



# Community Consultation: Outcomes Report

Prestons Warehouse Development,  
Cnr Yarrunga Street and Bernera Road  
For Logos Property

18 November 2015

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# Executive Summary

This report summarises outcomes from community consultation to inform a State Significant Development Application for the proposed warehouse and distribution complex at the corner of Yarrunga Street and Bernera Road, Prestons.

Urbis was engaged by Logos Property to conduct community and stakeholder engagement for affected landowners according to the Secretary's Environmental Assessment Requirements (SEARs), released by the Department of Planning and Environment in September 2015.

Community consultation commenced October 2015 with detailed stakeholder analysis to identify key interests and concerns. The community consultation factsheet was delivered to neighbouring landowners on 28 October 2015.

This Consultation Outcomes Report outlines the process to date and feedback received October and November 2015.

Community consultation aimed to:

- Address the SEARS requirements for consultation with affected landowners
- Provide clear information to stakeholders regarding the facts of the proposal
- Document feedback in a Summary of Outcomes report.

Consultation focussed on key landowners/residents likely to be directly impacted or affected by the proposal. It included:

- Stakeholder analysis to define key interests and catchment for engagement
- Project 1800 telephone number and email address for all enquiries and responses
- A Project Factsheet, issued by letterbox drop, email and invitation to seek further information and/or provide feedback and post to neighbouring residents and businesses.

Approximately 300 project factsheets were distributed to the surrounding locality. Urbis received one email in support of the proposal from a local childcare provider. No other responses were received via email or phone hotline.



# 1 Introduction

Perpetual Corporate Trust Limited as Trustee for the Logos Australian Logistics Venture Prestons Trust propose to develop the subject site at the corner of Yarrunga Street and Bernera Road. Logos Development Management Pty Ltd have been engaged to prepare a State Significant Development Application to the Department of Planning and Environment seeking approval to develop a new warehouse and distribution complex on the site. As part of this process, stakeholder and community consultation is required to inform the applications based on the Secretary's Environmental Assessment Requirements (SEARs) released 11 September 2015.

Urbis Social Planning were engaged to undertake targeted consultation with adjoining residents. This report documents the process and outcomes of a targeted letterbox drop between October and November 2015.

The report will accompany documentation to be submitted to the Department of Planning and Environment for a State Significant Development Application.

## 1.1 CONSULTATION REQUIREMENTS

The SEARs includes the following specific requirement for stakeholder engagement and consultation.

*"During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular, you must consult with:*

- *Liverpool City Council*
- *Roads and Maritime Services*
- *Transport for NSW*
- *Office of Environment and Heritage*
- *Department of Primary Industries*
- *NSW Rural Fire Service*
- *Sydney Water*
- *Water NSW*
- *Transgrid*
- *Endeavour Energy.*

*The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided."*

Technical consultants for the project team were separately tasked to engage with the agencies and groups outlined above. The comprehensive EIS report considers the consultation with the relevant local, State or Commonwealth Government authorities and service providers. This report specifically relates to consultation with adjoining neighbours.

## 1.2 THE PROPOSAL

Logos Australian Logistics Venture Prestons Trust is seeking approval from the Department of Planning and Environment for the development of a new warehouse and distribution complex at land at the corner of Yarrunga Street and Bernera Road.

Key elements of the redevelopment include:

- Five warehouse facilities:
  - Warehouse 1 – approximately 27,000m<sup>2</sup> warehouse and 1,800m<sup>2</sup> office
  - Warehouse 2 – approximately 23,000m<sup>2</sup> warehouse and 1,800m<sup>2</sup> office

- Warehouse 3 – approximately 12,000m<sup>2</sup> warehouse and 1,100m<sup>2</sup> office
- Warehouse 4 – 3,000m<sup>2</sup> warehouse and 300m<sup>2</sup> office
- Warehouse 5 – 46,000m<sup>2</sup> warehouse and 1,700m<sup>2</sup> office
- Truck access from Yarrunga Street only with private internal access roads for individual warehouses. No access to Kurrajong Road (except for emergency vehicles)
- Car parking for each warehouse
- Landscaping works to the site perimeter
- Earthworks, service reticulation and infrastructure works.

### 1.3 CONSULTATION OBJECTIVES

The consultation process aimed to:

- Address the SEARS requirements for consultation with affected landowners
- Provide clear information to adjoining landowners regarding the facts of the proposal
- Invite feedback and responses
- Identify key issues and concerns to inform planning and design, and
- Document feedback in a Summary of Outcomes report.

### 1.4 UNDERPINNING PRINCIPLES

The following principles underpinned the consultation process:

- Timely, clear and factual communications, to avoid confusion, myths and misinformation
- A focus on interests and issues based on evidence, not assumed positions, and
- Transparent and accountable documentation and reporting.

### 1.5 THE CONSULTATION PROCESS

The consultation process commenced in October 2015 with detailed stakeholder analysis and mapping and the preparation of a consultation factsheet (held at Appendix A). On 28 October 2015, the consultation factsheet was distributed to relevant identified “affected landowners” (approximately 300 in total). Supporting communications included dedicated project email and 1800 number.





### 3 Feedback and conclusions

Of the 300 adjoining neighbours provided with the consultation factsheet, only one response was received from a local childcare provider outlining support for the project.

*"We're really happy to see your project happening!"*

There were no significant issues or concerns raised by neighbouring residents and landowners as a result of the information circulated.

## Disclaimer

This report is dated 16 November 2015 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis is under no obligation in any circumstance to update this report for events occurring after the date of this report. Urbis prepared this report on the instructions, and for the benefit only, of Logos Property (**Instructing Party**) for the purpose of documenting the community consultation process (**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.

Urbis has recorded any data sources used for this report within this report. These data have not been independently verified unless so noted within the report.

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.

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

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading and taking into account events that could reasonably be expected to be foreseen, subject to the limitations above.



## Appendix A

## Consultation factsheet





# Prestons Warehouse Consultation Factsheet

The Prestons Employment Lands are approximately 230ha in size and are located between Hoxton Park Road to the north, Cabramatta Creek to the west, Kurrajong Road to the south, and Wonga Road to the east. These Lands are primarily zoned industrial under the Liverpool Local Environmental Plan 2008 (LEP 2008).

A number of warehouse and distribution developments have been approved/developed within the Prestons Employment Lands including the ALDI Distribution Centre (55,000m<sup>2</sup>), Main-freight Facility (85,100m<sup>2</sup>), Biz Holdings (20,230m<sup>2</sup>), Sydney Water (9,037m<sup>2</sup>) and Integral Energy Training Facility (2,600m<sup>2</sup>). The precinct is an attractive area for warehouse and distribution centres given the direct access to the M7 Motorway through to Sydney Central Business District, Port Botany, Sydney Airport and other employment areas.

Perpetual Corporate Trust Limited as Trustee for the Logos Australian Logistics Venture Prestons Trust are the owners of land at the corner of Yarrunga Street and Kurrajong Road. Logos Development Management Pty Ltd have been engaged to develop a new warehouse and distribution complex on the site. Key elements of the redevelopment include:

Five warehouse facilities:

- **Warehouse 1** – approx 27,000m<sup>2</sup> warehouse and 1,800m<sup>2</sup> office
- **Warehouse 2** – approx 23,000m<sup>2</sup> warehouse and 1,800m<sup>2</sup> office
- **Warehouse 3** – approx 12,000m<sup>2</sup> warehouse and 1,100m<sup>2</sup> office
- **Warehouse 4** – 3,000m<sup>2</sup> warehouse and 300m<sup>2</sup> office
- **Warehouse 5** – 46,000m<sup>2</sup> warehouse and 1,700m<sup>2</sup> office
- Truck access from Yarrunga Street only with private internal access roads for individual warehouses. No access to Kurrajong Road (except for emergency vehicles)
- Car parking for each warehouse
- Landscaping works to the site perimeter
- Earthworks, service reticulation and infrastructure works.

The proposal has been classified as a State Significant Development Application (SSDA). The Secretary Environmental Assessment Requirements (SEARs) for the proposed works were released by the NSW Department of Planning and Environment on 11 September 2015.

The proposal will be assessed by the NSW Department of Planning and Environment, who have outlined key requirements for stakeholder engagement within the SEARs. This includes briefings with Liverpool City Council, Roads and Maritime Services, other government agencies and services, residents and neighbouring land-users.

Community and stakeholder consultation is required as part of the process, in accordance with the SEARs. This newsletter has been produced to ensure that all neighbouring residents and the community in the local area are informed of:

- The proposed development
- The process being followed with respect to the application process of the proposed development
- How residents and members of the surrounding area can comment on the project or obtain further information.

## The proposed development

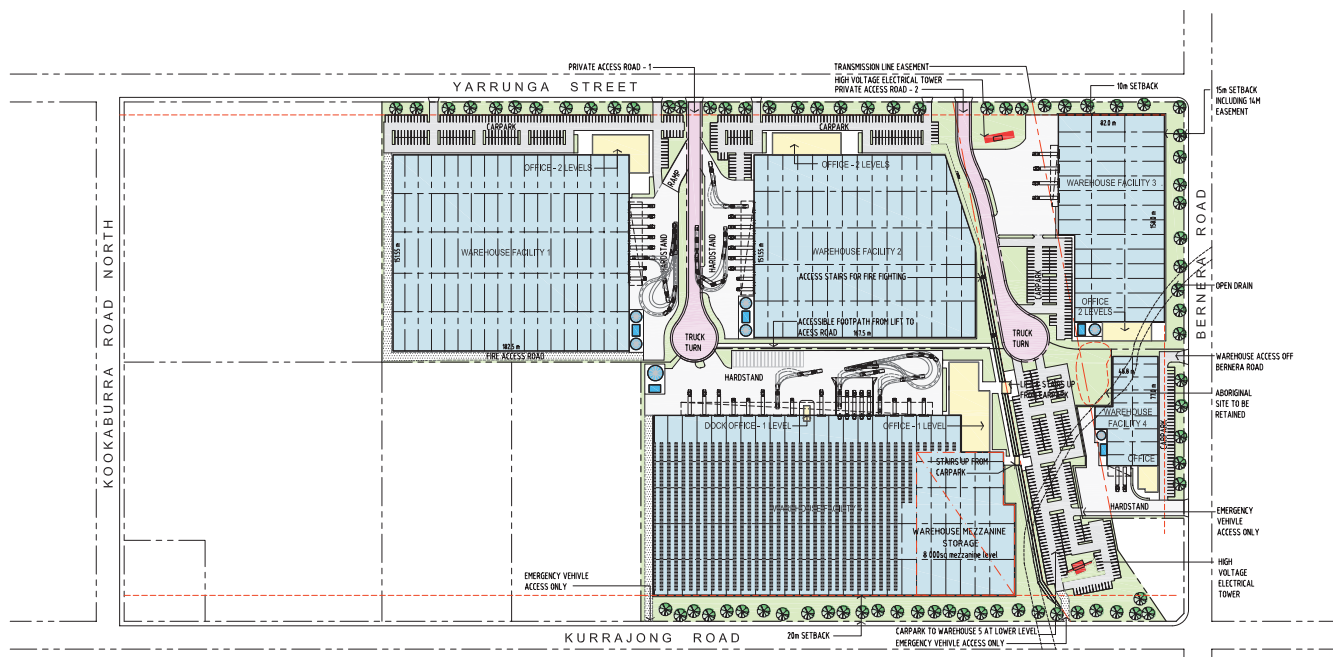
### SITE ZONING AND BUILDING HEIGHT

The site is zoned IN1 General Industrial and IN3 Heavy Industry under the Liverpool Local Environmental Plan 2008 (LEP 2008). Warehousing and distribution centres are permissible in both zones. LEP 2008 permits a 15-30m building height on the site. The proposed development will be built to the height limits prescribed by LEP 2008.

Council's development controls within Part 7 Industrial Areas of the Liverpool Development Control Plan 2008 (DCP 2008) outline the requirements for setbacks, access, site circulation, noise amelioration, architectural elements and hours of operation. The proposed development will comply with Council's development controls to ensure an adequate transition between the industrial development and the residential areas to the south of Kurrajong Road.

### SITE LANDSCAPING

Landscaping is proposed to the perimeter of the subject site to screen the warehouse development from residential dwellings to the south of Kurrajong Road.



## TRAFFIC

All truck access to the site will be from Yarrunga Street only. Car parking access for Warehouses 1, 2, 3 and 5 will be from Yarrunga Street and off Bernera Road for Warehouse 4. Emergency vehicle access will be provided on Kurrajong Road, Bernera Road and Yarrunga Street.

## HERITAGE

The site currently contains the remnants of the former Bernera Homestead which was destroyed by fire in the 1980s, and part of the site is identified as a local heritage item under LEP 2008 and the NSW State Heritage Inventory. An independent heritage appraisal of the site determined that there is little left of the original homestead and that the setting and arrangement of the home is not distinguishable and that archaeological excavations would be required as part of a strategy to mediate development impact related to proposed development works.

There are no Aboriginal sites currently registered within, or immediately adjacent to the subject land. However a Preliminary Aboriginal Heritage Risk Assessment prepared for the development determined that there may be an area of Aboriginal archaeological sensitivity which would be retained as required.

A Heritage Interpretation Plan is also being prepared to present a strategy for the effective interpretation of the site's history to the public and industrial estate users.

## ECONOMIC BENEFITS

The proposed development will provide additional employment opportunities in the area.

## CONSTRUCTION TIME FRAME

A five stage construction approach is proposed, starting with earthworks, services and infrastructure and the construction of the first warehouse, followed progressively by the other warehouses.

## THE APPLICATION PROCESS

It is anticipated that the SSDA will be lodged in late November 2015. Following initial review by the Department of Planning and Environment, the application will be on public exhibition for a minimum of 30 days. During this time you will be able to access the specialist reports prepared as part of the application, via the NSW Planning and Environment Major Project Assessment website: <http://majorprojects.planning.nsw.gov.au/> and make a submission.

## HAVE YOUR SAY

Urbis, an independent Social Planning consultancy, has been engaged by Logos Property Pty Ltd to consult and communicate with the local community about the proposed development.

Our role is not to advocate for an outcome but to ensure that the planning process is informed by community and stakeholder views. Urbis will prepare a report detailing the outcomes of the consultation process which will be lodged with the SSDA.

We invite you to contact us to obtain additional information or provide your comments on the proposal. Please contact **Katie Inglis, Consultant**, via email, phone or post as per the details below:

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