

To:	Paul Solomon	At:	Fraser's Property Industrial and Altis Property Partners (Fraser Altis JV)
From:	Kate McKinnon	At:	SLR Consulting Australia Pty Ltd
Date:	16 November 2021	Ref:	660.30135.00000-M01-v1.0-20211116 Consultation Summary Report.docx
Subject:	Kemps Creek Warehouse, Logistics and Industrial Facilities Hub Consultation Summary Report		

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1 Introduction

SLR Consulting (Australia) Pty Ltd (SLR) were engaged on behalf of the Joint Venture of Fraser's Property Industrial and Altis Property Partners (Fraser's Altis JV). Fraser's Altis JV are preparing to seek consent for a modification to the previously approved SSD-9522 which granted consent for the Kemps Creek Warehouse, Logistics, and Industrial Facilities Hub (now commercially identified as 'The Yards').

The site is located at 657-769 Mamre Road, Kemps Creek and is legally described as Lot 1 DP1271677 and Lot 1 DP 1018318.

The proposed modification includes changes to the previously approved built form (warehouses) located to the North of Bakers Lane within the site. It is proposed that the layout of the proposed warehouses and internal estate roads and accesses be reconfigured in this location.

This report has been prepared to provide a summary of the stakeholder engagement and consultation completed for the modification to date.

2 Consultation Campaign – Methodology and Outcomes

2.1 Community Consultation

For the purposes of consultation, all properties in proximity to the site were identified as stakeholders and were notified of the development and invited to engage via formal letter, delivered via Australia Post. Identified properties are identified in **Attachment 1**.

The engagement letter sought to introduce Fraser's Altis JV and SLR and their roles in the approved development and provide general awareness among the local community about the proposal and specific information with respect to the modification.

Stakeholders were invited to participate in consultation and were provided contact details should they have any queries with respect to the development. A copy of the engagement letter is included at **Attachment 2**.

The method of engagement was chosen as most effective for reaching geographically targeted community stakeholders given the reliability of the postal service. Alternative methods of contact (such as door knocking or community drop-in sessions) were not considered appropriate given the COVID-19 pandemic. The engagement options offered within the mail out correspondence were designed to accommodate various preferences, abilities, and willingness to engage in the consultation process.

Communication methods included within the letter consisted of a phone and email address provided for written submissions or conversation. It is considered that the method of engagement was appropriate in both scale and form, allowing for the sharing of information with stakeholders and raising their awareness of the development. The approach taken provided information and avenues for comment and obtaining further information, whilst respecting the privacy of surrounding landholders.

In response to the invitation to engage (via the original consultation letter and project update), SLR received no response from community stakeholders. Whilst this lack of response is disappointing, it is not necessarily unexpected given the level of consultation undertaken with landowners and occupiers in the area in recent times on both individual project proposals and overarching strategic planning for the precinct, which is anticipated to have resulted in consultation fatigue. Nevertheless, SLR considers that the attempt to undertake consultation for this project has been comprehensive and satisfactory.

2.2 Agency Consultation

Engagement to date with agency stakeholders has been undertaken by Urbis and Frasers Altis JV, as part of their preparation of the overarching EIS for the modification prior to submission to DPIE. Agencies consulted, as well as responses received are outlined below.

Agency or Authority	Summary of Consultation
Penrith City Council (Council)	Pre-DA meeting held on 11 November 2021. Pre-DA advice not received prior to submission to DPIE, with notes addressed in the EIS due to formal advice not yet received.
Transport for NSW (TfNSW)	Request for meeting made on 11 October 2021. Advised within phone conversation on 28 October 2021 that comments would be provided via email and not within a meeting due to unforeseen circumstance. Comments dated 3 November 2021 received via email, noted as informal and of a pre-DA nature only, with these addressed in the EIS.

2.3 Conclusion

The consultation is concluded, with no community submissions received. While the level of response is disappointing, the campaign has raised awareness of the project within the community and demonstrates the anticipated engagement fatigue to the ongoing engagement across a number of projects over an extended timeframe.

Engagement has been undertaken with both Penrith City Council and Transport for NSW, with the advice provided by these agencies informing the project application. Should you have any questions please contact the undersigned.

Kind Regards,



Kiera Plumridge
Senior Consultant - Environment & Social Impact Assessment at SLR Consulting

Checked/
Authorised by: DT

Attachment 1: List of Mail Out Stakeholders

Attachment 2: Engagement Letter (Copy)

ATTACHMENT 1: LIST OF MAIL OUT STAKEHOLDERS

Street	Suburb	State	Postcode
320-326 LUDDENHAM ROAD	ORCHARD HILLS	NSW	2748
772-782 MAMRE ROAD	KEMPS CREEK	NSW	2178
754-770 MAMRE ROAD	KEMPS CREEK	NSW	2178
826-842 MAMRE ROAD	KEMPS CREEK	NSW	2178
788-804 MAMRE ROAD	KEMPS CREEK	NSW	2178
784-786 MAMRE ROAD	KEMPS CREEK	NSW	2178
654-674 MAMRE ROAD	KEMPS CREEK	NSW	2178
706-752 MAMRE ROAD	KEMPS CREEK	NSW	2178
806-824 MAMRE ROAD	KEMPS CREEK	NSW	2178
21-43 BAKERS LANE	KEMPS CREEK	NSW	2178
676-702 MAMRE ROAD	KEMPS CREEK	NSW	2178
805-817 MAMRE ROAD	KEMPS CREEK	NSW	2178
799-803 MAMRE ROAD	KEMPS CREEK	NSW	2178
771-781 MAMRE ROAD	KEMPS CREEK	NSW	2178
783-797 MAMRE ROAD	KEMPS CREEK	NSW	2178
783A MAMRE ROAD	KEMPS CREEK	NSW	2178
14 MEDINAH AVENUE	LUDDENHAM	NSW	2745
7 MEDINAH AVENUE	LUDDENHAM	NSW	2745
13 MEDINAH AVENUE	LUDDENHAM	NSW	2745
29 MEDINAH AVENUE	LUDDENHAM	NSW	2745
15 MEDINAH AVENUE	LUDDENHAM	NSW	2745
17 MEDINAH AVENUE	LUDDENHAM	NSW	2745
21 MEDINAH AVENUE	LUDDENHAM	NSW	2745
9 MEDINAH AVENUE	LUDDENHAM	NSW	2745
19 MEDINAH AVENUE	LUDDENHAM	NSW	2745
11 MEDINAH AVENUE	LUDDENHAM	NSW	2745
27 MEDINAH AVENUE	LUDDENHAM	NSW	2745
336-348 LUDDENHAM ROAD	LUDDENHAM	NSW	2745
25 MEDINAH AVENUE	LUDDENHAM	NSW	2745
23 MEDINAH AVENUE	LUDDENHAM	NSW	2745
5 MEDINAH AVENUE	LUDDENHAM	NSW	2745
3 MEDINAH AVENUE	LUDDENHAM	NSW	2745
1 MEDINAH AVENUE	LUDDENHAM	NSW	2745
29-34 SARAH ANDREWS CLOSE	ERSKINE PARK	NSW	2759
35-44 SARAH ANDREWS CLOSE	ERSKINE PARK	NSW	2759
1-5 DISTRIBUTION DRIVE	ORCHARD HILLS	NSW	2748
7-9 DISTRIBUTION DRIVE	ORCHARD HILLS	NSW	2749
6-8 DISTRIBUTION DRIVE	ORCHARD HILLS	NSW	2750
819-831 MAMRE ROAD	KEMPS CREEK	NSW	2178
833B MAMRE ROAD	KEMPS CREEK	NSW	2178
833A MAMRE ROAD	KEMPS CREEK	NSW	2178
350 LUDDENHAM ROAD	LUDDENHAM	NSW	2745
2-8 TWIN CREEKS DRIVE	LUDDENHAM	NSW	2745
354-478 LUDDENHAM ROAD	LUDDENHAM	NSW	2745
350-352 LUDDENHAM ROAD	LUDDENHAM	NSW	2745
579A MAMRE ROAD	ORCHARD HILLS	NSW	2748
713-755 MAMRE ROAD	KEMPS CREEK	NSW	2178
9-11 DISTRIBUTION DRIVE	ORCHARD HILLS	NSW	2748
2 ALDINGTON ROAD	KEMPS CREEK	NSW	2178

ATTACHMENT 2: ENGAGEMENT LETTER (COPY)

12 October 2021

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Attention: The Occupier

**Community and Stakeholder Consultation
Modification to Kemps Creek Warehouse, Logistics and Industrial Facilities Hub
657-769 Mamre Road, Kemps Creek**

To whom it may concern,

This letter has been prepared by SLR Consulting on behalf of the Joint Venture of Frasers Property Industrial and Altis Property Partners (Frasers Altis JV). Frasers Altis JV are preparing to seek consent for a modification to the previously approved SSD 9522 which granted consent for the Kemps Creek Warehouse, Logistics and Industrial Facilities Hub (now commercially identified as "The Yards") at 657-769 Mamre Road, Kemps Creek, legally described as Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414.

The proposed modification includes changes to the previously approved built form (warehouses) located to the North of Bakers Lane within the site. It is proposed that the layout of proposed warehouses and internal estate roads and accesses be reconfigured in this location. Indicative layout plans are attached for your reference.

As development of The Yards continues, Frasers Altis JV seek to continuously engage with the community and stakeholders to the development. SLR Consulting have been engaged to assist with this engagement and are writing to you today to provide information on the proposed modification and to outline ways you can obtain further information on the development and raise questions or make comments. The options are outlined as follows:

Phone or Online Consultation

Given current COVID 19 restrictions, SLR are providing the option for consultation either over the phone or via an online platform (such as Microsoft Teams) only. Members of the community or stakeholders to the development who would like to discuss the modification are encouraged to contact SLR on the below number or email address for an informal conversation. Alternatively, we can set up a date and time for a more in-depth discussion. Please contact SLR at the below to discuss.

Contact: Kiera Plumridge – Senior Consultant SLR Consulting

Ph: 0458 967 285

Email: kplumridge@slrconsulting.com

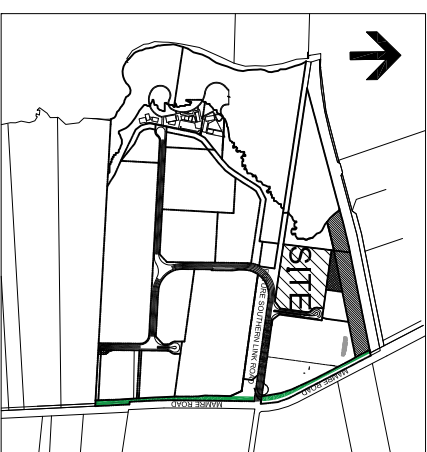
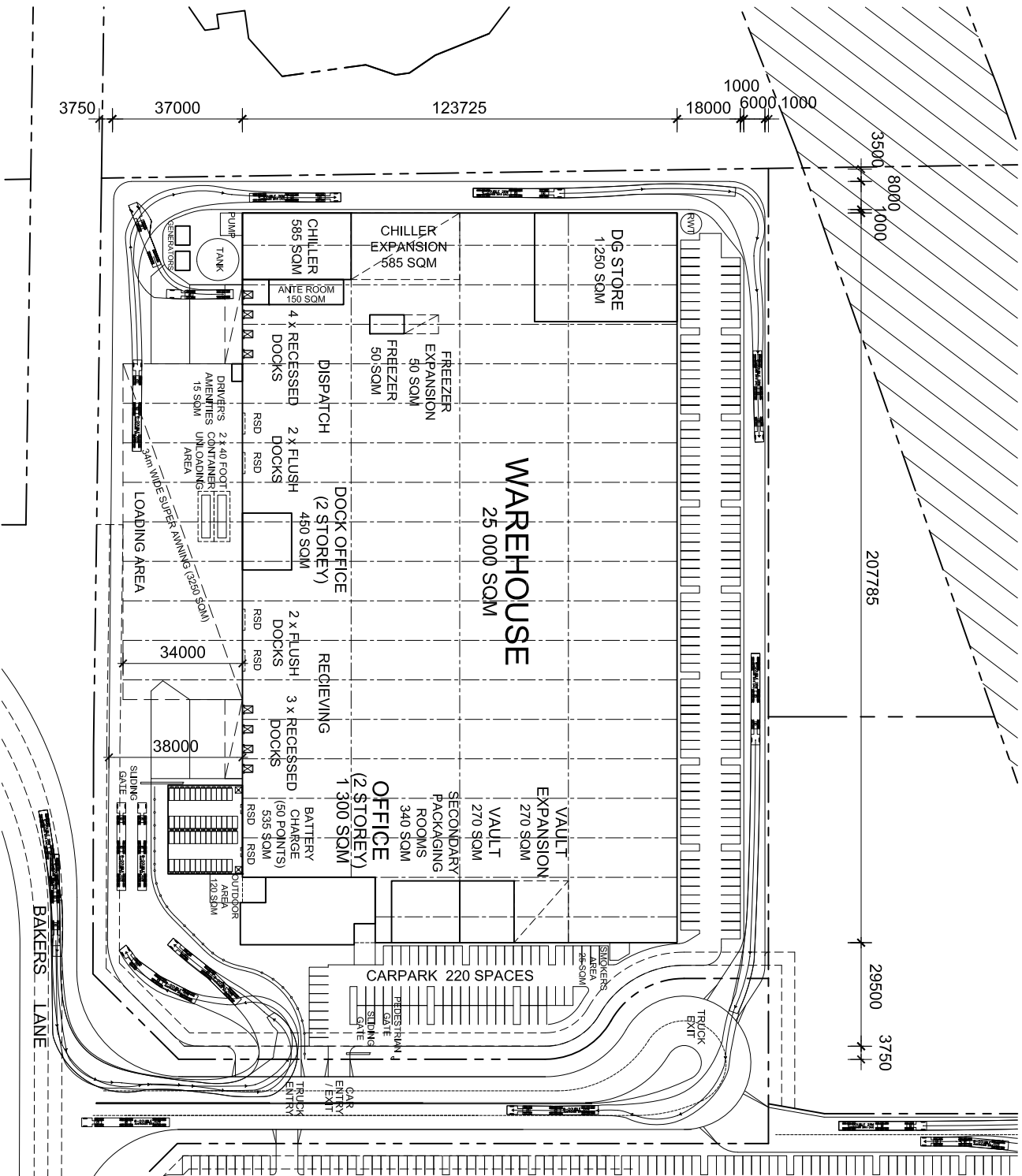
Your time and attention to this matter are greatly appreciated. Please contact the undersigned utilising the above contact details should you have any questions regarding the content of this letter or the project in general.

Yours sincerely

Kiera Plumridge

KIERA PLUMRIDGE
Senior Consultant - Environment & Social Impact Assessment

Checked/
Authorised by: KM



LOCATION PLAN

DEVELOPMENT AREAS

TOTAL SITE AREA	46879 SQM
WAREHOUSE	25000 SQM
INCLUDES:	
VAULT 270 SQM	
VAULT EXPANSION 270 SQM	
CHILLER 585 SQM	
CHILLER EXPANSION 585 SQM	
ANTE ROOM 150 SQM	
FREEZER 50 SQM	
FREEZER EXPANSION 50 SQM	
SECONDARY PACKAGING ROOMS 340 SQM	
DANGEROUS GOOD STORE 1250 SQM	
DOCK OFFICE (2 STOREY) 450 SQM	
BATTERY CHARGE	535 SQM
OFFICE (2 STOREY)	1300 SQM
TOTAL BUILDING AREA	26835 SQM
CAR PARK (DCP 116)	220 SPACES
EFFICIENCY	57.1 %

