS to provide an overview of the proposal including the scope of works and offer a time to meet.</p> <p>A copy of the Scoping Report and issued SEARs were attached to this email.</p>	RFS advised there is no requirement to meet and will review at the formal exhibition stage.	HB&B and ISPT will still be available to answer project questions and receive feedback from RFS during the formal exhibition stage.
Sydney Water	On 29 May 2024, HBB and ISPT, Urbis' Urban Planning team and project engineers Henry & Hymas met with Sydney Water to discuss the basin design options for the proposal, stormwater catchments and the required contributions.	<p>During the meeting, the project team presented two design options, Sydney Water advised:</p> <p>Basin design options:</p> <ul style="list-style-type: none"> The existing downstream dam has Aboriginal significance. As such, Sydney Water wants to understand the Aboriginal 	<p>HB&B and ISPT has consulted with traditional custodians to discuss the Aboriginal value of the dams to determine whether they should be retained.</p> <p>HB&B and ISPT has included all civil and construction staging plans in its feasibility application to Sydney Water.</p>

Stakeholder	How this group was consulted	Feedback	Project response
		<p>value and required open space from DPHI and Council.</p> <ul style="list-style-type: none"> ▪ Sydney Water’s preference is to have trunk drainage offline from treatment of ponds storage. ▪ The dam containing Black Swan does not have high ecological value and there’s no need to retain this. – Sydney Water is open to having natural trunk drainage to the site with retention of some of the dam. 	
		<p>Western Sydney International Airport (WSI):</p> <ul style="list-style-type: none"> ▪ WSI hasn’t formally endorsed Sydney Water’s basin concept designs. ▪ Sydney Water met with WSI in February 2024 and is developing a bird strike strategy, which outlines managing trunk drainage and open water. ▪ Sydney Water is creating a monitoring and adapting strategy that addresses wildlife strike management. 	<p>HBB and ISPT have consulted with WSI to understand its requirements further.</p>
		<p>Catchments:</p> <ul style="list-style-type: none"> ▪ With regards to regional stormwater overlay, the intention was to provide natural trunk drainage channels and 	<p>A new trunk drainage channel is proposed to be designed and sized in accordance with Sydney Water</p>

Stakeholder	How this group was consulted	Feedback	Project response
		<p>basins, which ensure that water from each catchment funnels into treatment ponds.</p> <ul style="list-style-type: none"> ▪ Polygon locations are to stay as per the Precinct Plan unless proponents go through masterplan process. – Minor variations to the precinct plan are acceptable if justified and endorsed by agencies. <p>Contributions:</p> <ul style="list-style-type: none"> ▪ Whilst Sydney Water can't manage or own cycleways (Council will assume responsibility for bike paths), they can use cycle paths for maintenance access. ▪ HB&B and ISPT can design part of the scheme plan if endorsed by Sydney Water and subsequently approved through SSDA. These designs will be integrated into the broader regional stormwater scheme plan. ▪ Sydney Water recommends building its infrastructure in early stages of development to help with catchments. ▪ Sydney Water recommends meeting with the contributions team to discuss the development serving plan (DSP) changes. 	<p>guidelines. Along the trunk drainage corridor:</p> <ul style="list-style-type: none"> ▪ Two 'on-line' detention basin are proposed to be located on the central trunk drainage system. ▪ Three 'offline' basins are proposed along the central corridor. <p>Contributions plans have not yet been finalised – this will be explored through the assessment process.</p>

Stakeholder	How this group was consulted	Feedback	Project response
	<p>On 6 June 2024, the project team met with Sydney Water again to discuss the DSP charges applicable to Burrah Park.</p>	<p>Sydney Water advised that:</p> <ul style="list-style-type: none"> ▪ The final Aerotropolis stormwater DSP charge is some time away, however, bonding arrangements will be made clear before the end of 2024 (likely to be higher than \$800,000/ha) and a final developer works policy is imminent. ▪ Offsets for contributions are being seriously considered and are likely, but this cannot be confirmed until the final policy is released. ▪ Development charges are payable on compliance certification requests (S73) for built form development applications. ▪ Developer works agreements will be negotiated after notice of requirements for S73 certificates. ▪ Wastewater interim solutions will need to be considered for Cosgroves Creek's sewer mains. ▪ Drinking water and wastewater DSPs equivalent tenements are calculated using gross floor area, not net developable area. 	<p>The project team has revised its contribution estimates based on feedback from Sydney Water.</p> <p>This has been included as part of the SSDA.</p>
<p>Endeavour Energy</p>	<p>On 17 June 2024, Urbis emailed Endeavour Energy to provide an overview of the proposal including</p>	<p>On 17 June 2024, Endeavour Energy's Development Application Specialist forwarded</p>	<p>HB&B and ISPT will still be available to answer project questions and receive</p>

Stakeholder	How this group was consulted	Feedback	Project response
	<p>the scope of works and offer a time to meet.</p> <p>A copy of the Scoping Report and issued SEARs were attached to this email.</p>	<p>Urbis' request to its Program Planning Manager to progress.</p>	<p>feedback should Endeavour Energy respond.</p>
WaterNSW	<p>On 17 June 2024, Urbis emailed WaterNSW to provide an overview of the proposal including the scope of works and offer a time to meet.</p> <p>A copy of the Scoping Report and issued SEARs were attached to this email.</p>	<p>On 17 June 2024, WaterNSW's Environmental Planning Assessments and Approvals Manager responded advising that as the proposed site is not located near any WaterNSW land or assets, the only consideration required is downstream flooding, and there is no need to hold a consultation meeting.</p>	<p>A Flood Impact Assessment has been prepared to mitigate any potential downstream flooding impacts.</p> <p>HB&B and ISPT will cease pre-lodgement consultation with WaterNSW and only contact WaterNSW should plans change.</p> <p>HB&B and ISPT will still be available to answer project questions and receive feedback should WaterNSW choose to contact them again.</p>
Aboriginal stakeholders			
<ul style="list-style-type: none"> ▪ Traditional owners ▪ Derrubbin Local Aboriginal Land Council ▪ Registered Aboriginal Parties 	<p>As part of the Connecting with Country process, Yerrabingin consulted with Traditional Owners and Knowledge Holders to collaboratively explore how the proposal's design can reflect the Country it sits on.</p> <p>As part of the Aboriginal Cultural Heritage Assessment Report</p>	<p>Feedback from this consultation is included in the Connecting with Country Report lodged with this SSDA.</p> <p>Feedback from this consultation is included in the ACHAR lodged with this SSDA.</p>	<p>HB&B Property and ISPT will continue to consult and provide project updates to Aboriginal stakeholders and offer opportunities to provide further feedback as the proposal progresses.</p>

Stakeholder	How this group was consulted	Feedback	Project response
	(ACHAR) for the project, Urbis Heritage consulted with Aboriginal stakeholders as required to determine the cultural significance of objects and/or places on and surrounding the site.		
Community			
Surrounding landowners, businesses and stakeholders (as identified in Figure 4)	<p>On 21 June 2024, a community newsletter was distributed to 431 surrounding landowners, businesses and stakeholders identified in Figure 4.</p> <p>This newsletter provided an overview of the project and the key assessments being undertaken to inform the Environmental Impact Statement. This newsletter also invited feedback through the enquiry email address and phone number and via an online survey to inform the Social Impact Assessment (SIA).</p> <p>A copy of this newsletter is available in Appendix A and a record of distribution can be found in Figure 5.</p>	<p>To date, no community enquiries have been received through the enquiry email address and 1800 number from surrounding landowners, businesses and stakeholders.</p> <p>Five responses were received for the SIA's online survey. Feedback received has been included in the SIA lodged with the SSDA.</p>	HB&B Property and ISPT are committed to maintaining contact with the community and will continue monitoring community enquiry lines as the project progresses.
<ul style="list-style-type: none"> ▪ University of Sydney (USYD) 	On 25 June 2024, ISPT contacted the USYD's Development team requesting information about USYD's development plans for McGarvie	On 3 July 2024, USYD's Assistant Development Manager responded advising it has no development plans for the site.	HB&B Property and ISPT are committed to maintaining contact with the community and will continue monitoring community enquiry lines as

Stakeholder	How this group was consulted	Feedback	Project response
	Smith West to inform the proposal and offer the opportunity to provide feedback.		the project progresses should USYD contact the project team again.
<p>Community groups:</p> <ul style="list-style-type: none"> ▪ Western Sydney Aerotropolis Community Consultative Committee, via Independent Community Commissioner, Prof. Roberta Ryan 	<p>On 21 June 2024, the community newsletter was emailed to the Executive Assistant for Professor Roberta Ryan, the Independent Community Commissioner, Chairperson of the Western Sydney Aerotropolis Community Consultative Committee (CCC).</p> <p>This email included an overview of the project and a request for the community newsletter to be circulated to members of the CCC.</p>	<p>On 21 June 2024, Prof. Roberta Ryan's Executive Assistant responded advising that the community newsletter had been forwarded to the CCC's representatives.</p> <p>To date, no response has been received from Prof. Roberta Ryan or the CCC's representatives.</p>	<p>HB&B Property and ISPT are committed to maintaining contact with the community and will continue monitoring community enquiry lines as the project progresses.</p>

4. FUTURE COMMUNITY AND STAKEHOLDER CONSULTATION

HB&B Property and ISPT will continue to keep stakeholders and the community informed of the project approval process through the exhibition and determination phases by:

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

DISCLAIMER

This report is dated 16 August 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of the Australian Turf Club (**Instructing Party**) for the purpose of Consultation Outcomes Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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

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

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

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

APPENDIX A COMMUNITY NEWSLETTER

BURRA PARK ESTATE

1953-2019 ELIZABETH DRIVE,
BADGERYS CREEK



June 2024

AN UPDATE ON THE STATE SIGNIFICANT DEVELOPMENT APPLICATION

HB&B Property (representing UniSuper) and ISPT have begun preparing a new State Significant Development Application (SSDA) to deliver Estate (Burra Park), a state-of-the-art industrial precinct at 1953-2019 Elizabeth Drive, Badgerys Creek.

This newsletter provides information on the proposal and how you can provide feedback or ask questions.

The proposal is called Burra Park, which combines 'Burra' (the Dharug word for sky) and 'Park' (connection to the land). This name was created in consultation with Traditional Owners.

With just over 85,000 people set to call the Aerotropolis home over the next 22 years, the proposal will support the NSW Government's commitment to realising a 30-minute city by providing more employment opportunities close to where people live.

Through the delivery of more local employment opportunities within Badgerys Creek and neighbouring suburbs, Burra Park will foster a vibrant and prosperous community.

ABOUT THE PROJECT

Burra Park will be a logistics, warehousing and employment hub within the Northern Gateway Precinct of the Western Sydney Aerotropolis.

As a thriving employment centre, Burra Park is earmarked to provide diverse and skilled opportunities to the region, fuelling innovation and growth. These industries include freight and logistics, warehousing, technology, commercial enterprise, food and recreation.

The current SSDA seeks approval for a Concept Masterplan (to be delivered in stages) and construction and operation of Stage 1 of the Burra Park industrial estate.

Stage 1 includes:

- Site preparation works including demotion of existing structures, removal of vegetation and construction of roads and access infrastructure, including a signalised intersection at Elizabeth Drive.
- Construction and operation of three warehouse buildings with associated office space.
- Construction of an internal road network and a walking and cycling network
- Delivery of landscaping and public open space.

The remaining stages will be delivered over 4-5 years and are subject to separate detailed development applications.

THE PLANNING PATHWAY AND NEXT STEPS

HB+B Property and ISPT are seeking planning approval for Burra Park from the NSW Department of Planning, Housing and Infrastructure through a State Significant Development Application (SSDA) process.



APRIL 2024

Leveraging previous assessments completed for the site, HB&B Property and ISPT, requested and received from DPHI Secretary's Environmental Assessment Requirements (SEARs). The SEARs ensure government agencies and relevant service providers are informed and provided with the opportunity to request certain information be addressed within the SSDA.



WE ARE HERE

HB&B Property and ISPT are working with technical consultants to prepare an Environmental Impact Statement (EIS) which will assess any potential impacts from the construction and operation of the proposal and suggest mitigation measures. To help inform the EIS, HB&B Property and ISPT are engaging with the community and key stakeholders.

Feedback from the community will be collated in a Consultation Outcomes Report and included in the submission to DPHI to inform future planning.



AUGUST 2024

Formal lodgement of the SSDA. Following this DPHI will publicly exhibit the proposal. At this point, the community can make formal submissions on the proposal.



ASSESSING AND MANAGING IMPACTS

The SSDA application includes an Environmental Impact Statement (EIS) which will assess any potential impacts from the construction and operation of the facility and suggest best practice mitigation measures. This will include traffic, noise, dust, and visual impact.



TRAFFIC AND ACCESS

The site is on Elizabeth Drive, which connects to Luddenham Road and Mamre Road. The location provides broader access to and from the M4 and M7 Motorway, The Northern Road and Great Western Highway.

Both Elizabeth Drive and Mamre Road have been earmarked for future upgrades to accommodate increased capacity and planned growth associated with the new Western Sydney International Airport.

The SSDA will consider all potential impacts on the local road network during both construction and operation; and will propose measures to manage these.



CONSTRUCTION

Burra Park Estate will take a staged and considered approach to construction to ensure any potential impacts on the community are managed.

Construction for Stage 1 is expected to commence in early 2026. During construction, care will be taken to restrict and minimise potential noise, dust and visual impacts by implementing best practice measures including noise barriers, dust screening and landscaping.

HB&B Property and ISPT are committed to keeping the community informed throughout each stage of the planning and construction phases.

ABOUT UNISUPER, HB&B PROPERTY AND ISPT

The proposal is being developed by a joint venture of UniSuper, represented by HB&B Property, and ISPT. Through each organisation's expertise, the venture is well positioned to ensure that Burra Park's value to the community is maximised.

UniSuper is one of Australia's largest superannuation funds and has recently begun investing in a significant industrial property portfolio comprising 20 high quality assets across Sydney and Melbourne.



HB&B Property is a fully integrated property development company focusing on industrial, commercial, childcare and infrastructure projects.



ISPT is one of Australia's largest unlisted property fund managers and has a \$21 billion portfolio across industrial, retail, office, education, health, and life sciences.



PROVIDE YOUR FEEDBACK

HB&B Property and ISPT have commissioned Urbis Engagement to collect your feedback and provide further information about the proposal. You can reach the team on:

 engagement@urbis.com.au

 1800 244 863



SOCIAL IMPACT ASSESSMENT SURVEY

To best understand how the development might impact the community, Urbis has been asked to prepare a Social Impact Assessment (SIA). To inform the SIA, we are seeking feedback from the community to better understand the needs of the local area, identify potential positive or negative social impacts of the proposal, and get suggestions on how they can be managed.

You can provide your feedback by filling in a short online survey. Scan the QR code with your phone or access the survey:



This survey will close on Friday 12 July 2024 at 5pm.

APPENDIX B COMMUNITY NEWSLETTER DISTRIBUTION RECORD

