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URBIS

STORAGE AND DISTRIBUTION WAREHOUSE – ORCHARD HILLS SSDA

Engagement Outcomes Report

Prepared for
HB+B PROPERTY
3 June 2025

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Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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ABBREVIATIONS

Table 1 Abbreviations

Abbreviation	Definition
AIBP	Alspeg Industrial Business Park
DA	Development Application
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DP	Deposited Plan
DPHI	Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	Environmental Planning and Assessment Act 1979
IAP2	International Association of Public Participation
NIA	Noise Impact Assessment
NOR	Notice of Requirements
TIA	Traffic Impact Assessment
SEARs	Secretary's Environmental Assessment Requirements
SEPP-RH	State Environmental Planning Policy – Resilience and Hazards
SSDA	State Significant Development Application
SSD	State Significant Development
VIA	Visual Impact Assessment

Executive summary

This Engagement Outcomes Report (report) has been prepared by Urbis to accompany a State Significant Development Application (SSDA) (SSD-81434988) for a Storage and Distribution Warehouse (the Proposal). HB+B is managing the SSDA on behalf of the proponent. The Proposal seeks detailed approval for a new Storage and Distribution Warehouse within the Alspec Industrial Business Park (AIBP) at 221-235 Luddenham Road, Orchard Hills (**the site**). The site is legally described as Lot 1 in DP 1293805.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) issued for the Proposal (SSD-SSD-81434988).

This report summarises the engagement activities conducted with the near neighbours of the site and outlines the key points of feedback they provided on the Proposal. It also details the Proposal's responses to these key points. The feedback received includes:

- Feedback and some concern about the rezoning of the land as industrial
- Questions and feedback about potential traffic impacts and changing local road conditions
- Feedback and concern about changing local character
- Feedback about the community consultation process.

1. INTRODUCTION

This report has been prepared in support of a development at 221-235 Luddenham Road, Orchard Hills (**the site**), including detailed approval for a Storage and Distribution Centre. The Proposal seeks to deliver a new Storage and Distribution Warehouse within the Alspec Industrial Business Park (AIBP).

Specifically, the Proposal comprises the following:

- Construction of a new warehouse with a two-level ancillary office. The warehouse is predominantly 14.7 metres in height, with a high-bay warehouse component at the western portion of the building, which achieves a maximum height of 39 metres.
- A total building area of 45,512sqm; broken down as follows:
 - Warehouse area: 43,607sqm
 - Office Area: 1,843sqm
- Loading areas at the north and south sides of the warehouse, with hardstands surrounding the perimeter of the warehouse. Hardstand and carpark areas are accessed via four new driveways from the AIBP internal estate road.
- Provision of vehicular parking onsite to accommodate cars, vans, semi-trailers and B-doubles. It is envisaged that approximately 329 spaces will be provided on site within the proposed hardstand and carparking areas.
- Perimeter landscaping and tree planting with a total area of 10,236sqm (10%).

1.1. LEGISLATIVE CONTEXT

In NSW, the preparation and evaluation of environmental assessments for state significant developments are legislated through the Environmental Planning and Assessment Act 1979 (EP&A Act). The EP&A Act outlines a series of statutory requirements for proponents seeking development approval. The EP&A Act includes specific requirements to provide community members and stakeholders with opportunities to participate in the planning process.

As such, this report has been prepared in line with the following guidelines and requirements:

- The industry specific SEARs issued for this Proposal
- DPHI's *Undertaking Engagement Guidelines for State Significant Projects* (March 2024) (*Undertaking Engagement Guidelines*)
- DPHI's *Community Participation Plan* (April 2024)
- The International Association of Public Participation's (IAP2) Public Participation Spectrum.

1.2. PURPOSE OF THIS REPORT

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 4 April 2025 and issued for the SSDA (SSD-81434988).

Table 2 provides the industry specific SEARs that are relevant to the delivery of community and stakeholder engagement for this Proposal.

Table 2 SEARs Requirements

Item	Description of Requirement	Section Reference (this Report)
25. Engagement	Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> . Detail how issues raised and feedback provided have been	In accordance with NSW Department of Planning, Housing and Infrastructure (DPHI) expectations around early and effective engagement for state

Item	Description of Requirement	Section Reference (this Report)
	<p>considered and responded to in the project. In particular, applicants must consult with:</p> <ul style="list-style-type: none"> ▪ the relevant Department assessment team. ▪ any relevant local councils. ▪ any relevant agencies. ▪ the community. ▪ if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation 	<p>significant projects, an approach was prepared and implemented to ensure HB+B Property delivered an engagement program consistent with DPHI's <i>Undertaking Engagement Guide: Guidance for State Significant Projects</i>.</p> <p>HB+B Property's approach aimed to connect with the relevant local and state government authorities, relevant agencies and community stakeholders.</p> <p>Refer to Section 3 of this document for more detail about the approach to community and stakeholder engagement for this project.</p>

1.3. ALIGNMENT WITH BEST PRACTICE

This Engagement Outcomes Report has been prepared in line with DPHI's *Undertaking Engagement Guidelines*, which provide guidance for the effective delivery of engagement to support the development of state significant projects in NSW. It has also been prepared in line with DPHI's *Community Participation Plan*, which outlines principles for best practice engagement on proposals in NSW.

1.3.1. Undertaking Engagement Guidelines

The *Undertaking Engagement Guidelines* provide a series of objectives for effective engagement. These community participation objectives are detailed in Table 3. This table also outlines where each objective has been addressed within this report.

Table 3 Community Participation objectives

	Objective	Where has this been addressed
1	Identify the people or groups who are interested in or are likely to be affected by the Proposal.	Stakeholders consulted for this Proposal are detailed in Section 3.3.
2	<p>Use appropriate engagement techniques. This includes:</p> <ul style="list-style-type: none"> considering the accessibility of how information is delivered the avoidance of technical language and jargon so information can be easily interpreted by the audience the adoption of non-written forms of engagement, where needed. <p><i>Appropriate engagement techniques are particularly important when engaging with specific groups, such as Aboriginal and Torres Strait Islander groups, where engagement should be a discrete, planned activity</i></p>	The engagement approach implemented for this Proposal is detailed in Section 3.

	Objective	Where has this been addressed
	<i>undertaken by and with experienced Indigenous engagement specialists.</i>	
3	Ensure the community are provided with safe, respectful and inclusive opportunities to express their views	Activities undertaken to engage with key stakeholders for this Proposal (including the community, councils and government agencies) are detailed in Section 4.
4	Involve the community, councils and government agencies early in the development of the Proposal, to enable their views to be considered in Proposal planning and design	
5	Be innovative in their engagement approach and tailor engagement activities to suit the: <ul style="list-style-type: none"> ▪ context (e.g. sensitivity of the site and surrounds) ▪ scale and nature of the Proposal and its impacts ▪ level of interest in the Proposal. 	A description of the Proposal and its context is provided in Section 2.
6	Provide clear and concise information about what is proposed and the likely impacts for the relevant people or group they are engaging with.	Materials used to communicate Proposal information in a clear and concise way can be found in the appendix.
7	Clearly outline how and when the community can be involved in the process.	Activities undertaken to engage with key stakeholders for this Proposal (including the community, councils and government agencies) are detailed in Section 4.
8	Make it easy for the community to access information and provide feedback.	
9	Seek to understand issues of concern for all affected people and groups and respond appropriately to those concerns.	
10	Provide feedback about how community and stakeholder views were used to shape the Proposal or considered in making decisions.	An overview of community and stakeholder views is provided in Section 5.
11	Be able to demonstrate how the demography of the area affected has been considered in how and what engagement activities have been undertaken.	The engagement approach implemented for this Proposal is detailed in Section 3.

Source: DPHI's Undertaking Engagement Guidelines for State Significant Projects – March 2024

1.3.2. DPHI Community Participation Plan

The approach to engagement outlined in this report informed by the objectives shown in Figure 1.

Figure 1 DPHI *Community Participation Plan* Objectives

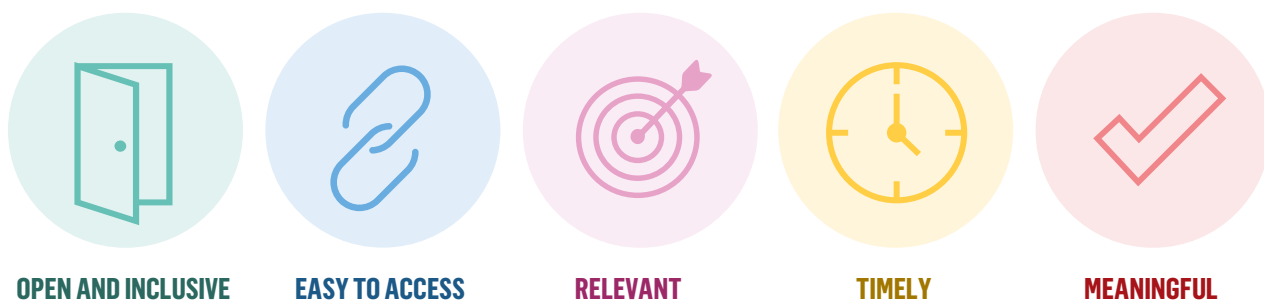




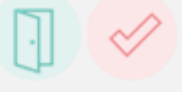



Table 4 Engagement approach and alignment with objectives

Approach	Alignment with objectives
Provide consistent, relevant, jargon-free and up-to-date information on the Proposal, impacts, benefits, and the planning report process through accessible, tailored open lines of communication.	
Identify potential impacts on stakeholders and the community, as well as measures to enhance potential positive impacts and minimise potential negative impacts, through genuine and consistent consultation.	
Provide methods for monitoring and opportunities for the community to 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 throughout the lifecycle of the Proposal.	
Facilitate information flow to the Proposal team by establishing working relationships to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the Proposal.	
Manage expectations by closing the feedback loop and sharing how stakeholder and community views influenced the Proposal.	

2. SITE AND PROPOSAL DETAILS

This section provides an overview of the site and Proposal details, including the surrounding locality, context and a detailed description of the SSDA.

2.1. PROPOSAL SITE

The site is located at 221-235 Luddenham Road, Orchard Hills within the Penrith Local Government Area (LGA). The site is legally described as Lot 1 in DP 1293805.

Map 1 Aerial photograph of the site



Source: Urbis

Map 2 The site within the Alspeck Industrial Business Park



Source: Urbis

It is important to note the broader site is known as the Alspeck Industrial Business Park (AIBP) and is subject to another SSD and multiple DAs seeking approval for medium to large format industrial warehouses.

2.2. THE SURROUNDING LOCALITY

As shown in Map 1, the area surrounding the site includes:

North: Predominantly residential and agricultural land uses. The Western Motorway (M4) is located further north and can be accessed via the Luddenham Road and Mamre Road connection.

East: A range of agricultural, community and cultural uses; the Bosna Croatian Club, also the home of the Werrington Football Club, is immediately adjacent to the site. Across Luddenham Road, directly opposite the site, are several rural residential dwellings and South Creek.

South: Agricultural uses which adjoin residential land uses and the Northern Gateway precinct of the Western Sydney Aerotropolis.

West: Land to the west of the site is zoned as C2 Environmental Conservation. A waste management facility is also located to the northwest. The Western Sydney Airport Sydney Metro stabling yards are also located in this area.

2.3. PROPOSAL CONTEXT

HB+B Property, on behalf of its client, is proposing to develop a storage warehouse and distribution warehouse within the AIBP. The proposed development would be the third building within the AIBP.

Strategically located on the periphery of the Western Sydney Aerotropolis, this Proposal will complement the 24/7 function and operation of the Western Sydney (Nancy Bird-Walton) International Airport through the provision of industrial employment land and the creation of construction and operational jobs.

The site is zoned E4 General Industrial within the Penrith LEP. The Proposal is also aligned with Penrith Council's Employment Lands Strategy (2021), which identifies the need for additional commercial space in new centres around Orchard Hills and Luddenham Road.

HB+B Property is also the proponent of an SSDA (SSD-69845208) for the Alspeck Industrial Warehouse, a proposed manufacturing and distribution warehouse and the first building within the AIBP. SSD-69845208 is currently at the Response to Submissions phase. Further, Council is exhibiting a DA for the Cope warehouse, also proposed by HB+B Property, which is intended as a storage facility for bulky goods and

fragile products. The engagement approach implemented for this SSDA considers the feedback received and learnings from other warehouses in the AIBP, and sought to continue the conversation about the industrial growth of the area.

2.4. PROPOSAL DESCRIPTION

- Construction of a new warehouse with a two-level ancillary office. The warehouse is predominantly 14.7 metres in height, with a high-bay warehouse component at the western portion of the building which achieves a maximum height of 39 metres.
- A total building area of 45,512sqm; broken down as follows:
 - Warehouse area: 43,607sqm
 - Office Area: 1,843sqm
 - Loading areas at the north and south sides of the warehouse, with hardstand surrounding the perimeter of the warehouse.
 - Hardstand and carpark areas are accessed via four new driveways from the AIBP internal estate road.
 - Provision of vehicular parking onsite to accommodate cars, vans, semi-trailers and B-doubles. It is envisaged that approximately 329 spaces will be provided on site within the proposed hardstand and carparking areas.
 - Perimeter landscaping and tree planting with a total area of 10,236sqm (10%).

3. COMMUNITY AND STAKEHOLDER ENGAGEMENT APPROACH

This section outlines the engagement activities delivered throughout April 2025 to raise community and stakeholder awareness of, and invite feedback on, the Proposal.

The engagement activities undertaken for this SSDA sought to build upon engagement undertaken for the Alspec Warehouse SSDA (SSD-69845208) by continuing the conversation about the growth of the Alspec Industrial Business Park (AIBP) and inviting feedback on the growth of this precinct more generally.

3.1. ENGAGEMENT OBJECTIVE AND APPROACH

In March 2025, Urbis prepared a Community and Stakeholder Engagement Strategy for the Proposal. The engagement objectives and approach delivered were informed by the International Association of Public Participation’s (IAP2’s) *Public Participation spectrum*, (Figure 2). and DPHI’s *Community Participation Plan*.

For this Proposal, the overall objective of the engagement was to consult with stakeholders and the community.

Figure 2 IAP2 Public Participation spectrum

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: IAP2

3.2. PURPOSE OF ENGAGEMENT (OBJECTIVES)

In line with the objectives outlined in Section 1.3.2 above, the stakeholder and community engagement process for the Proposal aimed to:

- Continue the conversation with neighbours about the growth of the AIBP
- Provide consistent, relevant, jargon-free and up to date information on the Proposal
- Provide opportunities for the community to give feedback to help inform the planning process
- Respond appropriately and in a timely manner to concerns or questions raised by the community

- Identify ways for stakeholder and community views and local knowledge to be appropriately incorporated into the Proposal
- Maintain open and accessible lines of communication.

3.3. COMMUNITY AND STAKEHOLDERS

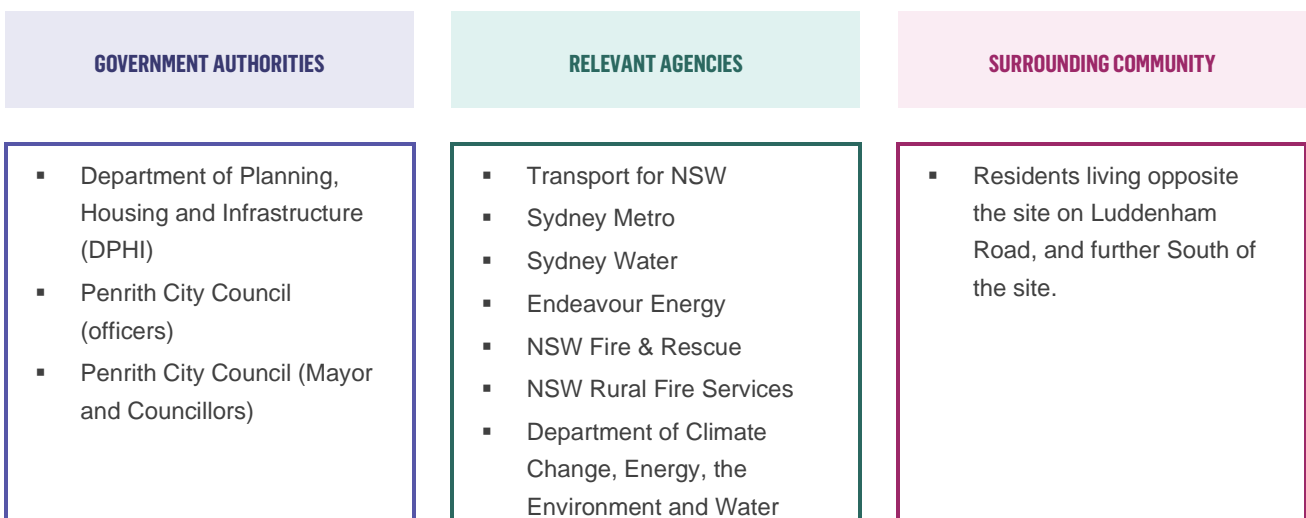
Stakeholders are individuals, groups of individuals or organisations that could influence or affect a Proposal. Described in DPHI’s *Undertaking Engagement Guidelines for State Significant Proposals*, the community is anyone (including individuals, community groups, Aboriginal and Torres Strait Islander communities, culturally and linguistically diverse communities, peak bodies or businesses) interested in or likely to be affected by the Proposal.

Based on a thorough analysis of the surrounding community and the potential Proposal impacts (located in the Community and Stakeholder Engagement Strategy), we determined that stakeholders to be consulted include government authorities, relevant agencies and surrounding community.

3.3.1. Stakeholder categories

Within this context, the stakeholders for this Proposal were categorised by group, as shown in Figure 3. The community stakeholders were identified due to their proximity to the site, potential concerns about the Proposal impacts, and general interest in the Proposal.

Figure 3 Stakeholder Categories



4. ENGAGEMENT ACTIVITIES

This section outlines the activities that were implemented to reach and engage with the community during the preparation of the EIS.

All engagement collateral included:

- A summary of the SSDA
- An overview of the types of goods that may be stored on-site
- An overview of the planning process
- Clear information about how community members can provide feedback on the SSDA.

Figure 4 Engagement activities





NEWSLETTER DELIVERED TO 88 LETTERBOXES




NEAR NEIGHBOUR DOORKNOCK, REACHING 14 NEIGHBOURS

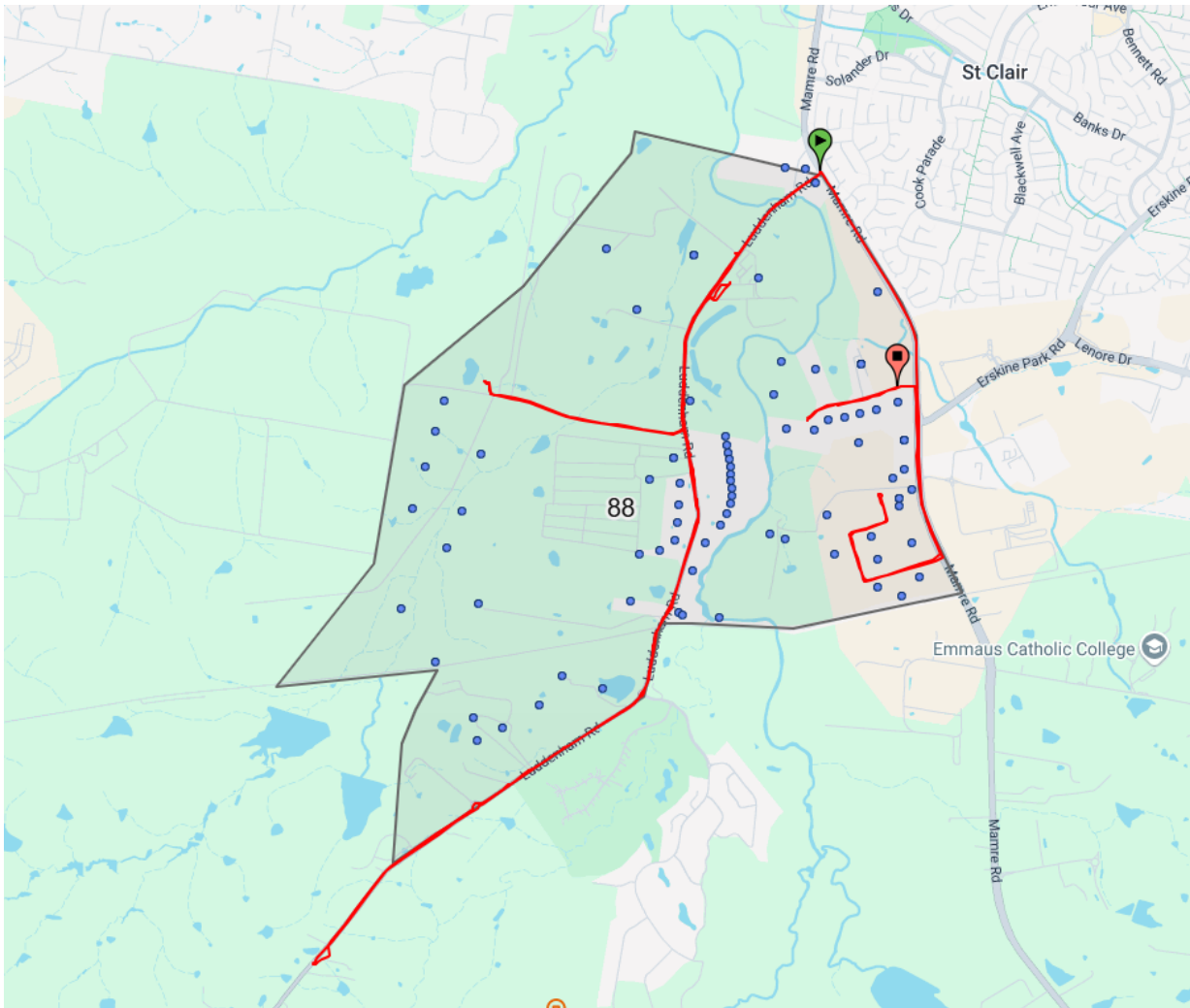


ENQUIRY LINES MANAGED THROUGH THE CONSULTATION PERIOD

Engagement activity	Target stakeholder(s)	Details
 <p>Distribution of a community newsletter</p>	Near neighbours	<p>On 8 April 2025, a newsletter was distributed to near neighbours of the site living on the opposite side of Luddenham Road.</p> <p>The distribution area for the newsletter was informed by the catchment area for the Noise Impact Assessment report, prepared for the planning Proposal for this site. The distribution area is included in Appendix B.</p>
 <p>Doorknock of near neighbours</p>	Near neighbours	<p>On 10 April 2025, two members of Urbis' Planning and Engagement teams doorknocked 14 properties located on the opposite side of Luddenham Road.</p> <p>Of the 14 properties we doorknocked, Urbis spoke with 7 neighbours.</p> <p>Where residents were unavailable or access to the property could not be gained, Urbis left a Sorry We Missed You card in the letterbox. All letters left behind included the engagement 1800 number and email address.</p>

Engagement activity	Target stakeholder(s)	Details
	Management of enquiry lines Surrounding community	Urbis has maintained a 1800 number and email address throughout the consultation period, enabling the surrounding community and key stakeholders to ask questions and provide feedback.

Map 3 Distribution area – community newsletter



5. WHAT WE HEARD

This section provides a summary of themes raised by stakeholders and near neighbours, as well as a detailed table of feedback, including Proposal responses.

5.1. KEY STAKEHOLDER FEEDBACK

Themes raised through the consultation period are summarised in Figure 5 below.

Figure 5 Key themes of feedback - key stakeholders



**STORAGE OF DANGEROUS
GOODS**



**SEWER AND WATER
MANAGEMENT**



PARKING



GROWTH OF THE AIBP

5.1.1. Storage of dangerous goods

Those consulted were told that alcohol may be stored on site.

Several stakeholders provided feedback or raised concerns about the storage of dangerous goods, particularly alcohol, on-site.

There were suggestions from those consulted that the Proponent may need to consider licensing requirements in preparing the SSDA if the volume of alcohol that will be stored is expected to exceed 2,000 tonnes.

5.1.2. Sewer and water management

A small number of stakeholders asked questions about how the proposed warehouse and the broader business park will be sewered, given that the site is currently unsewered.

There were also questions about the flood basin behind the site and enquired about whether there is a requirement for access from the site to this to ensure maintenance of the basin.

5.1.3. Parking

Stakeholders provided feedback that there is a significant amount of parking proposed for a storage and distribution warehouse, in some cases querying the need for this amount of parking.

5.1.4. Growth of the AIBP

Some stakeholders asked questions about the future growth of the AIBP. In particular, stakeholders wanted to understand whether there are likely to be many more large-format warehouses, or if future DA's or SSDA's will seek approval for smaller warehouses.

5.2. DETAILED STAKEHOLDER FEEDBACK

Table 5 Detailed stakeholder feedback table

Stakeholder	How this group was consulted	Feedback	Proposal response
Government authorities			
NSW DPHI <ul style="list-style-type: none"> Planning and Assessment team 	Urbis and HB+B Property met with the DPHI on 10 March 2025 to understand key issues that would need to be addressed in the EIS.	Storage of alcohol DPHI advised that, under the Australian Standards, there is a potential requirement for any alcohol that is greater than 24% to be classified as a Class 3 dangerous good. This would also determine whether an Environmental Protection License needs to be sought from the NSW Environment Protection Authority (EPA), and a review of Fire & Rescue guidelines be undertaken.	Storage of alcohol Urbis has reviewed the classification standards and has engaged with the NSW EPA and Fire & Rescue as appropriate. HB+B has also prepared a preliminary hazards analysis, the findings of which have confirmed that an Environmental Protection License will not be required.
		Planning pathway DPHI advised that storage of more than 2,000 tonnes of alcohol would warrant project-specific SEARs, instead of industry-specific.	Planning pathway HB+B Property has undertaken a preliminary hazard analysis for the storage of alcohol. HB+B has been advised by its technical consultants that the quantum of alcohol is less than 2,000 tonnes. Project specific SEARs were therefore not required.

Stakeholder	How this group was consulted	Feedback	Proposal response
		<p>Parking provision</p> <p>DPHI queried the need for 329 parking spaces for a warehouse and distribution facility.</p>	<p>Parking provision</p> <p>The proposed parking is adequate to support the warehouse's distribution function, including the anticipated traffic this will generate.</p>
<p>Penrith City Council</p> <ul style="list-style-type: none"> ▪ Strategic Planning team ▪ Statutory Planning team 	<p>Urbis and HB+B Property met with Penrith City Council on 10 April 2025 to seek Council's feedback on the SSDA. This meeting was a formal pre Development Application meeting.</p> <p>Urbis and HB+B also met with the Strategic Planning team at Council on the 9th April, 2025. The purpose of this meeting was to discuss the preparation of a site specific Planning Proposal for an adjustment of the Height of Buildings Map in the Penrith Local Environmental Plan to allow for the high bay component of the Proposal. This process will run in parallel to the assessment of the SSDA.</p>	<p>Signage</p> <p>Council noted that signage is proposed for the highest part of the facility.</p> <p>Council also expressed a preference for light colours to be used for any signage, as this will minimise potential urban heat impacts.</p> <p>Related Proposals</p> <p>Council provided feedback on the AIBP generally, particularly the size of other warehouses in the business park.</p> <p>Request for additional information</p> <p>Council requested additional information, particularly related to:</p> <p>Operation of the warehouse</p>	<p>Signage</p> <p>Signage will not be illuminated and is likely to be flat. This will minimise visual impact.</p> <p>Related Proposals</p> <p>HB+B is actively exploring smaller warehouse Proposals for the AIBP. The provision of smaller lots is a requirement of the Penrith Local Environmental Plan.</p> <p>Request for additional information</p> <p>The requested information is included in the EIS.</p>

Stakeholder	How this group was consulted	Feedback	Proposal response
		<p>Potential acoustic and noise impacts, including cumulative impact</p> <p>Storage and management of hazardous materials</p> <p>Preparation of a Construction Environmental Management Plan</p> <p>Staging of warehouse construction, including infrastructure servicing.</p>	
		<p>Landscaping</p> <p>Council observed that there is a lot of hardstand area included in the SSDA, and given this, the Proposal should include landscape setbacks with trees, especially between boundaries.</p>	<p>Landscaping</p> <p>Noted.</p>
		<p>Sewer and water management</p> <p>Council noted that the site is unsewered and requested that the SSDA address how the site and broader business park will be serviced.</p> <p>Council requested that the SSDA also address the loss of recycled water and preservation of irrigation areas.</p> <p>Council requested to see the re-use take component of the water quality</p>	<p>Sewer and water management</p> <p>The SSDA will detail how this warehouse, as well as the broader business park, will be sewerred.</p> <p>The irrigation area has been carefully considered in the design and will be preserved. Landscaping plans have been closely reviewed and will include extensive planting and tree canopy cover. Landscape setbacks have been increased, with side</p>

Stakeholder	How this group was consulted	Feedback	Proposal response
		<p>modelling study, when it becomes available.</p> <p>Council noted the presence of a flood basin behind the site and enquired about whether there is a requirement for access from the site to this to ensure maintenance of the basin.</p>	<p>setbacks doubled to accommodate tree planting.</p> <p>The re-use take component of the water quality modelling study is included in the EIS.</p> <p>There is an established access regime to the flood basin behind the site to ensure its maintenance. This will be detailed in the SSDA.</p>
		<p>Emergency access</p> <p>Council enquired as to whether emergency access for fire vehicles is a requirement for the SSDA.</p>	<p>Emergency access</p> <p>Emergency access is a requirement that has been addressed in development of the SSDA.</p>
		<p>Parking provision</p> <p>Council noted the large size of the proposed car parking area and requested plans including a scale and further detail for its engineers to assess.</p>	<p>Parking provision</p> <p>Noted. The required plans are included in the EIS.</p>
		<p>Batters on the northern edge of the site</p> <p>Council noted that on the northern edge of the site there are large batters, and questioned what will happen to these.</p>	<p>Batters on the northern edge of the site</p> <p>Batters on the northern edge of the site will be retained. There is no need for a retaining wall for this warehouse, as the height is not as</p>

Stakeholder	How this group was consulted	Feedback	Proposal response
			significant as other warehouses in the AIBP.
Relevant agencies			
Transport for NSW (TfNSW)	On 14 April 2025, traffic consultants Arcadis emailed TfNSW to seek feedback on the Traffic Impact Assessment (TIA) which has been prepared for the SSDA.	On Tuesday 6 May 2025, TfNSW recommended a pre-DA meeting to discuss the proposed installation of traffic signal controls. TfNSW also advised that the future alignment of Luddenham Road and the extent of its widening is still under investigation by TfNSW and Penrith City Council.	HB+B Property has carefully considered the feedback provided by TfNSW through engagement with Sydney Metro and during the development of this SSDA. HB+B Property will continue to communicate with TfNSW as required by the Proposal. TfNSW will also have the opportunity to provide feedback post lodgement, during public exhibition.
Sydney Metro	HB+B Property and its consultants have met meetings with Sydney Metro multiple times over the last 12 months to provide information on the proposed upgrade to Patons Lane and Luddenham Road. There have also been updates on the trip generation rates for the wider business park.	Sydney Metro provided feedback that access to their construction site and stabling facility must be maintained during the construction and operation of Patons Lane and the signalised intersection at Patons Lane.	The Development Application for the upgrade to Patons Lane and Luddenham Road will soon be lodged with Penrith City Council. Sydney Metro's feedback has been incorporated into the final design. Sydney Metro recently provided concurrence for the Bulk Earthworks Local Development Application for the wider Business Park.
Sydney Water	On 22 April 2025, engineering consultant Henry and Hymas emailed Sydney Water to introduce the Proposal and confirm whether advice provided at the subdivision	At the time of writing this report, no response has been received from Sydney Water.	HB+B Property and its appointed technical consultants will continue to communicate with Sydney Water as required by the Proposal. Sydney Water will also have the opportunity

Stakeholder	How this group was consulted	Feedback	Proposal response
	stage of the AIBP remains relevant to this Proposal.		to provide feedback post lodgement, during public exhibition.
Fire and Rescue NSW (FRNSW)	On 6 May 2025, risk consultants Riskcon emailed FRNSW to seek feedback on the State Environmental Planning Policy - Resilience and Hazards (SEPP-RH) Assessment, which has been submitted as part of the EIS.	On 6 May 2025, FRNSW advised that they do not consult with proponents at this stage and will provide comment via the Department of Planning Major Proposals Portal.	HB+B Property and its appointed technical consultants will continue to communicate with FRNSW as required by the Proposal. FRNSW will also have the opportunity to provide feedback post lodgement, during public exhibition.
NSW Rural Fire Service (RFS)	On 15 May 2025, bushfire consultants Peterson Bushfire emailed the NSW RFS to seek feedback on the Proposal.	On 29 May 2025, the NSW RFS advised that they have no objections to the Proposal, subject to compliance with the domestic and international standards set out in Section 5 of the Bushfire Assessment prepared by Peterson Bushfire and submitted as part of the EIS.	<p>HB+B Property will ensure the Proposal is compliant with the standards recommended in the Bushfire Assessment.</p> <p>HB+B Property will continue to communicate with the NSW RFS as required by the Proposal. The NSW RFS will also have the opportunity to provide feedback post lodgement, during public exhibition.</p>
Endeavour Energy	On 6 May 2025, HB+B Property emailed Endeavour Energy's Development team to provide summary information about the proposed warehouse and seek feedback.	On Thursday 8 May 2025, Endeavour Energy issued conditions and advice for the Proposal, including:	HB+B Property will continue to communicate with Endeavour Energy as required by the Proposal. Endeavour Energy will also have the opportunity to provide feedback post lodgement, during public exhibition.
		<p>Asset planning</p> <p>The Proponent should not assume adequate supply is immediately</p>	<p>Asset planning</p>

Stakeholder	How this group was consulted	Feedback	Proposal response
		available to facilitate their proposed development.	Noted. HB+B Property will consider this advice for future Proposals in the AIBP.
		<p>Underground activity</p> <p>Before commencing any underground activity, the applicant must obtain advice from the Before You Dig Service.</p>	<p>Underground activity</p> <p>Noted. HB+B Property will obtain advice from the Before You Dig Service at the appropriate Proposal stage.</p>
		<p>Bush Fire</p> <p>Risk needs to be managed to maintain the safety of customers and the communities serviced by the network.</p>	<p>Bush Fire</p> <p>Noted. HB+B Property has prepared a SEPP-RH Assessment and a Bush Fire Assessment Report for the Proposal.</p> <p>Both assessments have been submitted as part of the EIS.</p>
		<p>Driveways</p> <p>For public/road safety and to reduce the risk of vehicle impact, the distance of driveways from electricity infrastructure should be maximised.</p>	<p>Driveways</p> <p>Noted. HB+B Property has ensured that driveways are located an appropriate distance away from electricity infrastructure.</p>
		<p>Earthing</p> <p>The construction of any building or structure connected to or in close proximity to the electrical network must be properly earthed.</p>	<p>Earthing</p> <p>HB+B Property will ensure any buildings constructed for this Proposal and others in the AIBP that are close to the electrical network are properly earthed.</p>

Stakeholder	How this group was consulted	Feedback	Proposal response
		<p>Flooding</p> <p>Electricity infrastructure should not be subject to flood inundation or stormwater runoff.</p>	<p>Flooding</p> <p>Noted. HB+B Property has prepared a Flood Risk Assessment for the Proposal, which has been submitted as part of the EIS.</p>
		<p>Hazardous Environment</p> <p>Electricity infrastructure can be susceptible to hazard sources in some situations be regarded as a hazardous source.</p>	<p>Hazardous Environment</p> <p>HB+B Property has prepared a SEPP-RH Assessment for the Proposal. This identifies potential hazards associated with the Proposal and includes measures to manage potential risks.</p> <p>HB+B Property will ensure that any hazards identified in this Assessment are appropriately managed to avoid impact on electricity infrastructure.</p>
		<p>Modifications</p> <p>Amendments can impact on electricity load and the contestable works required to facilitate the proposed development.</p>	<p>Modifications</p> <p>Noted. In preparing any modifications to the Proposal, HB+B Property will consider impact on electricity load and contestable works and advise Endeavour Energy accordingly.</p>
<p>DCCEEW Environment Protection Authority (EPA)</p>	<p>On 22 April 2025, environmental consultant EMM Consulting emailed the EPA to introduce the Proposal, advise that no major emission sources have been identified, and</p>	<p>At the time of writing this report, no response from the EPA has been received.</p>	<p>HB+B Property will continue to keep the EPA informed as required by the Proposal. The EPA will also have the</p>

Stakeholder	How this group was consulted	Feedback	Proposal response
	<p>state that mitigation measures will be implemented.</p> <p>On Tuesday 6 May 2025, waste consultants Arcadis emailed the EPA to seek feedback on the Waste Management Report, which has been submitted as part of the SSDA.</p>		<p>opportunity to provide feedback post lodgement, during public exhibition.</p>

5.3. COMMUNITY FEEDBACK

Key themes of feedback that have arisen through the consultation period are summarised in Figure 6 below.

Figure 6 Key themes of feedback from near neighbours



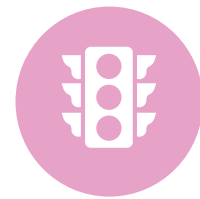
LAND ZONING



CHANGING LOCAL CHARACTER



CONSULTATION AND ENGAGEMENT



TRAFFIC IMPACTS AND CHANGING ROAD CONDITIONS

5.3.1. Land zoning

One resident expressed their objection to the Proposal, arguing that the land should be zoned for more housing due to its proximity to the future Orchard Hills Metro station.

They believe that housing uses on the site would better align with the local context and help address the housing crisis. Additionally, the resident raised concerns about the impact of industrial zoning on the value of their land.

“If they wanted to do that, they should have bought the whole lot.”

“Why is this beautiful land not being gazetted for housing?”

“Our main worry is they’re going to make this side of the road industrial.”

5.3.2. Changing local character

A few residents indicated this Proposal may negatively impact the quiet, rural character and feel of the area, referencing the increased traffic along Luddenham Road as evidence for this.

“It’s very wrong – [the site] used to be a horse stud and the area hasn’t changed.”

5.3.3. Consultation and engagement

A few residents expressed frustration related to the extent community feedback will be considered in determining the Proposal.

“It’s going to happen, isn’t it?”

“Who will listen to us?”

5.3.4. Traffic impacts and changing road conditions

A few community members identified potential impacts on local traffic conditions as a key concern.

This included concern about a potential change in road safety conditions, especially for children living along Luddenham Road, and concern about whether Luddenham Road will cope with additional truck movements.

“We have trucks constantly on a two-lane road. We get banked up all the way to here from Mamre Road.”

“The children will not be happy about all of the noise from trucks.”

5.4. DETAILED COMMUNITY FEEDBACK

Table 6 Detailed community feedback table

Stakeholder	How this group was consulted	Feedback	Proposal response
<p>Near neighbours of the site on Luddenham Road</p>	<p>Near neighbours of the site were consulted through:</p> <ul style="list-style-type: none"> ▪ Distribution of a newsletter on 8 April 2025 ▪ A doorknock on 10 April 2025 ▪ Enquiry management for the duration of the consultation period. <p>Section 4 above provides further detail about the implementation and reach of these activities.</p>	<p>Land zoning</p> <p>Feedback received from neighbours related to the issue of land zoning is detailed in Section 5.3 above.</p>	<p>Land zoning</p> <p>Noted.</p>
		<p>Changing local character</p> <p>Feedback received from neighbours related to the issue of changing local character is detailed in 5.3 above.</p>	<p>Changing local character</p> <p>The site has been rezoned by Council for industrial land uses, which permits warehousing developments.</p> <p>A detailed Visual Impact Assessment (VIA) has been prepared for this Proposal. The VIA outlines a range of mitigation measures that HB+B Property will implement to minimise impact on neighbours.</p> <p>HB+B will continue to communicate with neighbours as required by the Proposal.</p>
		<p>Consultation and engagement</p> <p>Feedback received from neighbours related to the issue of consultation and engagement is detailed in Section 5.3 above.</p>	<p>Consultation and engagement</p> <p>Feedback from near neighbours has been documented in this report, which is included in the EIS for the Proposal.</p> <p>Near neighbours and the broader community in Orchard Hills will have</p>

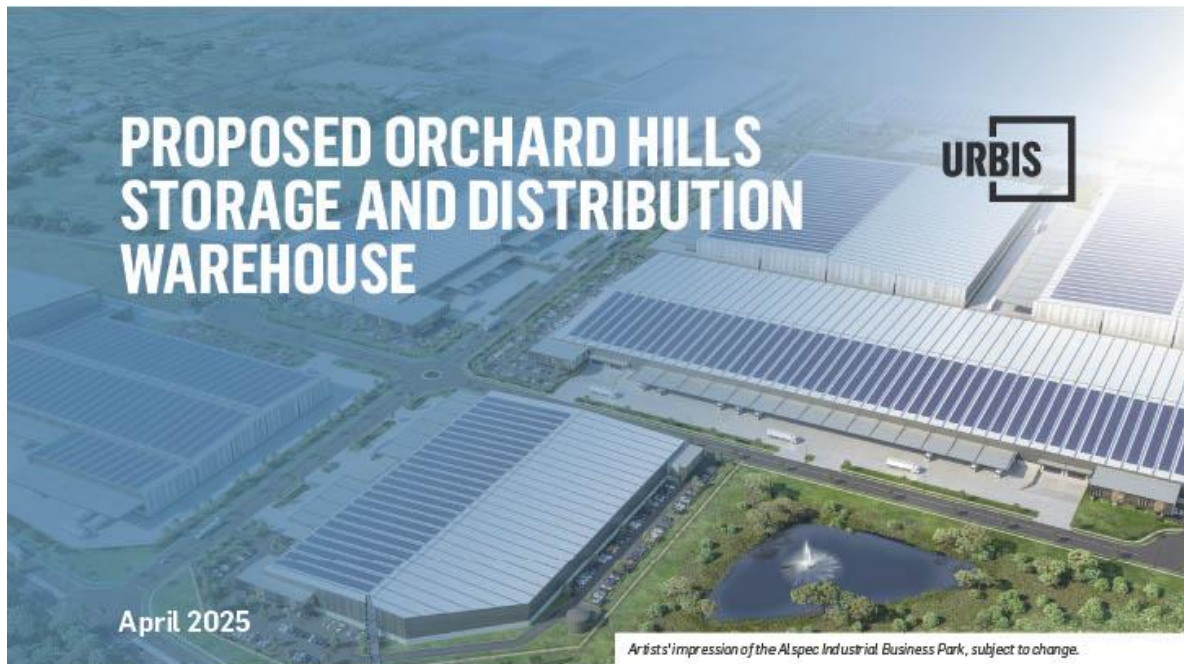
Stakeholder	How this group was consulted	Feedback	Proposal response
			<p>an opportunity to provide feedback directly to the DPHI when the SSDA is placed on public exhibition.</p> <p>DPHI will consider feedback received and the Proposal response as they make a decision on the Proposal.</p> <p>HB+B Property may also be required to respond to that feedback before a determination is handed down.</p>
		<p>Traffic impacts and changing road conditions</p> <p>Feedback received from neighbours related to the issue of traffic is detailed in Section 5.3 above.</p>	<p>Traffic impacts and changing road conditions</p> <p>A Traffic Impact Assessment (TIA) has been submitted as part of the SSDA. The TIA includes an assessment of potential impacts on local traffic and</p>
		<p>Stormwater retention and drainage</p> <p>There was one question from a near neighbour of the site about where stormwater runoff will be collected.</p>	<p>Stormwater retention and drainage</p> <p>Stormwater will be collected in an easement that drains to the north of the site.</p>

6. NEXT STEPS AND FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

After the development application has been lodged, the local community will be notified via a process called 'exhibition'. The community will be formally invited to provide feedback to DPHI as part of the exhibition.

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

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



Dear Neighbour,

This newsletter is to notify you that HB+B Property Ltd is seeking approval to construct and operate a storage and distribution warehouse at 221-235 Luddenham Road, Orchard Hills, within the Alspec Industrial Business Park (AIBP). This approval is being sought from the NSW Department of Planning, Housing and Infrastructure via a State Significant Development Application (SSDA).

HB+B is committed to keeping our neighbours informed at each step of the planning process, and encourages you to contact the project team to ask questions about and provide feedback on the proposal.

ABOUT THE PROJECT

HB+B Property Ltd is seeking to construct a state-of-the-art storage and distribution warehouse facility, within the AIBP, across a total building area of 42,671sqm.

While HB+B Property is still confirming final operations of the site, it is expected that the types of goods to be stored on-site may include a range of consumable products. The warehouse will also support the distribution of these products across NSW. Specifically, HB+B is seeking approval for:

- A warehouse area of 42,023sqm.
- An office area of 468sqm.
- A high-bay warehouse at the western portion of the site, standing at 39 metres high.
- Loading areas at the north and south sides of the warehouse.
- Onsite parking for 318 vehicles.
- Vehicular access to the site via internal AIBP estate roads that will be constructed before this warehouse.
- Landscaping and tree planting around the perimeter of the site, as well as a permeable parking area with a total area of 6,403sqm.
- 24/7 operation of the warehouse.

SUPPORTING THE GROWTH OF GREATER WESTERN SYDNEY

The AIBP is envisioned as a home of industrial innovation, accelerating the growth of Western Sydney and complementing the 24/7 operation of the Western Sydney International (Nancy Bird-Walton) Airport. The growth of the business park is aligned with the NSW Government's vision for a 30-minute city, where Western Sydney residents can access jobs, education, health facilities and services within 30 minutes of their home.

If approved, the warehouse will operate on a 24-hour, 7-day a week basis, and support 159 ongoing jobs once operational.

Artists' impression of internal roads in the Alspec Industrial Business Park, subject to change.



KEY CONSIDERATIONS

HB+B has commissioned technical experts to prepare a number of reports for the SSDA to understand and manage potential impacts on the community during construction and operation of the warehouse.

TRAFFIC

Traffic engineers and other relevant consultants have been engaged to prepare a Traffic Impact Assessment (TIA) which will consider the amount of traffic likely to be generated by the proposed warehouse, and suggest measures to minimise impacts on the local road network.

HB+B Property is also in ongoing conversation with Council and the NSW Government about future upgrades to Luddenham Road.

VISUAL IMPACT

Specialists have been commissioned to prepare a detailed Visual Impact Assessment (VIA) for the business park. After examining view impacts from several points around the site, the VIA determined that there will be minor to moderate visual impacts, and that the existing nature of the land and trees surrounding the site will provide screening for neighbours.

NOISE IMPACT

Operational noise associated with stacking and transporting goods at the proposed loading dock is expected. Acoustic consultants have been engaged to conduct a Noise Impact Assessment (NIA), which involves monitoring current noise levels onsite and surrounding the business park.

The NIA noted that noise associated with the operation of warehouses can be easily managed.

BUSHFIRE RISK

The proposed warehouse development is on a lot identified as 'bushfire prone land'. There will be an adequate safety buffer of at least 60m wide around the warehouse, consisting of Patons Lane and internal roads and hardstand.

PLANNING PATHWAY

HB+B is seeking approval from the NSW Department of Planning Housing and Infrastructure (DPHI) via a State Significant Development Application (SSDA)

MARCH 2025

The first step in the SSDA process is to request a list of the assessments and actions that HB+B Property will need to include in their development application. This list is issued by DPHI and is called the Secretary's Environmental Assessment Requirements (SEARs). The SEARs are developed in consultation with government agencies and relevant service providers.

WE ARE HERE

The next step is to prepare an Environmental Impact Statement (EIS) which is a document that summarises the assessments that are carried out to support the SSDA. The feedback we receive from the community and stakeholders will be collated into a Consultation Outcomes Report. This report forms part of the EIS.

MID 2025

The SSDA (including the EIS) will be submitted to DPHI in April 2025. After the SSDA is lodged, DPHI will publicly exhibit the SSDA and notify the local community of this exhibition. The community will have another opportunity to provide feedback to DPHI at this time.

LATER IN 2025

HB+B Property is expecting a determination within six to nine months of lodging the SSDA.

MORE INFORMATION

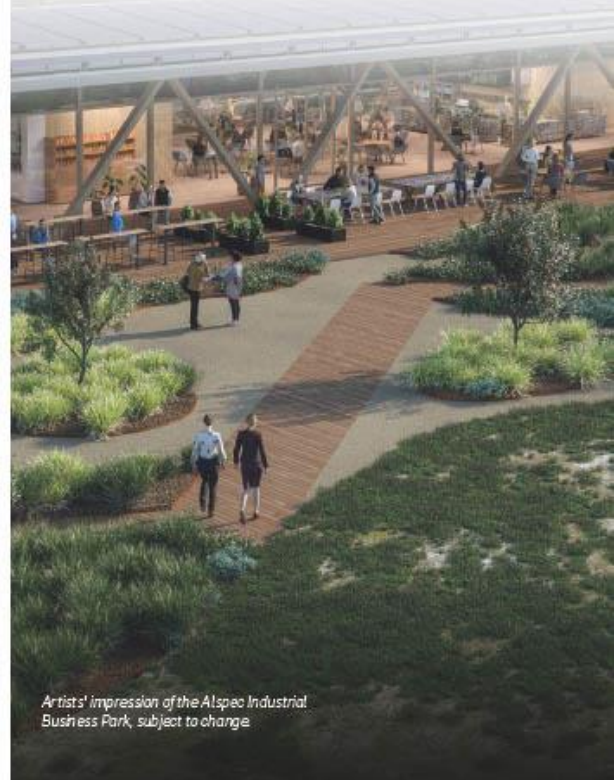
HB+B Property has commissioned Urbis Engagement to respond to questions and enquiries from the community and provide additional information about this project and other developments in the Alspec Industrial Business Park.

CONTACT US

You can reach the team on:

 engagement@urbis.com.au

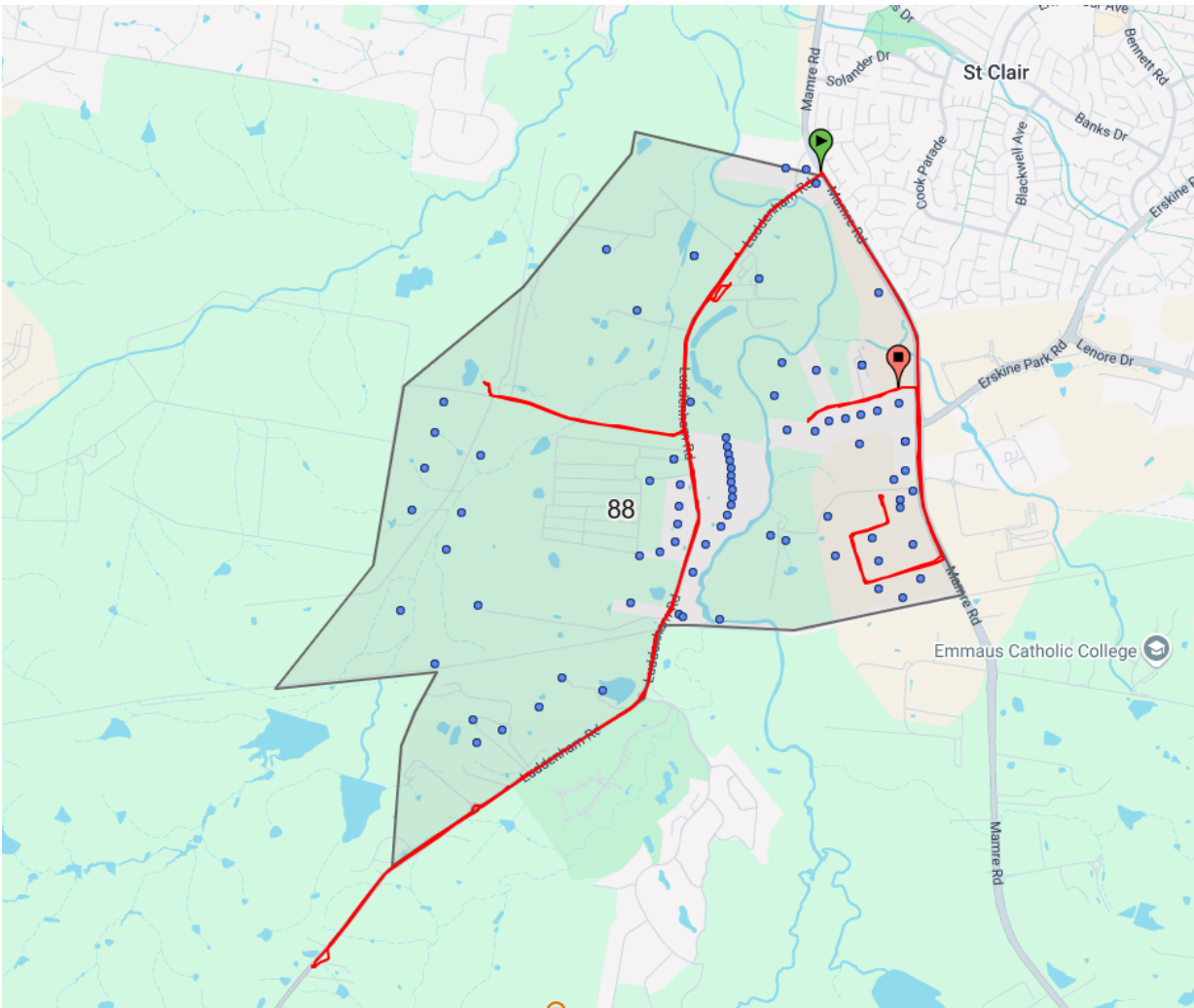
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Artists' impression of the Alspec Industrial Business Park, subject to change

APPENDIX B

COMMUNITY NEWSLETTER DISTRIBUTION AREA



DISCLAIMER

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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.

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