



Engagement Summary Report

Honeman Close Industrial Facility (SSD-79500208)

Goodman Property Services (Aust) Pty Limited

The Hayesbery
1-11 Hayes Road
Rosebery NSW 2018

Prepared by:

SLR Consulting Australia

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Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Goodman Property Services (Aust) Pty Limited (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



Executive Summary

SLR Consulting (SLR), on behalf of Goodman Property Services (Aust) Pty Limited (Goodman), designed and implemented a Community and Stakeholder Engagement Plan (CSEP) and subsequent engagement delivery for the proposed Honeman Close Industrial Facility. This engagement supported the preparation of the Secretary's Environmental Assessment Requirements (SEARs) for the development.

To meet the Department of Planning, Housing and Infrastructure's (DPHI) Social Impact Assessment (SIA) Guideline and facilitate targeted SIA engagement—led by Urbis—SLR developed a project factsheet and conducted a targeted mailout. The factsheet was distributed to 131 residents surrounding the proposed development, introducing the project and providing instructions on how to participate in the SIA survey.

The engagement program included:

- The establishment of dedicated communication channels including a project-specific email address and phone number to manage stakeholder enquiries.
- The development and promotion of an online survey via a letterbox drop of the factsheet to nearby residents, with a three-week response period.

Notably, no queries or complaints were received through the established communication channels.

The remainder of this report outlines the engagement approach, key insights, and specific recommendations to support Goodman in fostering knowledge-sharing and mutually beneficial relationships with the local community and stakeholders.



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Acronyms and Abbreviations

ACHAR	Aboriginal Cultural Heritage Assessment Report
CSEP	Community and Stakeholder Engagement Plan
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DCP	Development Control Plan
DPHI	Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999
GLA	Gross Leasable Area
LALC	Local Aboriginal Land Council
LILO	Lane-In, Lane-Out
NRAR	Natural Resources Access Regulator
NNTT	National Native Title Tribunal
ORALRA	Office of the Registrar Aboriginal Land Rights Act 1983 (NSW)
RAP	Registered Aboriginal Party
SAIL	Serious and Irreversible Impact (SAIL)
SEARs	Secretary's Environmental Assessment Requirements
SIA	Social Impact Assessment
SSDA	State Significant Development Application
TfNSW	Transport for New South Wales



1.0 Purpose

This Engagement Summary Report provides an overview of the community and stakeholder engagement activities undertaken to support Goodman's Honeman Close Industrial Facility Development. It details the key objectives, engagement approach, and methodology used throughout the process.

Additionally, the report presents recommendations and considerations to inform future stakeholder engagement efforts and the development of communication materials as the project progresses.

2.0 Project overview

The Honeman Close Industrial Facility is proposed on Lot 1 in DP 1098102, located at Honeman Close, Huntingwood. This 20-hectare greenfield site is zoned IN1 General Industrial and is strategically positioned north of the M4 Motorway, west of Reservoir Road, and south of Great Western Highway. The site also includes portions of Great Western Highway (Lot 16 & 19 in DP1024111 and Lot 19 in DP819317), which will facilitate intersection upgrade works and formal access, with zoning classified as both SP2 Classified Road and IN1 General Industrial.

The development includes the construction of two warehouses with a combined gross leasable area (GLA) of 52,935 sqm, complemented by ancillary office spaces and critical infrastructure, all designed to support 24/7 warehouse and distribution operations. The project encompasses extensive infrastructure, and lead-in works across the estate, including:

- Estate-wide infrastructure and preparation works such as vegetation clearing, bulk earthworks and remediation, watercourse realignment, retaining walls, and internal services reticulation.
- Lead-in services, including stormwater, sewer, potable water, electrical, and communications.
- A new left in, left out intersection at Great Western Highway, including service relocation and dedication of the estate road.
- Construction, operation, fit-out, and use of two warehouses, featuring:
 - 52,935 sqm GLA of warehouse space, including ancillary office areas.
 - Access and hardstand areas, guardhouses, loading bays, landscaping, car parking, electric vehicle charging, solar panels, and signage.
 - A proposed height limit of 15m.
 - 24/7 operational capability.
 - A warehouse and distribution use with a generic racking layout.

Throughout the planning process, several constraints have been rigorously considered, including:

- State and Local Heritage classification of Honeman Close.
- Environmental sensitivities, such as threatened ecological communities and entities subject to Serious and Irreversible Impact (SII).
- Management of first and second order watercourses.



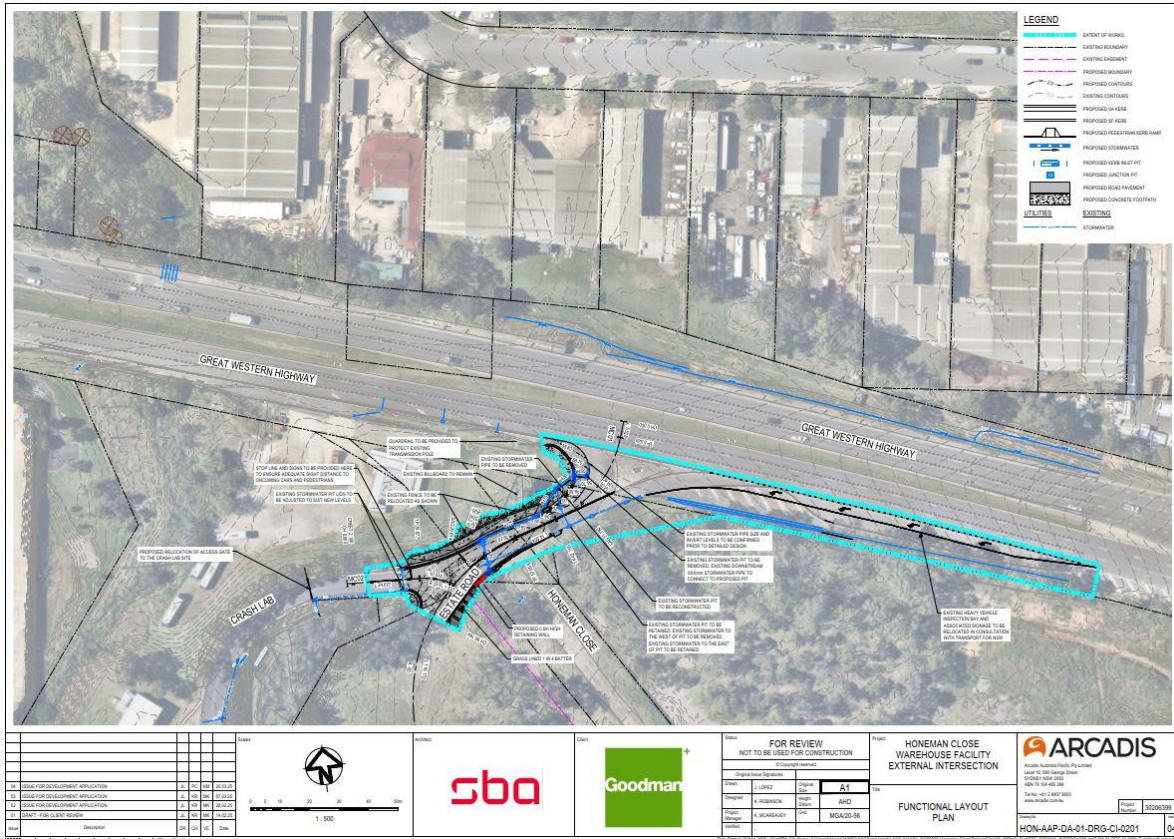
- Transport for New South Wales (TfNSW) crash lab design considerations for access.
- Sydney Water’s requirements for potable water services.
- Preservation of Aboriginal heritage artefacts.
- Mitigation of contamination risks, including friable and non-friable asbestos and septic tank contamination.

This application seeks approval for the construction, operation, use, and fit-out of the two warehouses and associated infrastructure in a single-stage development. The project balances robust industrial growth with community and environmental responsibilities, ensuring a well-integrated and sustainable development approach.

Figure A: Honeman Close Industrial Facility Site Plan



Figure B: Honeman Close Industrial Facility Site Intersection Works



3.0 Engagement overview

3.1 Stakeholder identification

As part of the engagement preparation, SLR developed a comprehensive stakeholder list to ensure targeted and inclusive communication. This list included:

- Sensitive receivers
- State and federal government departments
- Local emergency services
- Community leaders
- The Local Aboriginal Land Council (LALC).

The full stakeholder list is provided in the CSEP (**Appendix B**) of this report.



3.2 Engagement approach

3.2.1 Community and Stakeholder Engagement Plan (CSEP)

A CSEP (**Appendix B**) was developed through detailed desktop analysis to guide the engagement approach for the Honeman Close Industrial Facility. The plan was designed to identify and engage key local stakeholders, including:

- Nearby residents
- Community groups
- The Local Aboriginal Land Council (LALC)
- Blacktown City Council
- Other relevant authorities.

The primary objectives of the CSEP were to gather valuable feedback, foster trust, and ensure transparent communication throughout the preparation of the State Significant Development Application (SSDA).

To achieve this, the CSEP established a high-level social baseline for the project by analysing publicly available data to:

- Identify key stakeholders and potential risks associated with both the engagement process and the project itself.
- Keep the local community and stakeholders informed about project milestones, construction progress, and anticipated impacts.
- Ensure a structured and timely response to community inquiries and complaints.
- Maintain open communication channels to facilitate ongoing engagement and feedback.

3.2.2 Communication channels

A variety of communication channels were used to inform stakeholders about the key drivers and benefits of the Honeman Close Industrial Facility and to promote participation in the Social Impact Assessment (SIA) survey. The communication tools and activities are outlined in **Table A**.

Table A: Communication Tools

Tool	Activity description
Targeted traditional mailout to near neighbours	Identified near neighbours of the project site were contacted through a direct mail campaign. Letters invited recipients to call the dedicated project telephone line or email with any project-related queries. A QR code and survey link were provided, enabling recipients to complete the SIA survey – which was open for three weeks. A total of 131 letters were sent via priority Australia Post delivery, with no letters returned.
Aboriginal Agencies letter	Letters were sent to Heritage NSW, the National Native Title Tribunal (NNTT), NTSCorp, the Office of the Registrar Aboriginal Land Rights Act 1983 (NSW) (ORALRA), Blacktown City Council, Deerubbin Local Aboriginal Council,



Tool	Activity description
	and Greater Sydney Local Land Services, outlining the preparation of an Aboriginal Cultural Heritage Assessment (ACHAR).
Advertisement	An advertisement was published inviting stakeholders to register their interest in the Aboriginal Cultural Heritage Assessment.
Registration of Interest letter	Sent to Registered Aboriginal Parties (RAPs), inviting registrations of interest from Aboriginal groups and individuals who hold cultural knowledge relevant to determining the significance of Aboriginal artefacts in the project area.
Email notification	Emails were sent to key stakeholders, including TfNSW, Endeavour Energy, Sydney Water, DCCEEW, Blacktown City Council, the Rural Fire Service, Fire and Rescue NSW, Water Assessment DPIE, NRAR, EPA NSW, and Heritage NSW. These communications outlined the project's purpose and extended an invitation for one-on-one meetings with the project team. Consultations were subsequently held with TfNSW, Endeavour Energy, Sydney Water, and DCCEEW.
Dedicated project phone line	A dedicated project phone line (1800 920 317) was established to provide stakeholders with direct access to project information and support. This number was included in all communications to encourage queries and feedback.
Dedicated project email address	A dedicated email address community@honemanclose.com was created to facilitate stakeholder communication. The email address was included in all printed materials and is managed by the project team to ensure timely responses to enquiries.
Online SIA survey	An online SIA survey was launched on 3 February 2025 and ran until 24 February 2025, to collect community feedback and understand stakeholder concerns regarding the project. A QR code was included on the project factsheet, enabling stakeholders to easily access the survey via their mobile devices (Refer to Appendix B).
Project collateral	A project factsheet (Refer to Appendix C) was developed to provide the community with a concise overview of the project. The factsheet outlined the project objectives, approvals process and status, economic benefits, project timeline, and opportunities for community feedback on social, environmental, and economic impacts.

3.2.3 Engagement opportunities

Face-to-face engagement was designed to foster open communication, address concerns, and gather valuable feedback. The activities are outlined in **Table B**.



Table B: Communication Tools

Tool	Activity description
Near neighbour door knocking	Door knocking' was undertaken by SLR on behalf of Goodman to gain access to properties for background noise monitoring on Monday, 2/12/2024. The purpose of the monitoring was explained to the residents (i.e. measured noise levels will be used to determine the existing noise environment and establish noise goals for the development application).
Stakeholder meetings	Meetings were conducted with Blacktown City Council, , DPHI and DCCEEW. These meetings focused on project approvals, site access, biodiversity considerations, and regulatory compliance. Feedback from these discussions have been integrated into the project's planning approach.

4.0 Engagement outcomes

4.1 Door knocking with near neighbours

Between Monday 2 December and Monday 16 December 2024, SLR, on behalf of Goodman, conducted door knocking with near neighbours to facilitate background noise monitoring. During these visits, residents were informed that the measured noise levels would be used to determine the existing noise environment and establish noise goals for the development application.

Outcome: No residents expressed any concerns or raised queries during this process.

4.2 Stakeholder interactions

4.2.1 Blacktown City Council

On 24 June 2024, an email was sent by Blacktown City Council advising that a pre-lodgement meeting must be scheduled before formal advice could be provided. The meeting would involve internal reviews by engineering, traffic, and biodiversity officers, among other relevant sections. A link to the Pre-Application Meeting (PAM) process was provided, outlining the submission requirements.

On 20 January 2025, an email was sent by Goodman requesting a discussion regarding the State Significant Development (SSD) proposal for Lot 1 in DP 1098102, Honeman Close, Huntingwood. Goodman outlined the site's zoning (IN1 – General Industrial) and its significance within the Western Sydney Employment Area. The email emphasised the need to balance ecological and heritage values while ensuring the development aligns with employment and land-use objectives.

A pre-application meeting was held on 26 February 2025. Council advised that future consultation was not required at this stage. Key issues discussed included car parking provisions, access and traffic management, traffic-generating development considerations, the relationship of the proposed development with Honeman Close, and the existing retaining wall.



Outcome: The Council outlined the pre-lodgement process and identified key planning and infrastructure considerations. No further consultation was recommended following the pre-application meeting.

4.2.2 Environment Protection Authority NSW

On 13 February 2025, a letter was received from the NSW EPA stating that, based on the information provided, the EPA had no comment on the proposal, and no further consultation was required. The letter recommended that Goodman continue consultation with Blacktown City Council, as it is the appropriate regulatory authority for this proposal.

4.2.3 Transport for New South Wales (TfNSW)

On 2 July 2024, a letter was received from TfNSW stating that in-principle support was provided for general access from the Great Western Highway to the site. However, TfNSW noted that the specific details of access arrangements must be resolved to meet its requirements. Additionally, any required roadworks or intersection upgrades would need to be completed as works-in-kind by the landowners as part of a future development application and would be subject to a Works Authorisation Deed (WAD).

Further correspondence was received from TfNSW on 13 March 2025, following a meeting on 7 March 2025. TfNSW clarified that while general support for access from the Great Western Highway remained, this did not constitute in-principle support for specific access options such as a signalised intersection. Based on current information, TfNSW did not support traffic signals at the proposed access location due to non-compliance with warrant criteria, proximity to an existing major intersection, and concerns around traffic efficiency and safety.

Instead, TfNSW advised that a Left In/Left Out (LILO) intersection with a left-lane deceleration lane was the preferred access arrangement. Updated plans reflecting this configuration, were to be submitted for review.

4.2.4 Department of Planning, Housing and Infrastructure (DPHI)

On 24 December 2024, an email was sent by Goodman to DPHI attaching a Request for Industry-Specific SEARs (Secretary's Environmental Assessment Requirements). A meeting with DPHI was held on 24 January 2025, and SEARs were issued on 31 January 2025.

4.2.5 Department of Climate Change, Energy, the Environment and Water (DCCEEW)

On 12 June 2024, an email was sent by DCCEEW acknowledging that Goodman was considering the acquisition of land on Honeman Close, Huntingwood, NSW for future development. The Department outlined key biodiversity constraints, including:

- Threatened Ecological Communities (TECs) and habitat for the critically endangered Swift Parrot.
- The potential clearing of Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest (EPBC Act-listed).
- Development restrictions due to local council Development Control Plans (DCPs) and heritage values.



- The Department noted that insufficient information was available for a detailed response and suggested scheduling a pre-referral meeting once additional details were prepared.

On 13 February 2025, a meeting was held between Goodman and DCCEEW to discuss environmental and regulatory considerations. Following the meeting, an email was issued outlining the formal referral process, and GMG is in the process of completing the lodgement.

4.3 Online engagement interaction

4.3.1 Online community survey

An online community survey was developed by Urbis to capture community input on the potential social, environmental, and economic impacts of the proposal, in alignment with DPHI’s Social Impact Assessment (SIA) Guideline (2023). The survey followed a standardised approach used in other State Significant Development Applications (SSDAs) to ensure consistency in data collection and assessment.

The survey was promoted through a QR code included in the community factsheet prepared by SLR and was distributed to stakeholders. It remained open for three weeks, from 3 February 2025 to 24 February 2025, and was designed to gather feedback on the perceived benefits of the project while identifying any potential concerns.

During the survey period, the platform recorded 24 visits, and 1 incomplete response. Therefore no survey responses were submitted. The lack of participation suggests that stakeholders may not perceive the project as contentious or requiring input at this stage. It may also indicate that additional engagement methods are needed to encourage greater participation in future phases of the project.

To improve engagement in future engagement, additional strategies such as social media outreach, direct follow-ups, or community pop-up or meetings could be considered. Extending the survey period or providing alternative feedback mechanisms, such as in-person consultations or virtual Q&A sessions, may also help increase participation. A review of potential barriers to participation, including survey format, accessibility, and stakeholder interest, could further refine future engagement strategies.

4.4 Proposed mitigation measures

Given the low level of engagement, with no phone calls or emails received in response to the factsheet and no submissions to the online survey, additional measures may be necessary to enhance stakeholder participation and ensure meaningful engagement. The following mitigation strategies outlined in **Table C** are proposed to improve engagement outcomes in future project phases.

Table C: Proposed mitigation measures

Issue	Mitigation measure	Objective
Low engagement with factsheet	Expand communication efforts through social media, direct emails, SMS notifications, and community noticeboards such as libraries.	Increase awareness and accessibility of project information.



Issue	Mitigation measure	Objective
Lack of survey responses	Extend survey period and explore additional incentives for participation (e.g. community impact summaries).	Provide stakeholders with more time and motivation to participate.
Limited feedback mechanisms	Offer alternative engagement options such as virtual Q&A sessions, community pop-ups and drop-in sessions, and dedicated online forums.	Accommodate different stakeholder preferences and improve participation.
Minimal direct stakeholder interaction	Conduct targeted follow-ups with key groups, including residents, businesses, and community organisations.	Encourage participation and provide clarification on project details.
No real-time interaction opportunities	Organise community drop-in or pop-up sessions at community markets or a local event (face-to-face and online) to present project details, address concerns, and answer questions.	Foster real-time engagement and build stakeholder trust.
Potential barriers to understanding project information	Simplify communication materials, ensure clarity, and provide translated versions in key community languages.	Improve accessibility and comprehension for all stakeholders.

5.0 Recommendations and actions

Effective engagement and communication strategies are essential for ensuring the ongoing success of the Honeman Close Industrial Facility. Future engagement efforts should focus on active listening, transparent communication, and the meaningful incorporation of stakeholder feedback throughout the approvals phase. By fostering an inclusive and responsive approach, Goodman can build trust and credibility with the local community and key stakeholders.

Establishing and maintaining strong relationships with the community, local stakeholders, and regulatory bodies will be crucial for navigating project complexities and achieving mutually beneficial outcomes. Strengthening these partnerships will not only help mitigate potential challenges but also maximise positive social and environmental impacts.

5.1 Engagement approach

Future engagement efforts should be structured around proactive communication, tailored outreach, and stakeholder collaboration. To achieve this, it is recommended that Goodman:

- Expand and diversify engagement methods to encourage broader participation.
- Ensure transparency by clearly demonstrating how community input influences project decisions.
- Provide continuous updates on project progress, approvals, and key milestones.
- Actively address stakeholder concerns through targeted consultations and information sharing.
- Maintain open communication channels to facilitate ongoing dialogue with stakeholders.



5.2 Summary of actions and recommendations

Table D focuses on recommendations for engagement with the community, ensuring a structured and action-oriented approach to improving communication, participation, and trust-building, moving forward through the project.

Table D: Key actions and recommendations

Key themes	Actions and recommendations
Low response to engagement	<ul style="list-style-type: none"> • Increase promotion of engagement activities through community newsletters, social media, and SMS notifications. • Conduct targeted follow-ups with community groups, local businesses, and residents to encourage participation via door knocking. • Offer a variety of engagement methods, such as in-person drop-in sessions, online forums, and direct surveys, to cater to different preferences. • Extend consultation periods and send reminder notifications to encourage higher response rates.
Lack of direct interaction with the community	<ul style="list-style-type: none"> • Organise community information sessions, both in-person and online, to allow for real-time discussions. • Establish a community liaison officer as a direct point of contact for residents and stakeholders. • Implement pop-up engagement events in high-traffic community locations (e.g., shopping centres, markets, libraries). • Offer one-on-one meetings for residents or community groups who wish to discuss concerns in detail.
Community concerns about project impacts	<ul style="list-style-type: none"> • Develop clear and accessible materials, such as fact sheets and FAQs, addressing common concerns. • Create an interactive online platform where residents can track project updates and submit questions. • Conduct workshops or forums to proactively address key concerns, such as environmental impacts, noise, and traffic. • Provide case studies or examples of how similar projects have successfully managed community concerns.
Ongoing two-way communication	<ul style="list-style-type: none"> • Maintain open feedback channels, including a project email, phone line, and website contact form, ensuring timely responses. • Publish regular community updates summarising engagement activities, addressing concerns, and outlining next steps. • Establish a community reference group to provide ongoing feedback and strengthen local representation in decision-making. • Develop a quarterly newsletter to keep stakeholders informed about progress, approvals, and key milestones.



Key themes	Actions and recommendations
Reaching underrepresented groups	<ul style="list-style-type: none"> • Provide translated materials and offer multilingual consultation sessions to engage non-English speaking communities. • Use diverse communication channels, such as community radio, local newspapers, and culturally relevant media, to improve outreach. • Partner with local advocacy groups and organisations to facilitate engagement with elderly residents, people with disabilities, and shift workers. • Offer accessible engagement options, such as telephone surveys or home visits, for those unable to attend in-person sessions.
Demonstrating community benefits	<ul style="list-style-type: none"> • Clearly articulate how the project will contribute to the local economy, employment opportunities, and infrastructure improvements. • Explore local partnerships, such as working with schools, businesses, or training programs, to create shared benefits. • Provide opportunities for community involvement in project initiatives, such as sustainability programs or local improvement projects. • Host engagement sessions where stakeholders can directly provide input into community-focused initiatives related to the project.
Building trust and transparency	<ul style="list-style-type: none"> • Ensure engagement is ongoing, not just during key project milestones, to maintain transparency and accountability. • Publish a public engagement report detailing how community feedback has influenced project planning. • Consider an independent community engagement review to assess effectiveness and make improvements based on stakeholder feedback. • Acknowledge and address concerns promptly and publicly, showing responsiveness to community needs.





Appendix A Community and Stakeholder Engagement Plan

Engagement Summary Report

Honeman Close Industrial Facility (SSD-79500208)

Goodman Property Services (Aust) Pty Limited

SLR Project No.: 650.030129.00001

24 March 2025

1.0 Project Overview

1.1 Purpose of this document

SLR Consulting Australia has been engaged by Goodman to prepare a Community and Stakeholder Engagement Plan (CSEP) for the Honeman Close Industrial Facility (the Project).

This document outlines Goodman's approach to engaging with the community and key stakeholders, ensuring clear communication, transparency, and responsiveness.

This CSEP is a live document and will be regularly reviewed and updated as the Project progresses, incorporating new insights, stakeholder feedback, and evolving project requirements. It applies to all works and operations undertaken by Goodman and its engaged contractors. It serves as a framework for proactive and meaningful engagement by:

- Identifying key stakeholders including directly and indirectly affected community members, government agencies, regulatory bodies, and other relevant organisations.
- Defining engagement tools and activities, ensuring timely and accessible communication about the construction program, project updates, and opportunities for stakeholders to provide feedback or raise concerns.
- Establishing enquiry and complaint management protocols by outlining the process for receiving, addressing, and resolving community and stakeholder concerns efficiently and transparently.
- Implementing monitoring, reporting and feedback mechanisms to track engagement effectiveness, respond to stakeholder feedback, and ensure continuous improvement in communication.

1.2 Project background

The Honeman Close Industrial Facility is proposed on Lot 1 in DP 1098102, located at Honeman Close, Huntingwood. This 20-hectare greenfield site is zoned IN1 General Industrial and is strategically positioned north of the M4 Motorway, west of Reservoir Road, and south of Great Western Highway. The site also includes portions of Great Western Highway (Lot 16 & 19 in DP1024111 and Lot 19 in DP819317), which will facilitate intersection upgrade works and formal access, with zoning classified as both SP2 Classified Road and IN1 General Industrial.

The development is subject to several site constraints, which have been carefully considered in the masterplan and assessment reports for the Project. These constraints include:

- State and Local Heritage classifications associated with Honeman Close.
- Threatened Ecological Communities (TECs) and Serious and Irreversible Impact (SAIL) entities.
- First and Second Order watercourses.
- Transport for NSW (TfNSW) Crash Lab design considerations for site access.
- Sydney Water portable water service infrastructure.
- Presence of Aboriginal heritage artefacts.



- Potential site contamination, including friable and non-friable asbestos and septic tank contamination.

1.3 Project scope

The development includes the construction of two warehouses with a combined gross leasable area (GLA) of 52,935 sqm, complemented by ancillary office spaces and critical infrastructure, all designed to support 24/7 warehouse and distribution operations. The project encompasses extensive infrastructure, and lead-in works across the estate, including:

- Estate-wide infrastructure and preparation works such as vegetation clearing, bulk earthworks and remediation, watercourse realignment, retaining walls, and internal services reticulation.
- Lead-in services, including stormwater, sewer, potable water, electrical, and communications.
- A new signalised intersection at Great Western Highway, including service relocation and dedication of the estate road.
- Construction, operation, fit-out, and use of two warehouses, featuring:
 - 52,935 sqm GLA of warehouse space, including ancillary office areas.
 - Access and hardstand areas, guardhouses, loading bays, landscaping, car parking, electric vehicle charging, solar panels, and signage.
 - A proposed height limit of 15m.
 - 24/7 operational capability.
 - A warehouse and distribution use with a generic racking layout.

1.4 Project objectives and benefits

The Project aims to deliver a modern, efficient, and sustainable facility whilst ensuring compliance with planning, environmental, and stakeholder requirements.

The key objectives of the Project include:

- Support the growing demand for industrial, logistics, and distribution infrastructure in the region.
- Develop a modern industrial and logistics hub that meets the needs of warehousing and distribution businesses.
- Enhance infrastructure and site accessibility by delivering a new signalised intersection and upgrading essential services.
- Support economic growth and job creation by generating employment opportunities during construction and long-term operations.
- Ensure environmental sustainability by integrating renewable energy solutions, water management strategies, and biodiversity protections.
- Respect cultural and heritage values by incorporating measures to protect Aboriginal heritage artefacts and mitigate impacts on heritage-listed Honeman Close.

The Project will deliver benefits such as:



- Job creation and economic investment in the local industrial sector, strengthening Huntingwood's role as a key logistics hub.
- Improved transport and connectivity, reducing congestion and enhancing road safety through upgraded infrastructure.
- Sustainable and energy efficient development, including solar panels, EV charging stations, and green infrastructure.
- Increased industrial capacity, providing high quality warehouse and distribution space to support business growth.
- Proactive community and stakeholder engagement, ensuring clear communication and responsiveness to concerns throughout the Project.

1.5 Project location

The Honeman Close Industrial Facility is proposed on Lot 1 in DP 1098102, located at Honeman Close, Huntingwood, New South Wales. This 20-hectare greenfield site is zoned IN1 General Industrial and is strategically positioned within a well-established industrial precinct. It is situated north of the M4 Motorway, west of Reservoir Road, and south of the Great Western Highway, providing critical connectivity for freight and distribution networks.

The site also includes portions of the Great Western Highway (Lot 16 & Lot 19 in DP1024111 and Lot 19 in DP819317), which will facilitate intersection upgrade works and formal access. These areas are zoned SP2 Classified Road and IN1 General Industrial, ensuring compatibility with both transport infrastructure and industrial operations. The site's proximity to the Western Sydney Freight Line and major distribution centres further enhances its role as an efficient and accessible logistics hub. The site's location supports the movement of goods and services, making it an ideal setting for industrial, warehousing, and distribution operations. By leveraging the established transport infrastructure, the facility will contribute to improved supply chain efficiencies and regional economic growth.



Figure 4. Honeman Close project intersection works

1.5.1 Local context

The Project is located within the Blacktown Local Government Area (LGA) in Western Sydney, New South Wales. The Australian Bureau of Statistics (ABS) 2021 community profile data has been used to inform the communications methodology, with appropriate media and language used to reflect the statistical data.

- The Blacktown LGA has a population of 396,776 residents.
- The median age in the Blacktown LGA is 34 years, which is younger than the state median of 39. The area is culturally diverse, with the top reported ancestries being Australian (19.1%), English (16.8%), Indian (13.5%), Filipino (9.0%), and Chinese (4.5%). Approximately 46% of households speak a language other than English at home, with the most common languages being Filipino/Tagalog, Punjabi, Hindi, Arabic, and Gujarati.
- 29.2% of residents aged 15 and over have attained a bachelor's degree level and above, which is slightly higher than the state average of 27.8%. The workforce participation rate indicates 61% of residents are in the labour force, closely aligning with the state average of 60%. The most common occupations include technicians and trades workers, clerical and administrative workers, machinery operators and drivers, and managers.
- The predominant mode of commuting to work is by car, with 43.5% of the workforce driving themselves to work. Public transport usage is predominately lower, with 5.7% using public transport as part of their daily commute. Additionally, 33.1% of people worked at home on Census day 2021, reflecting changes in work patterns.

1.6 Project timeframes and key milestones

Project timeframes and key milestones will be determined as part of the State Significant Development Application (SSDA) process and will be subject to ongoing planning, assessment, and approval requirements.

As the Project progresses, a detailed project timeline will be developed, outlining engagement activities and key milestones for design finalisation, approvals, construction, and operational commencement. This timeline will be updated as further information becomes available and as approvals are granted.

1.6.1 Construction hours

The construction hours for the Project will be determined as part of the SSDA process and will be subject to relevant planning approvals and regulatory requirements.

Construction activities are anticipated to take place during standard construction hours, which are typically between the hours of 8:00am and 6:00pm Monday to Friday, 8:00am to 1:00pm on Saturday, and there is no construction work expected on Sundays or public holidays, unless otherwise approved.

Final construction hours will be confirmed as part of the DA process.



2.0 Community Consultation

All community engagement activities prior to and during construction of the Project will be undertaken by SLR Consulting and their engaged contractors on behalf of Goodman. The engagement process will ensure the local community and key stakeholders are well-informed about the Project, its potential impacts, and the mitigation measures in place to minimise disruption.

2.1 Approach

This CSEP has been developed in alignment with Goodman's stakeholder engagement principles and national and international best practice frameworks, including:

- International Association for Public Participation (IAP2)
- AA1000SES: International standard for stakeholder engagement

Goodman is committed to maintaining a strong and positive relationship with the local community, ensuring concerns are addressed proactively and the Project operates with a Social Licence to Operate throughout its lifecycle. The engagement process will focus on identifying key stakeholders, understanding community concerns, and implementing practical mitigation measures to manage potential impacts during construction.

Goodman's approach to community consultation is guided by the following core principles:

- **Clarity** – Communication will be clear, concise, and accessible to ensure all stakeholders understand the Project, the construction schedule, and any potential impacts.
- **Proactivity** – Engagement will occur in advance of key project milestones, with stakeholders notified of any upcoming works.
- **Transparency** – All communication and consultation activities will be open and honest, with project information shared in a timely and structured manner.
- **Accessibility** – Project updates will be available through multiple communication channels, ensuring stakeholders can access information and provide feedback. Goodman will also maintain dedicated contact points for enquiries and complaints.

Goodman and its representatives will ensure all community consultation activities comply with the *Privacy and Personal Information Protection Act 1998 (NSW)* and the *Privacy Act 1988 (Cth)*, ensuring the protection of personal information and compliance with relevant legal obligations.

2.1.1 Key engagement objectives

The key community and stakeholder engagement objectives for the Project are to:

- Keep the local community and key stakeholders informed of project milestones, construction progress, and any anticipated impacts.
- Ensure a structured and timely response to community enquiries and complaints throughout the Project.
- Provide advance notice to sensitive receivers about potential disturbances such as noise, or construction activities.

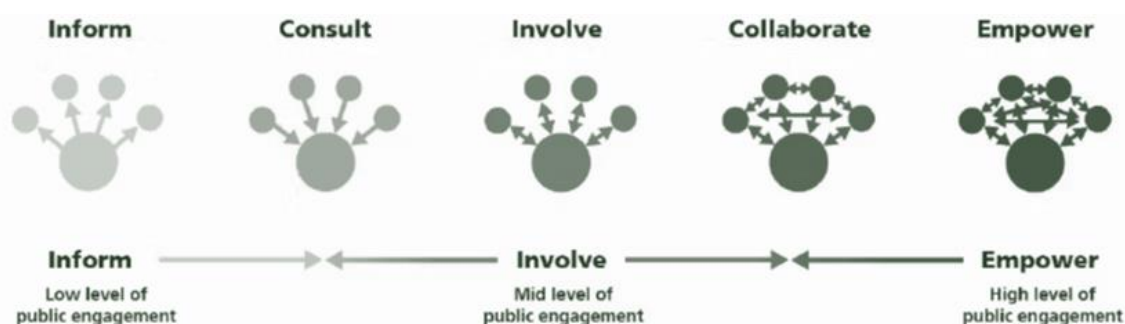


- Facilitate open communication channels that allow ongoing engagement and feedback from the community and stakeholders.
- Identify and implement continuous improvements in Goodman's approach to stakeholder engagement, ensuring best practice consultation is maintained.
- Support all site staff and contractors in engaging positively with the community, reinforcing Goodman's reputation as a responsible and community-conscious developer.

2.1.2 IAP2 Core Values

The proposed engagement methodology will follow the principles and values outlined in the International Association of Public Participation's (IAP2) Quality Assurance Standard. These high-level frameworks and standards outline best-practice expectations of principle, process, and value and provide a consistent model for design and delivery of engagement. The proposed level of engagement for the Project will be to *inform* and *consult* as per the IAP2 Spectrum in **Figure 3**.

Figure 5. IAP2 Public Participation Spectrum



2.2 Roles and responsibilities

Effective community and stakeholder engagement requires clear roles and responsibilities to ensure proactive communication, timely issue resolution, and the efficient management of both planned and unforeseen situations. Key members of the Honeman Close Industrial Facility project team will play an active role in identifying, addressing, and mitigating potential impacts while also leveraging opportunities for positive engagement.

Table 1 outlines the key project roles and their associated responsibilities. As the Project progresses, **Table 1** will be updated to include specific contact details.

Table 5: Roles and responsibilities for Honeman Close

Role	Contact details	Responsibilities
Goodman Project Manager	Lachlan O'Reilly	<ul style="list-style-type: none"> • Oversees overall project delivery. • Ensures compliance with regulatory requirements and engagement commitments.



		<ul style="list-style-type: none"> • Acts as a key point of contact for project-related queries and escalations.
Community and Stakeholder Engagement Lead	Stephanie Skordas	<ul style="list-style-type: none"> • Develops and implements the CSEP and Engagement Delivery Schedule. • Coordinates engagement activities, including notifications, meetings, and updates. • Manages feedback, enquiries, and complaints, ensuring timely responses. • Stakeholder and community liaison.
Construction Manager	TBD	<ul style="list-style-type: none"> • Manages construction activities, ensuring compliance with agreed mitigation measures. • Provides advance notice of works to the engagement team for stakeholder communication. • Responds to and mitigates construction-related issues raised by the community.
Environmental Manager	TBD	<ul style="list-style-type: none"> • Ensures environmental compliance, including dust, noise, and waste management. • Supports engagement activities by providing technical input on environmental matters. • Oversees implementation of mitigation strategies to minimise community impacts.



Site Supervisor	TBD	<ul style="list-style-type: none">• Acts as an onsite point of contact for immediate concerns or incidents.• Ensures all contractors and staff adhere to engagement commitments.• Coordinates with the engagement team to address community and stakeholder issues.
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3.0 Engagement Methodology

3.1 Communication and engagement channels

A range of tools and techniques will be employed to facilitate project updates, two-way communication, and issue mitigation before and during construction. These methods will ensure stakeholders remain informed and have accessible channels to provide feedback or raise concerns.

Table 2 provides an overview of the communication management and mitigation tools that will be used to engage with the local community and key stakeholders.

Table 6: Communication Management and Mitigation Tools

Tool/ Technique	Description	Responsibility	Audience	Frequency/ timing	Specifications
Stakeholder Briefings	Meetings with community members, and key stakeholders to provide updates, discuss concerns, and consult on project-related matters. Meetings will be held online via Microsoft Teams, or face-to-face if required.	Community and Stakeholder Engagement Lead.	Landowners, community, and stakeholders.	As requested or required.	Meetings will be tailored to the needs of stakeholders. A record of conversation or meeting minutes will be documented, retained, and shared with attendees. All interactions will be recorded in the Consultation Register.
Project factsheet	A project factsheet providing key information, objectives, benefits, timeline, construction impacts, and contact details for community enquiries.	Community and Stakeholder Engagement Lead.	The wider community, stakeholders, businesses etc.	Updated at key project milestones or as required.	The factsheet will be distributed through an unaddressed mailout, and via email, as well as with community letters.
Email and phone	Where agreed to by the stakeholder and contact details provided, contact will be	Community and Stakeholder Engagement Lead.	The wider community and key stakeholders.	As required for the Project duration.	Recorded contact details are to kept private and used exclusively for the purpose of



Tool/ Technique	Description	Responsibility	Audience	Frequency/ timing	Specifications
	made via email and phone to notify or respond to query or complaint.				consultation on the Project.
Project Contact Points	Project phone number and email address to be contacted should information on the Project be required or complaint lodged.	Community and Stakeholder Engagement Lead.	The wider community and key stakeholders.	Project duration.	Phone number and email to be included on all project information material. Feedback provided to be incorporated into the Complaints Register and actioned as required.
Record of Contact	Recording all landowners, community, and stakeholder one-on-one conversations.	Community and Stakeholder Engagement Lead, Goodman representatives.	Landowners, community, and stakeholders.	Project duration.	The Record of Contact form will be used to capture all face-to-face, online and phone interactions and will be used to inform the consultation register.
Consultation Register	Recording community and stakeholder interactions along with associated remedial actions as required.	Community and Stakeholder Engagement Lead.	The wider community and key stakeholders.	Project duration.	The register will be continually updated to record community engagement, including information provided by Goodman representative and contractors, feedback received, and remedial action undertaken where required.



3.2 Project specific contact points

To ensure effective communication and accessibility, the following project-specific contact points will be included on all project-related collateral and communications. These contact points will serve as the primary channels for community and stakeholder enquiries, stakeholder feedback, and complaints management.

Contact	Community and Stakeholder Engagement Lead
Name/s	The Community and Stakeholder Engagement Lead role will be managed by the following team: <ul style="list-style-type: none"> • Esther Diffey – Technical Director, Social Performance • Stephanie Skordas – Senior Consultant, Social Performance
Email	community@honemanclose.com
Phone	1800 920 317

In addition to these dedicated contact points, enquiries and complaints may also be received through a variety of other channels, including face-to-face interactions, and stakeholder meetings. All such communications, regardless of the method of receipt, will be escalated appropriately via email, phone, or in person to the Goodman Project Manager.

To ensure accountability and transparency, all enquiries and complaints received—whether directly through the project-specific contact points or indirectly via other sources—will be logged and tracked in the Consultation Register (**Appendix E**). This process ensures each enquiry is recorded, responded to, and actioned in a timely manner, aligning with Goodman's commitment to proactive and responsive stakeholder engagement.

4.0 Stakeholders

Stakeholders are defined as any individual, group, or organisation that has an interest in, or may be affected by, the Honeman Close Industrial Facility. This includes those who can influence the Project's outcomes as well as those who may experience direct or indirect impacts from its development and operation.

Given the diverse range of stakeholders associated with the Project, varying levels of interest, influence, power, or impact must be considered when shaping engagement strategies, timing, and methodology. A tailored approach will be adopted to ensure engagement efforts are meaningful, proportional, and effective, aligning with stakeholder needs and concerns.

4.1 Key stakeholders

The Honeman Close Industrial Facility project encompasses a diverse range of stakeholders, each with varying degrees of interest and influence. Effective engagement with these stakeholders is crucial for the Project's success. The key stakeholders identified for ongoing consultation, notification, and potential feedback during the construction phase include, but are not limited to:

- Blacktown City Council.
- NSW Department of Planning, Housing & Infrastructure (DPHI).
- NSW Department of Planning,
- Heritage Council of NSW.
- NSW Rural Fire Service.
- NSW Department of Primary Industries (Land and Fisheries).



<p>Housing and Infrastructure (Central Western).</p> <ul style="list-style-type: none"> • Transport for NSW. • Sydney Water. • Endeavour Energy. • WaterNSW. • NSW Environment and Heritage Group. • Fire and Rescue NSW. 	<ul style="list-style-type: none"> • NSW Environmental Protection Authority (EPA). • Deerubbin Local Aboriginal Land Council. • Environment, Energy and Science Group (EES). • Western Sydney Planning Partnership (WSPP). • Directly impacted landowners and sensitive receivers. • Surrounding local businesses and broader community. • Media bodies. • Other Interested Parties.
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A comprehensive stakeholder analysis, detailing each stakeholder's anticipated interests, level of interest/influence, and the required level of engagement, is provided in **Appendix A**. This analysis will guide the development of tailored engagement strategies to ensure effective communication and collaboration throughout the Project's lifecycle.

5.0 Potential Risks and Mitigations

Goodman is committed to proactive and ongoing consultation with the community and key stakeholders, ensuring potential risks and concerns are effectively managed throughout the Honeman Close Industrial Facility project. This includes identifying potential construction and operational impacts, implementing appropriate mitigation strategies, and reviewing engagement methodologies to minimise disruption where possible.

Table 3 outlines key potential project risks that may be of interest or concern to stakeholders, along with the proposed communication and engagement strategies Goodman representatives and contractors will undertake to manage and mitigate these risks.

Table 7: Potential Risks and Mitigations

Potential issues	Potential key impacts	Proposed mitigation strategy
Lack of awareness and project understanding	The local community and stakeholders may not be fully aware of the Project scope, timeline, and expected impacts, leading to misinformation, concerns, and complaints.	Implement clear, consistent, and accessible communication through multiple channels, including letters, fact sheets and email updates. Ensure messaging is in plain language and provides accurate and up-to-date information.
Community opposition and resistance to change	Some community members or stakeholders may oppose the Project due to concerns about impacts on their	Engage in early and ongoing consultation with key stakeholders to understand concerns and provide clarity. Facilitate one-on-one



Potential issues	Potential key impacts	Proposed mitigation strategy
	properties, businesses, or way of life.	meetings, stakeholder briefings, and community drop-in sessions to encourage dialogue.
Concerns about noise, dust, and traffic disruptions	Complaints may arise regarding construction noise, dust, and traffic congestion, affecting nearby residents and businesses.	Provide advance notifications of disruptive activities via letterbox drops, email alerts, and website updates. Establish a construction notification system to keep affected stakeholders informed in real-time.
Stakeholder engagement fatigue	Community members and businesses may become disengaged or overwhelmed if engagement activities are too frequent or poorly targeted.	Use a targeted engagement approach to ensure that stakeholders receive only relevant and meaningful communication. Balance engagement activities to avoid overloading stakeholders with excessive updates.
Failure to address complaints and enquiries in a timely manner	Delays in responding to complaints or enquiries may escalate concerns and damage relationships with stakeholders.	Implement a formal complaints management process, ensuring all concerns are logged, acknowledged, and addressed within agreed response timeframes. Maintain a Consultation Register to track stakeholder interactions and resolutions.
Misinformation and unauthorised information sharing	Incorrect or misleading information shared within the community, media, or online can create unnecessary concerns and resistance to the Project.	Maintain clear and centralised communication channels where stakeholders can access accurate project updates. Ensure only designated representatives speak on behalf of the Project. Provide proactive media engagement to manage public perception.
Difficulty reaching all affected stakeholders	Some stakeholders, particularly culturally and linguistically diverse (CALD) residents or those without access to digital communication, may not receive project updates.	Provide multilingual communication materials where relevant.
Public backlash due to unexpected impacts	Sudden or unanticipated changes (e.g., extended working hours, traffic disruptions) may result in frustration and complaints.	A 'no surprises' approach by providing timely and proactive notifications about any associated project changes.



6.0 Enquiry and Complaint Procedures

Goodman is committed to the timely, transparent, and effective management of enquiries and complaints relating to the Honeman Close Industrial Facility. A structured approach ensures all concerns raised by community members, stakeholders, and businesses are recorded, acknowledged, and addressed in a consistent manner.

All Goodman representatives and engaged contractors must adhere to the agreed protocols for receiving, documenting, and responding to enquiries and complaints, ensuring stakeholder concerns are managed professionally and in alignment with best-practice engagement principles.

A dedicated project contact point will be maintained throughout the Project, ensuring multiple accessible channels for stakeholders to seek information, provide feedback, or lodge complaints.

6.1 Key messages and frequently asked questions

Throughout the Project lifecycle, key messaging will be regularly reviewed and updated to reflect the latest project information and stakeholder concerns. As the Project progresses, common themes may emerge from community feedback, including:

- Project timelines and construction schedule
- Traffic management and road impacts
- Noise, dust, and vibration concerns
- Environmental and heritage considerations
- Opportunities for community input.

The current key messages are included in **Appendix B** and will be updated regularly as new information becomes available. This approach ensures project messaging remains up to date, concerns are proactively addressed, and communication remains transparent and responsive.

6.2 Phone call, email enquiries and website

To ensure efficient and transparent management of enquiries, Goodman has established a dedicated project email address for the Honeman Close Industrial Facility community@honemanclose.com, and phone line 1800 920 317. This email account and phone line will be monitored closely during business hours by the Community and Stakeholder Engagement Lead, who will serve as the first point of contact for all incoming enquiries. Contributions from Goodman will be sought when required to provide technical responses.

6.3 Engagement feedback and data management

To ensure accountability, transparency, and continuous improvement in stakeholder engagement, all community interactions will be documented and tracked using a Consultation Register. This register will serve as a centralised record of all enquiries, complaints, and engagement activities, allowing the project team to monitor trends, identify recurring concerns, and implement effective responses.

The Consultation Register will be actively maintained to:



- Record and track all stakeholder interactions in a structured manner.
- Ensure timely responses and appropriate follow-up actions for each enquiry or complaint.
- Provide a feedback loop to inform project decision-making and engagement strategies.
- Support regulatory and compliance reporting by maintaining a clear record of engagement activities.

For every enquiry or complaint received, the following details must be recorded in the Consultation Register:

1. Date and time the complaint or enquiry was received.
2. Method of communication (e.g., phone call, email, in-person meeting, social media).
3. Complainant details (name, address, and contact number, if provided; if not, a note indicating this).
4. Nature of the complaint or enquiry (e.g., noise, traffic, dust, construction timelines).
5. Actions taken in response, including any follow-up communication with the complainant.
6. Monitoring and verification to confirm whether the issue has been satisfactorily resolved.
7. If no action was taken, a justification explaining why no action was deemed necessary.

By maintaining a structured and transparent approach to engagement data management, Goodman ensures that all stakeholder concerns are acknowledged, tracked, and appropriately addressed, reinforcing Goodman's commitment to proactive and responsible community engagement throughout the Honeman Close Industrial Facility project.

7.0 Monitoring, reporting and evaluation

To ensure effective community consultation and stakeholder engagement, Goodman will implement a structured approach to monitoring, reporting, and evaluation throughout the Honeman Close Industrial Facility project. The effectiveness of engagement activities, as well as responses to complaints and enquiries, will be regularly assessed to identify areas for improvement and ensure continuous enhancement of the CSEP.

The Community and Stakeholder Engagement Lead will record all external stakeholder and community interactions in a Consultation Register, ensuring all feedback, enquiries, and concerns are documented in a structured manner. This register will serve as a valuable tool for transparency, accountability, and risk management, enabling the project team to track recurring themes, address systematic issues, and evaluate engagement performance.

A formal annual review of the CSEP will be undertaken to incorporate incremental improvements, ensuring that the engagement approach remains responsive, effective, and aligned with stakeholder expectations.

Goodman will monitor the following key engagement metrics to inform periodic evaluations of consultation efforts:



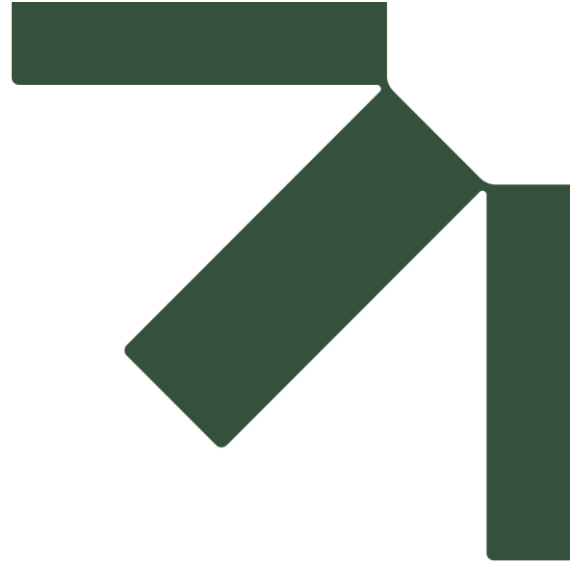
- Total number of complaints received each month to assess community satisfaction with the Project.
- Complaints relating to lack of consultation, misinformation, or confusion, indicating the effectiveness and clarity of communication efforts.
- Thematic analysis of complaints and enquiries, identifying recurring issues that may indicate systematic engagement challenges.
- Response timeframes, ensuring timely acknowledgment and resolution of enquiries or complaints to maintain community trust.

8.0 References

International Association for Public Participation (IAP2) 2015 *Quality Assurance Standard for Community and Stakeholder Engagement*, viewed 31 January 2024, Available: International Association for Public Participation Australasia, [IAP2_Quality+Assurance+Standard.pdf](https://iap2content.s3-ap-southeast-2.amazonaws.com/IAP2_Quality+Assurance+Standard.pdf) (iap2content.s3-ap-southeast-2.amazonaws.com)

IAP2 2014, *Public Participation Spectrum*, viewed 31 January 2024, Available: International Association for Public Participation Australasia, [IAP2_Public_Participation_Spectrum.pdf](https://iap2content.s3-ap-southeast-2.amazonaws.com/IAP2_Public_Participation_Spectrum.pdf)





Appendix B SIA Survey

Engagement Summary Report

Honeman Close Industrial Facility (SSD-79500208)

Goodman Property Services (Aust) Pty Limited

SLR Project No.: 650.030129.00001

24 March 2025

Proposed warehouse and distribution centre at Honeman Close, Huntingwood – Social Impact Survey

Newsletter text

Urbis' Social Planning Team is also preparing a Social Impact Assessment (SIA) as part of the SSDA which will be submitted to DPHI. To inform the SIA, Urbis is seeking feedback from the community to better understand the needs of the local area and potential social impacts (positive and negative) of the proposal. You can provide your feedback response by filling in a short online survey. The survey is open until 5pm on **24 February 2025**.

Scan the QR code with your phone or access the survey here:

<https://urbis.questionpro.com.au/t/ARokgZR0cs>



Introduction text for survey

Survey

This survey has been developed to inform a Social Impact Assessment (SIA) for a State Significant Development Application (SSDA) by Goodman Property Services (Aust.) Pty Ltd (Goodman) for a proposed warehouse and distribution centre at Lot 1 in DP 1098102 Honeman Close, Huntingwood.

The site is bound by M4 Motorway to the north, Reservoir Road to the west, Great Western Highway to the south and is shown in the aerial image below.

The SIA and this survey are being undertaken by Urbis, a specialist consultancy firm.

About the proposal

This SSDA seeks approval for the construction and operation of two warehouse and distribution centres with ancillary office spaces. The development has a total gross lettable area of 50,602 sqm.

The warehouses are proposed to have a maximum height of 15m and include office spaces, access and hardstand areas, guardhouses, loading bays, landscaping, car parking, electric vehicle charging, solar panels and signage.

The proposal will also comprise infrastructure works including vegetation clearing, bulk earthworks, a new signalised intersection at Great Western Highway and new proposed estate road.

If approved, the site would operate 24 hours a day, seven days per week.

What is a Social Impact Assessment (SIA)?

A SIA is an objective independent study undertaken to identify and assess potential positive and negative social impacts associated with a proposed development. Social impacts can be understood as the consequences that people (individuals, households, groups, communities and organisations) experience when a new development brings change.

A SIA considers social impacts in relation to people's: way of life; community; accessibility; culture; health and wellbeing; surroundings; livelihoods; and decision-making systems.

The SIA process is being guided by DPHI's [SIA Guideline](#) (2023).

About this survey

This survey aims to gather insights from surrounding residents, businesses, workers and other key stakeholders about how this project may impact them in positive and negative ways. Survey responses will also help to identify enhancement measures (for positive impacts) and mitigation measures (for negative impacts) that could be implemented during the design, construction and/or operation of the proposed development.

The survey should take approximately 5 minutes to complete, and all responses will be kept anonymous. This survey will be open until 5pm on **24 February 2025**. Thank you in advance for your contribution.

Site location



Questions

1. Are you familiar with Goodman's proposed warehouse and distribution centre at Honeman Close, Huntingwood?

1.1. Yes

1.2. No

[Tick box – select one](#)

1. Which of the following best describes you?

Please select all that apply.

- i. Resident of Blacktown
- ii. Resident of surrounding suburb (please specify)
- iii. Worker or business owner in the surrounding industrial area
- iv. Worker of business owner in the broader local area
- v. Regular visitor to the area
- vi. Other. Please specify: _____

Question 2 is for respondents to option i and ii only

Question 3 is for respondents to option iii and iv only

Question 4 is for respondents to option v and vi only

- 2. In a few words, what do you like most about living in your local area?
- 3. In a few words, what do you like about working in the local area?
- 4. In a few words, what do you like about visiting the local area?

[Comment box for questions 1-4](#)

5. In what way do you anticipate the proposed development will mainly impact the community?

- Positively
- Negatively
- Both positively and negatively
- Neither positively nor negatively
- Unsure

[Tick box – select one](#)

6. Are there any specific groups or members of the community that will be particularly impacted (positively or negatively) by the proposed development?

[Comment box](#)

7. Please describe any positive impacts you anticipate will be generated by the proposed development, and how they could be enhanced:

These could include impacts to you, other members of the community, short and long term impacts, impacts during construction and/or impacts during the operation of the building.

As per DPHI's [SIA Guideline](#) (2023) negative impacts may be in relation to: way of life; community; accessibility; culture; health and wellbeing; surroundings; livelihoods; and decision-making systems.

[Comment box](#)

8. Please describe any negative impacts you anticipate will be generated by the proposed development, and how they could be mitigated (reduced).

These could include impacts to you, other members of the community, short and long term impacts, impacts during construction and/or impacts during the operation of the building.

As per DPHI's [SIA Guideline](#) (2023) negative impacts may be in relation to: way of life; community; accessibility; culture; health and wellbeing; surroundings; livelihoods; and decision-making systems.

[Comment box](#)

9. Would you like to be contacted by the Urbis team to further discuss the proposal and potential social impacts?

Yes

No – **if ticked skip to end**

[Tick box – select one](#)

If yes, please include your preferred contact details:

[Comment box](#)

Thank you for your participation. Please contact the SLR Engagement team at community@honemanclose.com if you have any questions or would like to provide further feedback.

Appendix C Project Factsheet

Engagement Summary Report

Honeman Close Industrial Facility (SSD-79500208)

Goodman Property Services (Aust) Pty Limited

SLR Project No.: 650.030129.00001

24 March 2025

HONEMAN CLOSE INDUSTRIAL FACILITY



KEY ECONOMIC BENEFITS

- + Strengthens Western Sydney's position as a national transport and logistics gateway
- + Improves freight and logistics efficiency
- + Creates jobs while enhancing transport and infrastructure networks

Honeman Close represents a modern, efficient approach to logistics and warehousing, setting a new benchmark for industrial estates in Western Sydney.

Location and connectivity define the Honeman Close Industrial Facility, a next-generation industrial and logistics hub offering seamless access in Huntingwood, New South Wales. Positioned at the intersection of major transport corridors – including the M4 Motorway and Great Western Highway – this development optimises movement, enhances freight efficiency, and provides businesses with a faster route to market.

WHY IS THIS PROJECT IMPORTANT?

- + A premier logistics hub with direct access to Sydney's key freight corridors
- + Enhances supply chain efficiency, reducing transit times
- + Supports seamless connections to local, state, and national markets

APPROVALS PROCESS AND CURRENT STATUS

The Honeman Close Industrial Facility is classified as a State Significant Development (SSD) under NSW planning laws, requiring a comprehensive approvals process to ensure compliance with environmental, social, and planning regulations. If approved, the site would operate 24 hours a day, seven days a week.



SMART TRANSPORT PLANNING

Transport and infrastructure efficiency

- + Integrated freight movement strategies to optimise efficiency
- + Advanced road design to minimise congestion and improve access
- + EV-ready infrastructure for future transport needs

TIMELINE

- 01 Pre-SEARs** – Early consultation and preparation for Secretary’s Environmental Assessment Requirements (SEARs) and preliminary stakeholder engagement
- 02 SEARs** – Defines key environmental, planning and social impact considerations for the project’s Environmental Impact Statement (EIS), including the scope of the Social Impact Assessment (SIA) – **current stage**
- 03 EIS** – A detailed report assessing environmental, economic and social impacts (including the SIA), which will be subject to public review
- 04 Public exhibition** – Broad community and stakeholder engagement to collect feedback on the Public EIS, including findings from the SIA
- 05 Assessment & determination** – Government review of all submissions and final decision on project approval
- 06 Construction commencement** – Subject to approvals work will begin in staged phases



TRAFFIC FLOW MANAGEMENT

to support smooth operations during construction



COORDINATED LOGISTICS PLANNING

to minimise local road congestion



FREIGHT MOVEMENT STRATEGIES

designed for 24/7 efficiency



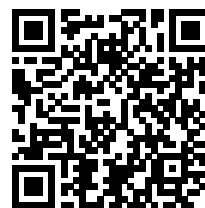
AIR QUALITY MANAGEMENT

strict dust suppression techniques to minimise environmental impact

COMMUNITY ENGAGEMENT

Your voice matters

Goodman is committed to an open and transparent engagement process, ensuring that community perspectives shape the development of the project. The Social Impact Assessment (SIA) is a crucial opportunity for local stakeholders to provide feedback on the project’s social, environmental, and economic impacts.

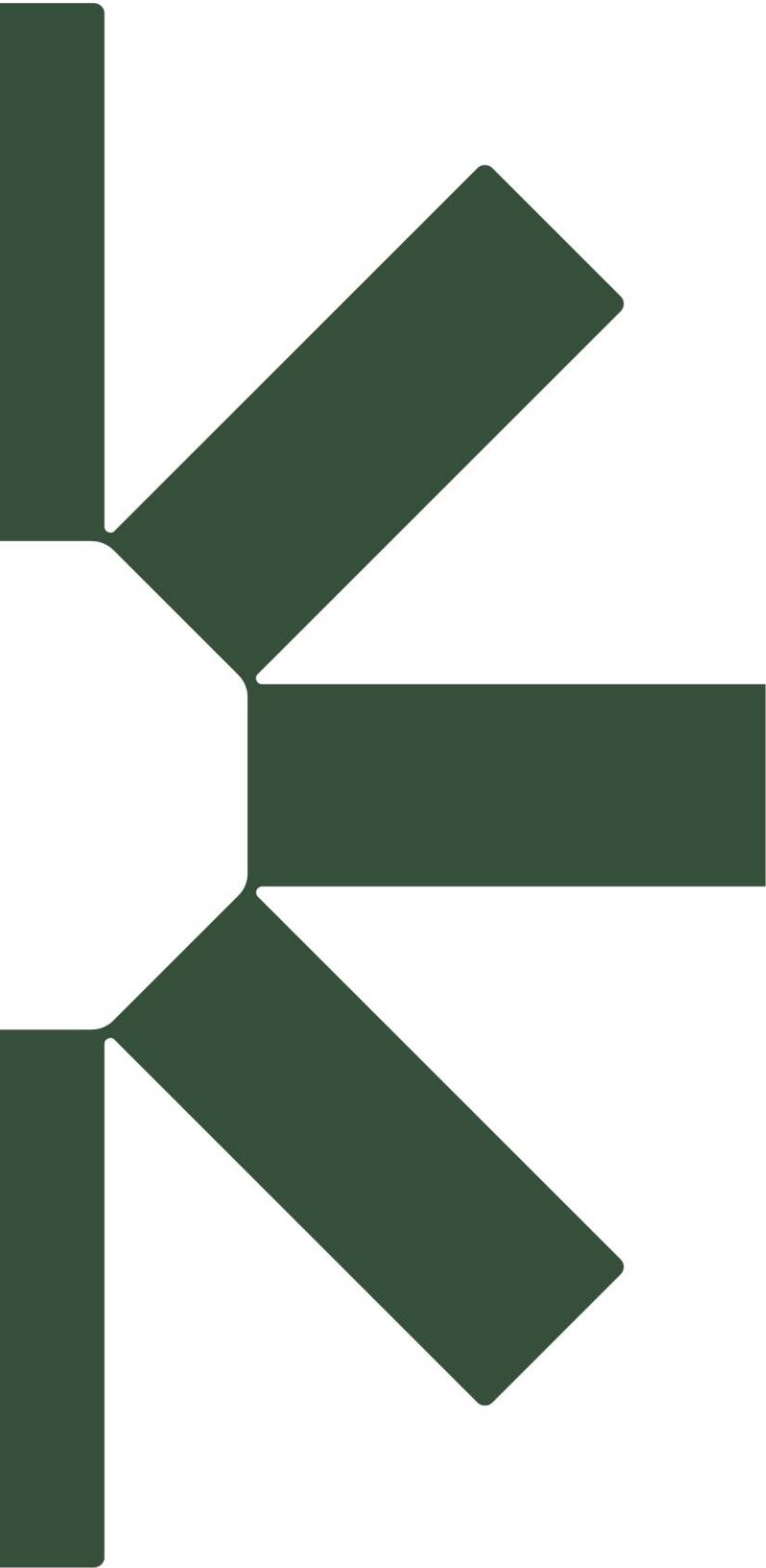


Scan the QR code to complete the SIA survey and share your thoughts

Or access the survey here <https://urbis.questionpro.com.au/t/ARokgZROcs> →

Where are we now?

We are currently at the **SEARs** stage, having submitted our request for Secretary Environmental Assessment Requirements (SEARs). This marks a critical step in identifying and assessing environmental, social, and planning considerations before advancing to the Environmental Impact Statement (EIS) phase, where these aspects will be further evaluated and addressed.



Making Sustainability Happen