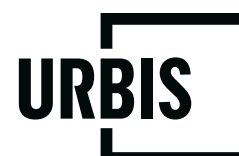




ENGAGEMENT OUTCOMES REPORT

Elevation @ Greystanes
industrial and logistics estate

Prepared for
ISPT PTY LTD
17 August 2020



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Dianne Knott
Associate Director	Colby Crane
Consultant	Lauren Fawcett
Project Code	P0016828
Report Number	Final

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1. INTRODUCTION

Urbis Pty Ltd (Urbis) was engaged by ISPT Pty Ltd (ISPT) to prepare and execute an Engagement and Communications Strategy (Strategy) to support the redevelopment of the Elevation @ Greystanes industrial and logistics estate (Elevation @ Greystanes) at 44 Clunies Ross Street, Prospect, NSW (the site).

The site is owned by ISPT, who will be lodging a State Significant Development Application (SSDA) with the Department of Planning, Industry and Environment (DPIE) in mid 2020.

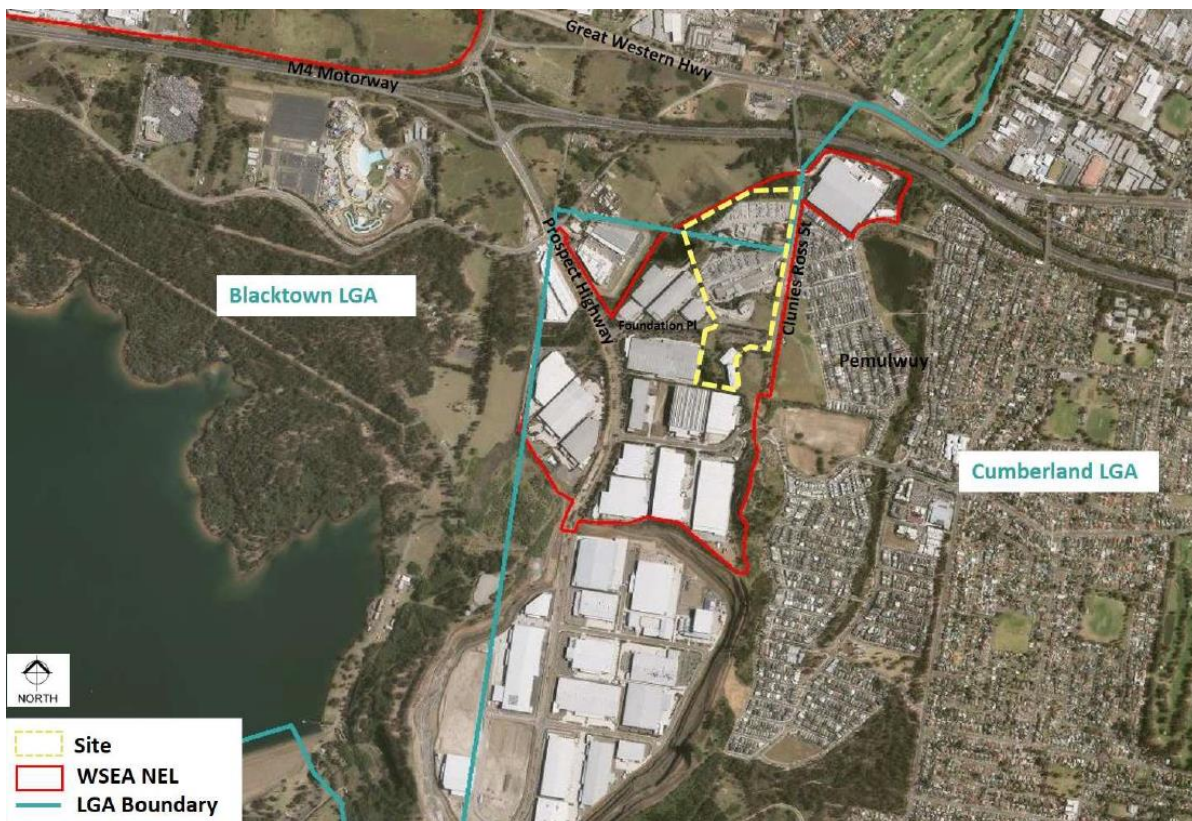
The site is approximately 7 km west of the Parramatta CBD and approximately 26 km west of the Sydney CBD. The site encompasses three adjoining industrial properties located in the Blacktown and Cumberland Local Government Areas.

The site is located within Precinct 10 - Greystanes Northern Employment Lands under the Western Sydney Employment Area (WSEA), State Environment Planning Policy (SEPP). The proposed development will facilitate a range of potential industrial uses consistent with the applicable land use zone under the WSEA SEPP, including, but not limited to, warehouse or distribution centres, depots, food and drink premises, freight transport facilities, hardware and building supplies, transport depots and truck depots.

The proposal seeks to reinvigorate the currently underutilised site to accommodate seven warehouses with ancillary offices, car parking, landscaping and associated facilities.

This Engagement and Communication Outcomes Report documents the engagement and communications process, feedback received and considerations in response to feedback undertaken for Elevation @ Greystanes between 12 March – 5 April 2020.

Figure 1 – Subject site



Source: Keylan Consulting PTY LTD

1. PROJECT OVERVIEW

ISPT are seeking to create a high-quality logistics and industrial estate at Clunies Ross Street, Prospect, NSW 2148, known as Elevation @ Greystanes.

The proposal comprises the construction of seven industrial warehouses, associated offices and hardstand (a paved area for parking heavy vehicles) and car parking areas and a small local cafe on a terraced landform. The proposal represents an opportunity to provide purpose built, state-of-the-art facilities which can utilise emerging technological advancements, such as automation. Reinvigoration of the site is expected to create hundreds of direct and indirect jobs in the construction and operational phases and make a significant contribution to the local economy.

The site is located within Precinct 10 - Greystanes Northern Employment Lands under the Western Sydney Employment Area (WSEA), State Environment Planning Policy (SEPP). Elevation @ Greystanes has the potential to play an important role as a major local employment hub in both NSW Government and the Cumberland Council planning strategies, including the Cumberland Council Employment and Innovation Lands Strategy.

Table 1 – Site details

Property address	Legal description	Area
44 Clunies Ross Street, Prospect NSW 2145	Lot 10 in DP 1022044	123,700m ²
	Lot 216 in DP 1030744	2,751m ²
	Lot 601 in DP 1047403	310.5m ²
		Total: 126,761.5 m ²
615A Great Western Highway, Pemulwuy NSW 2145	Lot 63 in DP 752051	8,094m ²
Boral House, Clunies Ross Street, Pemulwuy NSW 2145	Lot 107 in DP 1028208	50,800m ²
	Total	185,655.5m ²

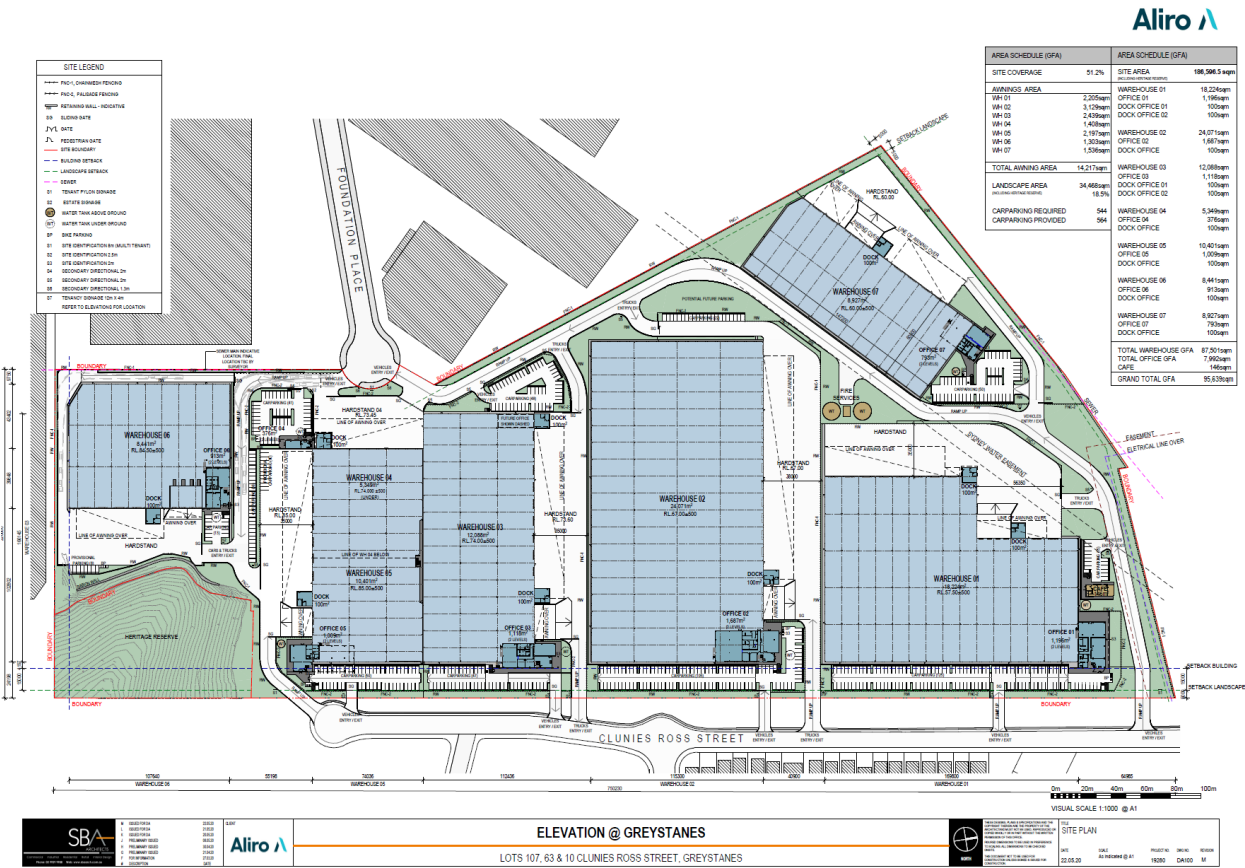
1.1. PROJECT DETAILS

Table 2 – Project details

Project feature	Project detail / uses sought through this proposal
Site Area	<ul style="list-style-type: none"> 185,655.5m²
Total Warehouse Area	<ul style="list-style-type: none"> The warehouses will comprise a combined gross floor area (GFA) of approximately 100,000m² (including offices). Warehouse buildings will range in size from 1,500 - 27,000 m² GFA. Offices to support the operation of the warehouses will be between 294 - 1,620 m² GFA. Approximate site coverage 50%.
Warehouse 1	<ul style="list-style-type: none"> Warehouse 1 will comprise a high bay cold storage.
Warehouse 2	<ul style="list-style-type: none"> Warehouse 2 will be a temperature-controlled food and beverage, therapeutic goods storage and dispatch warehouse with associated office and car parking.
Warehouses 3-7	<ul style="list-style-type: none"> Warehouses 3-7 will provide for a range of uses such as food and beverage, third party logistics, general

Project feature	Project detail / uses sought through this proposal
	<p>warehousing and distribution centres, pharmaceutical groups, automotive industries, e-commerce groups, corporate occupiers with integrated supply chain operations and hardware/trade counter distribution occupiers.</p> <ul style="list-style-type: none"> The warehouses will be delivered in a staged approach, with the timing of the works based on the uptake of warehouse tenants and identification of the preferred uses of each warehouse.
Access and car parking	<ul style="list-style-type: none"> Site access from Clunies Ross Street and Foundation Place, focusing truck movements away from nearby residential receivers. Vehicles accessing the site will include B-doubles (up to 26m), medium rigid trucks and cars. To provide access to the warehouses, multiple site access points will be constructed with sufficient space within the site to avoid queuing of delivery/dispatch vehicles on the street network. Parking provisions to address the requirements of the relevant Development Control Plan/s (DCP) and RMS Guidelines to support each of the warehouse buildings. The estimated truck movements (inbound and outbound) are as follows: <ul style="list-style-type: none"> AM Peak: 71 vehicles/hr PM Peak: 41 vehicles/hr Daily: 525 vehicles/hr
Landscape Area	<ul style="list-style-type: none"> Detailed landscaping along street frontages to mitigate potential visual and acoustic impacts to residential properties and throughout the estate.
Operation hours sought	<ul style="list-style-type: none"> The proposal is seeking warehouses and transport operations on a 24-hours a day, 7 days per week basis, in line with the site's current operations.

Figure 2 – Site plan



Source: SBA Architects

2. ENGAGEMENT PROCESS

1. PURPOSE OF ENGAGEMENT

The stakeholder and community engagement process for Elevation @ Greystanes aimed to:

- Provide accurate information about the project
- Deliver a transparent and accountable consultation process
- Document key feedback to inform ongoing design and planning
- Collate feedback to inform the SSDA.

Urbis Engagement reviewed the proposal and undertook an assessment of the likely impact of it on near neighbours as minimal. The communication and engagement process we undertook is commensurate with that level of impact.

2.1. OVERVIEW OF ENGAGEMENT ACTIVITIES

2.1.1. Fact sheet distribution

A fact sheet was prepared to outline key features of the proposal and invite members of the community to provide feedback. The fact sheet also advertised details of a dedicated email and phone number, managed by Urbis, to make further enquires. A copy of the fact sheet and distribution catchment can be found in Appendix A and Appendix B.

A fact sheet was distributed on 12 March 2020 to the mailboxes of approximately 372 households across in Clunies Ross St, Muttong St, Wombat St, Burruga Way, Jirrang St, Warin Ave, Durawi St, Buran Rd, Nijong Dr, Baraba Cres, Winnima Cct Strathfield.

2.1.2. A dedicated project email and 1800 number

Members of the public were invited to contact Urbis Engagement through a dedicated 1800 phone number and/or an email address between 12 March – 5 April 2020. At the time of writing this report, there has been no enquires made for further information or to provide feedback on the proposal.

3. ENGAGEMENT OUTCOMES

At the time of writing this report no feedback has been submitted through Urbis Engagement enquiry line or email address.

With over 370 individual information sheets provided to a local catchment for update and feedback, it is unusual to have no contact from the local community and stakeholders, however not unexpected given this proposal is minimally invasive and will provide local employment opportunities.

4. FUTURE ENGAGEMENT ACTIVITIES

Given the letterbox drop and 1800-number received no enquiries from the public, it was not considered that additional pre-lodgement community consultation was warranted.

It is understood that the application will be publicly exhibited for at least 28 days, where members of the community can make submissions on the proposed development.

Should there be significant community interest throughout the public exhibition, further consultation activities may be considered. This further consultation could include a door knock. However, direct contact with the community may not be appropriate if the current COVID-19 climate remains. If face-to-face engagement is not considered appropriate, a second letter drop inviting residents to an online information webinar could be undertaken. In the webinar, residents would be able to ask questions to the project team and provide feedback on the proposal. The potential for further consultation is to be examined post-exhibition of the application.

DISCLAIMER

This report is dated 17 August 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of ISPT PTY LTD (**Instructing Party**) for the purpose of Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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

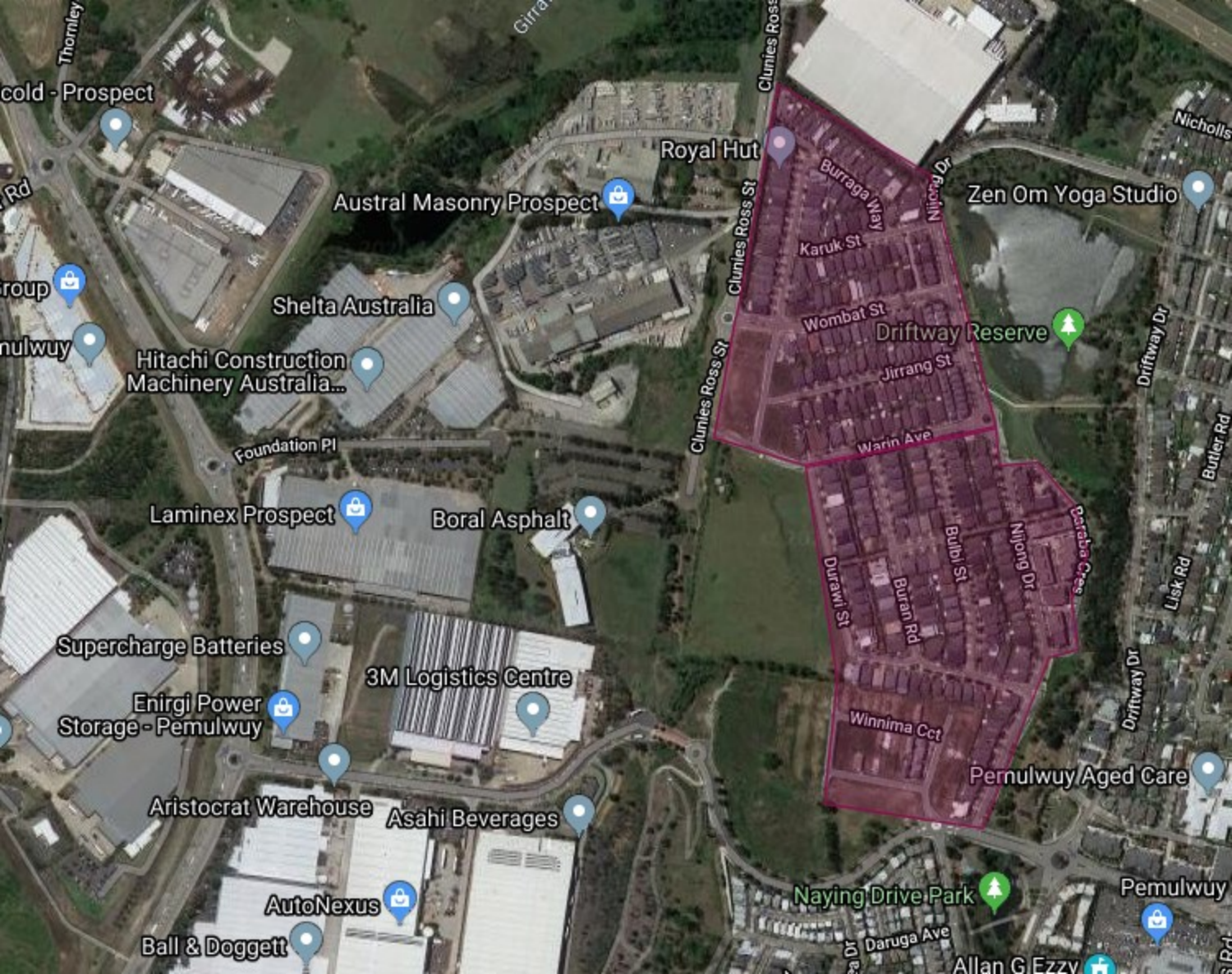
All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will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

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

APPENDIX A CATCHMENT



Thornley
cold - Prospect

Rd

group

nulwuy

Hitachi Construction
Machinery Australia...

Foundation Pl

Laminex Prospect

Boral Asphalt

Supercharge Batteries

Enirgi Power
Storage - Pemulwuy

3M Logistics Centre

Aristocrat Warehouse

Asahi Beverages

AutoNexus

Ball & Doggett

Royal Hut

Austral Masonry Prospect

Shelta Australia

Clunies Ross St

Burrage Way

Karuk St

Wombat St

Driftway Reserve

Jirrang St

Warin Ave

Durawi St

Bulbin St

Buran Rd

Nilong Dr

Winnima Cct

Pemulwuy Aged Care

Naying Drive Park

Daruga Ave

Allan G Ezzy

Nicholls

Zen Om Yoga Studio

Driftway Dr

Butler Rd

Lisk Rd

Driftway Dr

Pemulwuy

APPENDIX B

FACT SHEET

ELEVATION @ GREYSTANES

ISPT are planning to redevelop the existing industrial and logistics land on the western side of Clunies Ross Street, Prospect into a high-quality logistics and industrial estate, known as Elevation @ Greystanes. ISPT, as owner of land, has appointed the Aliro Group as development manager to assist in the delivery of the proposed development scheme.

Elevation @ Greystanes represents an opportunity to create hundreds of direct and indirect jobs in the construction and operational phases and make a significant financial contribution to the local area.

Most operations are expected to be low impact uses such as warehouse and distribution centres, e-commerce, freight and logistics facilities, hardware and building supplies, food and beverage industries and pharmaceutical/therapeutic goods storage.

Elevation @ Greystanes is expected to consist of seven new industrial warehouses, including associated offices and car parking, and may also incorporate a small café, which would be available for community use. The seven buildings will range in height to accommodate different requirements of future tenants.

An Important Employment Precinct

Elevation @ Greystanes will allow more people to work in the area they live, reducing travel time and increasing work/life balance. The site is designated as a major local employment hub in state and local government strategies.

**Elevation @ Greystanes
is expected to contribute:**



Approximately
\$201m into the
local economy



More than
400 jobs during
construction



More than
600 jobs once
fully operational



Design

SBA Architecture has been engaged to ensure the estate incorporates high-quality design aspects including consideration to noise, parking, and streetscapes in context with existing industrial and warehouse and logistics buildings in the local area. SBA Architecture has extensive experience in delivering large scale warehousing and logistics projects.

Elevation @ Greystanes will utilise landscaping and building designs to maximise local amenity and minimise noise impacts along street frontages.



Artist impression of Elevation @ Greystanes
looking south west from Clunies Ross Street.



Traffic & Access

An internal estate road, accessed via Clunies Ross Street or from the Prospect Highway via Foundation Place, will direct traffic generated from Elevation @ Greystanes away from adjacent residential properties.

It is likely that vehicles accessing the site will include B-Double and medium rigid trucks.

Parking is a major consideration for the site with adequate car parking spaces and hardstand areas included in the proposed design to avoid queuing of vehicles on local roads and demand for on-street parking.



Managing Operations

Most operations are expected to be low impact industry assembly such as warehouse and distribution centres.

The estate is proposed to function in line with the current approved hours of operation at 24 hours a day, 7 days per week.

A thorough approach to understanding current noise levels and managing potential future impacts is being undertaken. This includes the measurement of background noise from neighbouring properties and the design of buildings and acoustic treatments implemented in the final design.



Environment & Heritage

Elevation @ Greystanes is being designed with initiatives to aim to achieve a 5 Star Green Star Design & As Built rating, and includes consideration of water sensitive urban design principles, energy efficiency, and biodiversity conservation.

The south-eastern portion of the site contains a portion of Prospect Hill, also known as Mar-Rong Reserve, a place of significance to the Cannemegal-Warmuli Clan of the Darug Nation, who are the traditional custodians of the land.

Appropriate space will be provided around the heritage item from adjoining buildings. Complementary colours and materials will be used on building facades.

Anticipated Timeframes



The site is zoned IN1 General Industrial. There are **no proposed changes** to the zoning.



A State Significant Development Application is anticipated to be lodged in **early-to-mid 2020**.

You will be invited to make a submission during the assessment process.



Pending approval, construction will take approximately **three years** to complete through a staged building program.

Urbis have been appointed to collect your feedback and provide further information.

You can reach the team at engagement@urbis.com.au or 1800 244 863.



