

ENGAGEMENT OUTCOMES REPORT

HORSLEY DRIVE BUSINESS PARK –
STAGE 2 SSDA

CHARTER HALL



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Version 4

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TABLE OF CONTENTS

1 The Project

03 Project background

04 Previous consent

2 Engagement Snapshot

06 Engagement approach

3 Engagement Outcomes

10 Previous engagement

10 Stakeholders

12 Engagement activities

14 Addressing stakeholder feedback

4 Conclusion

22 Conclusion

1.BACKGROUND

1.1 PROJECT BACKGROUND

Charter Hall is preparing a State Significant Development Application (SSDA) for Stage 2 of the Horsley Drive Business Park. The proposal involves the construction of two additional warehouses on the existing site at the corner of Cowpasture Road and Trivet Street, Wetherill Park within the Fairfield LGA.

This follows acquiring the land from Western Sydney Parklands Trust (WSPT) in 2018 through a Development Management Agreement and construction of the building on Lot 1 as part of developing this site.

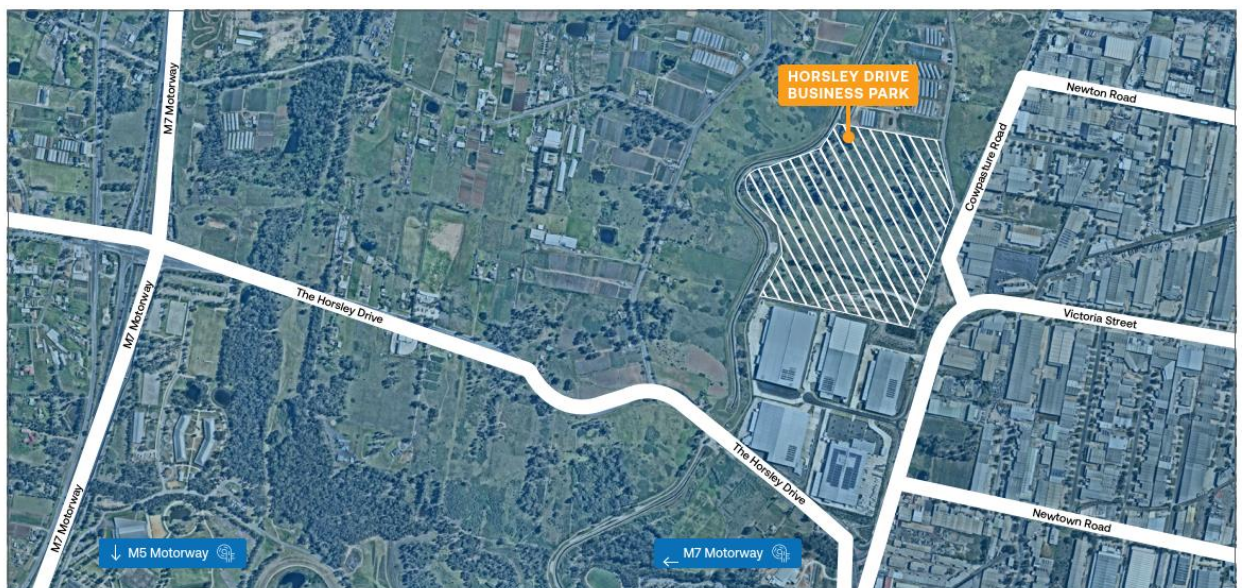
As part of previous development applications for this site, Charter Hall have conducted stakeholder engagement and responded to feedback from local businesses and residents. This engagement has been previously reported to the Department of Planning, Industry and Environment (DPIE) as part of the Stage 2, Lot 1 SSDA.

A Stakeholder Engagement Plan has been developed specifically to address stakeholder engagement requirements for Lots 2&3 in the Stage 2 SSDA. This document can be found as Appendix D in this report.

1.2 ABOUT THE PROJECT

The subject site is located on the corner of Cowpasture Road and Trivet Street, Wetherill Park within the Fairfield City Council, approximately 30km west of the Sydney Central Business District (CBD).

Charter Hall has commenced construction of the building on Lot 1 as part of developing the site. This part of the Stage 2 SSDA is for the construction of additional warehouses on Lot 2 and on Lot 3 of the site.



Map of site location

1.3 PREVIOUS CONSENT

In December 2018, the WSPT adopted the Western Sydney Parklands Plan of Management 2030 (POM) which established a framework to guide the long-term operation and management of the Parklands. The POM identifies nine business hubs over which leases will be granted with the aim of generating income to help fund the management and future development of the entire Parklands.

The proposed development is located within the Horsley Park Precinct, which will be anchored by a business hub and become an extension of the Smithfield / Wetherill Park Industrial Estate. The Horsley Drive Business Park Stages 1 and 2 were approved by SSD 5169 and SSD 7664 on 8 January 2013 and 9 November 2019 respectively.

Specifically, the SSD 7764 and modification 1 consent granted approval for the Horsley Drive Business Park Stage 2 concept development application, comprising:

- establishment of up to 88,700m² of general and light industrial, warehouse and distribution centre land uses;
- road layout and site access arrangements; and
- concept development levels, footprints and building envelopes.



Revised Site Plan – Ground Floor and Site Plan

1.4 HORSLEY DRIVE SSD 17161650 – DA

This Development Application is the next phase of the development of the Horsley Drive Business Park – Stage 2 and proposes to seek consent for the construction and operation of the following:

- Two light industrial warehouse buildings with ancillary office spaces and utilities buildings:
- The western building accommodating a warehouse of approximately 14,803m² and a single storey ancillary office building of 416m²; and
- The eastern building accommodating a warehouse of approximately 9,720m² and a two storey ancillary office building of approximately 549m².
- Associated car parking spaces;
- Associated hardstand vehicle parking, loading and maneuvering areas;
- Associated landscaping.

The proposed development would operate 24 hours per day.

2.ENGAGEMENT SNAPSHOT

2.1 ENGAGEMENT APPROACH

As part of the SSDA a program of community engagement was delivered to ensure stakeholders are informed about the proposal and have an opportunity to provide feedback if desired.

This program of engagement has been designed to reach neighboring residents and businesses adjacent to the Horsley Drive Business Park, along with other identified key stakeholders, through a variety of touch points.

The activities will also establish a mechanism of having future interactions with the Horsley Drive Business Park community as the project progresses.

Engagement activities during this stage of the project focused on:

- Meetings with the project team to understand project history, context and potential stakeholder issues
- Preparation of communications materials (A4 information sheet/invitation, website copy, presentation)
- Door knock/letterbox drop of identified stakeholders
- Addressed mailout to identified stakeholders
- Online stakeholder information session
- Drop-in information session – cancelled due to Covid-19 restrictions
- Meeting with Fairfield City Council
- Preparation of Engagement Outcomes Report

2.2 ADDRESSING SEARS

The engagement approach and activities for this project were designed specifically to meet Critical State Significant Infrastructure Standard Secretary's Environmental Assessment Requirements (SEARs):

1. A community and stakeholder participation strategy which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted, and the form(s) of engagement undertaken including a justification for this approach

2. A report on the results of the implementation of the strategy including issues raised by the community and surrounding landowners and occupiers that may be impacted by the proposal
3. Details of how issues raised during community and stakeholder consultation sessions have been addressed and whether they have resulted in changes to the proposal, or if not adopted, reasons why
4. Details of the proposed approach to future community and stakeholder engagement based on the results of consultation.

Evidence of how the SEARs have been addressed can be found in section 3.4 of this report.

2.2 TOOLS AND TECHNIQUES

A variety of tools and techniques were used as part of the engagement program:

TOOL/ TECHNIQUE	DESCRIPTION
Project Website	Charter Hall had already established a project website that was updated with key information about the Stage 2 SSDA. Website: https://www.charterhall.com.au/Horsley-Drive-Business-Park The website will remain live for the duration of the project and provides stakeholders with information on the project, timeline, planning updates and project team contact details. The project website also provided stakeholders the ability to provide feedback through a variety of channels and has a link to the DPIE major projects page where stakeholders can make formal submissions on the SSDA once it is lodged.
Project email address and community hotline	Dedicated community contact points through an email address and community hotline were established and will remain active for the duration of the project. These contact points enabled stakeholders to ask questions and seek information. All feedback received was recorded and responded to by the project team. Email: horsleydrive@charterhall.com.au Community information line: 0419 675 711
Stakeholder identification	Stakeholder analysis was conducted through a walk-through of the designated radius of the Horsley Drive Business Park, desktop research to identify all stakeholders, business names

TOOL/ TECHNIQUE	DESCRIPTION
	and contact details, and knowledge of local stakeholders from previous developments. This provided an understanding of all key stakeholders and of different perspectives, positions and potential impacts and assisted with targeted engagement activities and reporting to planning authorities.
Door knock/letter box drop	A door knock of identified stakeholders was conducted on Wednesday 7 July to deliver an A4 information sheet and an invitation to the online information session. The door knock and letter box drop provided an opportunity for the project team to inform stakeholders about the project scope and benefits and listen to their feedback about current construction and Stage 2 of the project. It is important to note that this activity occurred during a period in Sydney where Covid-19 guidelines were in place. This activity was carried out in a Covid-safe manner, with the project team wearing masks, regularly sanitising hands and keeping 1.5 metre distance when engaging with stakeholders. Due to Covid-19 it was more difficult to reach as many stakeholders as would usually be possible. To address this, the information sheets were placed on desks and in letterboxes to ensure stakeholders received the information and invitation.
Online briefings with Fairfield City Council	Online briefings with Fairfield City Council planning and traffic staff were held on Thursday 24 June and Friday 20 August. The online briefings provided an update on concept plans and project progress, an opportunity to listen to concerns and provide responses where possible. Discussions at the meetings mainly focused on the impact to traffic circulation and how potential flooding and stormwater events would be mitigated. The project team were on hand to provide responses. The initial meeting also provided an opportunity to inform Council about a local DA relating to urban farming irrigation scheme. In the second meeting the project team provided responses to issues raised in the initial meeting and shared updated designs with the Council representatives. Throughout this stage of the project there have been multiple meetings and interactions with government and other agencies and community groups.

TOOL/ TECHNIQUE	DESCRIPTION
Online information session	An online information session was held on Thursday 15 July at 10am to provide businesses and residents with information about the project, answer stakeholder questions and listen to feedback about the proposed development. The online information session provided stakeholders the ability to communicate and raise any questions directly with the project team. Stakeholders captured through the door-knock and desktop review activities were sent an addressed letter by mail to remind them about the information session.

3.ENGAGEMENT OUTCOMES

3.1 PREVIOUS ENGAGEMENT

Charter Hall have carried out stakeholder engagement at previous stages of site development. Engagement took place as part of the Lot 1 development, including the preparation of a detailed stakeholder analysis.

The stakeholder analysis categorised the stakeholders and community members in the following groups:

- WSPT tenants
- residential neighbours
- urban farming tenants
- industrial neighbours

During previous stages of the development, stakeholders were reached at multiple touch points including through the project specific website, door knocking, email and letters and phone calls. Key issues raised in previous stakeholder engagement included:

- Construction and operational noise
- Visual impact
- Traffic design, loss of direct access and road widths
- Construction dust
- Aboriginal Heritage
- Biodiversity, flooding, soil and water

A Community Consultation Report was prepared in August 2020 and can be found in Appendix E. Interactions with stakeholders between August 2020 and present have been recorded in a stakeholder feedback register, with Charter Hall maintaining a record of how issues and concerns have been addressed.

3.2 STAKEHOLDERS

The Stakeholder Engagement Plan developed to support the Stage 2 SSDA reviewed the existing stakeholder analysis to ensure all key stakeholders were included in engagement activities.

A table of stakeholders and their address can be found in Appendix F of this report.



Stakeholder Map

Other stakeholder organisations and agencies identified as part of the stakeholder analysis included:

- Fairfield City Council
- Western Sydney Parklands Trust
- Environment Energy and Science of DPIE
- Water NSW
- Sydney Water
- Endeavour Energy
- Transport for NSW
- Public Transport – Transit Systems
- NSW Rural Fire Service

3.3 ENGAGEMENT ACTIVITIES

The section outlines engagement activities delivered as outlined in the Stakeholder Engagement Plan.

Evidence of how issues raised during the engagement activities have been addressed is detailed in section 3.4 of this report.

Door knock and letterbox drop

A door knock and letterbox drop of identified nearby stakeholders in Trivet Street, Cowpasture Lane, Sleigh Place and Ross Place was carried out on Wednesday 7 July. Stakeholders were provided with an A4 information sheet and invitation to the online information session.

Covid-19 guidelines were followed with the project team wearing masks, regularly sanitising hands and keeping 1.5 metre distance when engaging with stakeholders.

Where possible, information sheets were handed to businesses. However, in many circumstances, due to Covid-19, businesses requested that their premises were not to be entered. In those situations, the information sheet was left in the business letterbox.



Site image taken during the letterbox drop activity

In some circumstances, the project team were able to discuss the project with stakeholders during the door knock activity.

A snapshot of sentiment received during these conversations included:

- Very supportive, believes the development will be great when completed as it will bring more people to the take-away business.
- Business owner had no issues with the development.
- Interested in the information session and thanked the project team for seeking the input and feedback from the community.
- Thanked the project team for seeking the input and feedback from the community.
- Was very interested in the project and information session. Had no issues with development at this current stage.

Online briefings with Fairfield City Council

Meeting 1 – 24 June 2021

The project team met with Fairfield City Council planning and traffic staff on Thursday 24 June to discuss the concept plans and gain feedback from the Council staff.

Throughout this stage of the project there have been multiple meetings and interactions with government and other agencies. This meeting focused on the

impact of traffic circulation and the project team were on hand to respond to any concerns the Council had.

A summary of comments raised by Council during the meeting on 24 June included:

- Concern with internal traffic circulation – this also includes heavy vehicle movement where Council said there appears to be some conflict.
- Council wants assessment to include up to maximum probable flood event and also a dam break consideration.
- Council did not have any specific concerns on noise or air, just standard requirements expected of this type of development. However, Council raised that they need to consider the nearby residents on Trivet Street.

The project team committed to addressing these concerns and stated that the next concept designs would reflect the traffic management measures that would alleviate Council's concerns.

Meeting 2 – 20 August 2021

The project team met again with Fairfield City Council to discuss the detailed design of the northern warehouses before submitting the SSDA.

Charter Hall's project team discussed how Council's questions about traffic, stormwater and flooding have been addressed.

Follow up comments and questions raised by Fairfield City Council during this session included:

- It appears there are some pipes that are coming from the service road but do not reach the basin, will these connect with the existing systems?
- Issues with access arrangements. Are the driveways too close together? What is the largest vehicle expected to service the site? Are there any loading facilities designed that will accommodate this size of vehicle?
- Does Charter Hall have confirmed tenants for the warehouses?
- Capacity may need to be increased on swept paths in order to ensure vehicles can turn around at the end.
- Is it possible to have a traffic controller on site?
- Is the estate road council or private?
- When is Charter Hall expecting to lodge DA, EIS?

Charter Hall's project team provided a response to each of the questions raised and Council acknowledged this and asked in addition for these responses to be detailed in Charter Hall's SSDA.

The key message from Charter Hall's project team was that the new designs have maintained consistency and stayed true with the previously approved development applications.

Charter Hall will continue to liaise with Fairfield City Council as part of the SSDA submission process and throughout the design and delivery of the project.

Online information session

Stakeholders identified in the stakeholder analysis were invited to attend an online information session held on Thursday 15 July via Zoom. Stakeholders were informed of the information session through the door knock/letterbox drop and direct mail.

The information session provided stakeholders with an overview of the proposed development and the project team were on hand to answer any questions the residents and business owners had.

The presentation at the information session was also recorded to be provided to stakeholders who had any further questions at a later date.



The project team were online to provide a presentation and hear feedback from stakeholders

There were only two stakeholders that joined the online information session. These were both residents from a property in Trivet Street. The key feedback raised during this session are summarised in the key themes below.

Traffic circulation and congestion

Issues relating to traffic included potential impacts such as increased traffic on Trivet Street during and post-construction. Other issues raised were the maintenance and widening of Trivet Street, along with the policing of heavy vehicle restrictions.

Noise, dust and lighting

The issue of dust from the site covering residential properties was raised and options for mitigating dust were discussed during the online session. The resident also raised issues of construction lighting being visible from their property at night, which the project team committed to addressing. The resident inquired if the warehouses will be in 24-hour operation once developed.

3.4 ADDRESSING STAKEHOLDER FEEDBACK

This section outlines how stakeholder feedback has been listened to, addressed and considered throughout the planning of the development.

The engagement approach and activities were designed to identify relevant stakeholders, provide appropriate and accessible engagement activities and to ensure compliance with the stakeholder engagement component of the SEARs:

REQUIREMENT 1: JUSTIFICATION OF STAKEHOLDERS AND ENGAGEMENT APPROACH

Engagement activities have been designed to reach neighboring residents and businesses adjacent to the Horsley Drive Business Park, along with other key stakeholders, including Fairfield City Council, through a variety of touchpoints.

Approach to identifying stakeholders and the type of targeted engagement activities for each stakeholder group can be found in **Appendix D – Stakeholder Engagement Plan**.

REQUIREMENT 2: RESULTS OF THE IMPLEMENTATION STRATEGY

Results of the Stakeholder Engagement Plan, including key issues raised and how they have been addressed are outlined in this report.

REQUIREMENT 3: HOW ISSUES RAISED HAVE BEEN ADDRESSED

A number of key issues were raised and appropriately responded to by the project team during the Community and Council Information Sessions, and from emails received from key stakeholders including WaterNSW and Sydney Water.

Issues raised during Community and Council Information Sessions:

Key issues raised and responded to during the Community Information Session included:

ISSUE RAISED	RESPONSE
Height of the warehouses	Stakeholders were informed that a visual impact assessment is being undertaken, and the warehouse height is consistent with maximum heights approved in the concept SSDA 7761. Site levels were explained indicating that portions of the warehouse will be screened by retaining walls within the site.
Location of carparking	Project team members demonstrated the location of carparking and discussed the landscaping buffer on Trivet Street and on the Estate Road.
Heavy vehicle impact on Trivet Street Planned upgrades of Trivet Street	Stakeholders were informed that the development is in the process of constructing the new roundabout intersection at the corner of Cowpasture Road and Trivet Street. Traffic assessment indicates that heavy vehicles will access the site from Horsley Drive, lessening the impact on Trivet Street. Vehicle restriction signs will be erected

ISSUE RAISED	RESPONSE
	on Trivet Street restricting heavy vehicle usage, with this already been approved under the concept approval. The rest of Trivet St is owned and maintained by council and no upgrade is planned as part of the development.
Dust during construction	The team responded to concerns over dust informing stakeholders that an Air Quality Report would consider dust mitigation measures. The project team also committed to addressing dust concerns with neighbouring residents during the construction period.
Noise and 24-hour operation	Stakeholders were informed that specific tenants have not been considered for the site, so it is not known whether night operation is going to be required. The concept approvals allow for 24 hour operation and the noise assessment and development seeks approval on the basis of 24 hour operation. A noise assessment is being prepared and mitigation measures will be implemented if exceedances are encountered. Operation management plans will need to consider locating night-time loading facilities away from sensitive receivers, including those on properties in Trivet Street.

Key issues raised and responded to the Council Information Session:

ISSUE RAISED	RESPONSE
STORMWATER AND FLOODING	
Assessment of flood modelling	Council was informed that the civil design is consistent with previous approvals which included flood assessments. Previous assessment demonstrated acceptable flood impacts.
Have overland flow paths been maintained?	The team responded by informing Council that inter allotment drainage has been designed for a 1 in 100-year event with 50% blockage. The overland flow path, designed for the catastrophic event, is also maintained as per concept approval.

Compliance with Council's Stormwater Policy	Council was informed that the on-site stormwater detention for the site is consistent with concept approval and is provided by the bio detention basin on the south-eastern portion of the Horsley Drive Stage 2 development. Inter allotment drainage bi-passes this through a series of stormwater drainage and open drains.
TRAFFIC	
Swept paths overlap within the site	Council was informed that traffic volumes for the site are relatively low, meaning that trucks utilising the road at the same time is minimal. Traffic control devices such as convex mirrors and flashing lights can be used to warn drivers of approaching traffic. Warehouse 2 size has been reduced to enable better circulation on the northern side.
What is the largest vehicle the site has been designed for, and is it able to turn around within the site?	The site has been designed for 26 metre B-double and swept paths have been provided showing turning circle is accommodated within the site for vehicles of this size.
What is the proximity of truck driveways between Lot 2 and 3? Is driveway width sufficient to accommodate vehicles?	Council was told that swept paths demonstrate the driveways have sufficient separation and width.
Ownership of the Estate Road	The Estate Road is to be dedicated to Council upon completion. Section 138 approval has already been obtained for the road under SSD7664.

Government and agency stakeholder feedback

The following stakeholders were contacted by email with information regarding Charter Hall's plan to lodge a SSDA for Horsley Drive Business Park:

- Water NSW
- Transport for NSW

- Public Transport – Transit Systems
- NSW Fire and Rescue
- Environment, Energy and Science Group of the Department
- Sydney Water
- Endeavour Energy

Of the stakeholders emailed, two responses were received; from WaterNSW and Sydney Water. See **Appendix G** for email correspondence

WaterNSW emailed the project team regarding the following issues, with responses provided as follows:

ISSUE RAISED	RESPONSE
VIBRATION	
Vibration monitoring will need the same consideration in this fourth-coming application, and it is likely that the existing monitoring equipment for the past stages will need to be moved and continued for this application.	Confirmed a similar approach will be employed for this SSD as was used for the SSD7664 and SSD10404. The noise and vibration assessment to be submitted as part of the EIS will address suitable vibration criteria and min. working distances for plant and equipment which will trigger vibration monitoring. The location and details of vibration monitoring is to be addressed during the construction phase via a Construction Noise and Vibration Management Plan. This is consistent with the approach taken on SSD7664 and SSD10404.
Should access be required to WaterNSW land for any part of the development (including vibration monitoring) the proponent must obtain consent from WaterNSW	Moving of vibration monitoring equipment will be co-ordinated with WaterNSW as required.
CORRIDOR PROTECTION	
It is essential that all site preparation and construction work carried out adjacent to the Upper Canal corridor must not impact on water quality, or damage the Canal infrastructure or land	The proposed site is lower than the Upper Canal and therefore risk of impacts to water quality are low. However, this can be addressed through site specific CEMP and addressed through the conditions of consent. With respect to causing damage to the canal see "Vibration" response above.

STORMWATER	
The stormwater system for the site must be designed so as not to either impede upstream flows from the Upper Canal corridor or stormwater structures, nor result in increased flows onto WaterNSW land from the site	The stormwater system design will be submitted as part of the EIS. The design will meet WaterNSW requirements.
WaterNSW requests that to be consulted on the progress of the application would appreciate being advised when the EIS is exhibited for further review	This request was noted.

Sydney Water emailed the project team to note that their participation in the project would come in at the time of submitting the building plan for approval or approval for a new connection or drilling.

REQUIREMENT 4: FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

The project team has established mechanisms for future interaction with the community as the project progresses. Engagement with stakeholders will continue through until project completion.

Notifications

Timely and relevant community notifications will play an integral role in future engagement with the community.

The community will be notified in the most appropriate way depending on the works activity, which may include door knock, letterbox drop or email.

The project team will consult with businesses and properties which are impacted by the works and where possible stage works so as to cause the least disruption necessary.

Community notification guide:

ACTIVITY	DETAILS TO BE INCLUDED	TIMING	METHOD
Traffic detours/road closures and impacts to	Map of alternate traffic arrangements and route Time and date when the detour will take place	5 days prior to works commencing	Letter box drop or email

ACTIVITY	DETAILS TO BE INCLUDED	TIMING	METHOD
property access	Time and date when the detour will be removed		
Road opening including temporary arrangements and access	Map of new traffic arrangements and route Time and date when the switch will take place	5 days prior to works commencing	Letter box drop or email
Out of hours work	Time and date of out of hours work Works to be done Justification for why it's required Expected impacts	5 days prior to works commencing	Letter box drop or email
Impacts on businesses from disruptions	Time and date of out of hours work Works to be done Justification for why it's required Expected impacts	5 days prior to works commencing	Letter box drop or email

Complaints Management

Charter Hall has an adopted Complaints Management approach to ensure all stakeholder complaints are recorded, and where appropriate, responded to.

The Complaints Management approach provides the following guidance that will be followed for this project:

Within one working day of receiving a complaint about any issue, including any pollution incidents, arising from the Work Under the Contract, a written report will be submitted to the Superintendent detailing the complaint and the action taken to remedy the problem. A final report together with proposed measures to prevent the recurrence of such incidents will be submitted to the Superintendent within 5 working days.

We will keep a register of all complains made, which will include the following details:

- Date and time of complaint;
- Method by which the complaint was made (telephone, letter, meeting, etc.);

- Name, address, contact telephone number of complainant (if no such details were provided, a note to that effect);
- Nature of the complaint;
- Action taken in response including follow up contact with the complainant;
- Any monitoring to confirm that the complaint has been satisfactorily resolved;
- If no action was taken, the reasons why no action was taken.

4. CONCLUSION

To ensure stakeholder feedback is captured as part of the Stage 2 Horsley Drive Business Park SSDA, a detailed Stakeholder Engagement Plan has been prepared and continues to be implemented.

This Plan includes stakeholder identification, targeted engagement activities and the recording of stakeholder issues and feedback. Through the engagement activities, and ongoing interaction with stakeholders, Charter Hall has demonstrated commitment to listening to stakeholder concerns, and where possible addressing them.

As the SSDA process continues and, pending approval, construction begins, the project team will ensure there are mechanisms for stakeholders to be heard. Examples of these mechanisms have been outlined in this report and include the project website, dedicated email address, community information line and complaints management procedure.

The Stakeholder Engagement Plan outlines principles for effective engagement and these will be adhered to throughout the life of the project.

Charter Hall will continue to capture stakeholder feedback and will respond to any formal submissions from stakeholders, government and other agencies as the project progresses.

APPENDIX A

KEY MESSAGES

The following key messages were used for the project:

- The development will provide local businesses with direct economic benefit through stimulating increased economic activity and ongoing jobs in the Horsley Park area.
- The development will strengthen Horsley Park estate as a state-of-the-art distribution hub for western Sydney.
- The development will be subject to planning requirements and approvals as determined by the NSW Department of Planning, Industry and Environment (DPIE).
- The community, stakeholders and organisations can make submissions on the project through the DPIE website.
- Businesses will be engaged through multiple channels to improve reach and timely engagement.

The development will:

- Deliver significant economic activity and ongoing jobs in the region.
- Contribute to the greater vision of Horsley Drive Business Park as a **world-class state-of-the-art distribution hub** for western Sydney.
- Be subject to **NSW Government planning regulations**.
- **Stakeholder reach will be guaranteed** through multiple touchpoints and timely engagement.
- **Improved amenity of the area** with improved roads and site-specific landscaping.

APPENDIX B

INFORMATION SHEET



Horsley Drive Business Park Stage 2

State Significant Development Application

Charter Hall are preparing a State Significant Development Application (SSDA) for Stage 2 of the Horsley Drive Business Park.

The proposal involves the construction of two additional warehouses on the existing site at the corner of Cowpasture Road and Trivet Street, Wetherill Park.

Construction of the building on Lot 1 has already received planning approval and commenced.

The development is part of the Western Sydney Parklands' long-term strategy to establish business hubs to guide the long-term operation and management of the Parklands.

As plans progress, Charter Hall is inviting the community to an Online Community Information Session, where you can find out more, ask questions and provide your feedback. Registration details are overleaf.

About the Project

Subject to Approvals, Charter Hall is seeking to construct and operate the following:

- Two light industrial warehouse buildings with ancillary office spaces and utilities buildings
- The western building to accommodate a warehouse of approximately 17,000m² and a single ancillary office building of 450m²
- The eastern building to accommodate a warehouse of approximately 12,420m² and a two storey ancillary office building of approximately 600m²
- Associated car parking spaces
- Associated handstand vehicle parking loading and manoeuvring areas
- Associated landscaping

The development will be subject to planning requirements and approvals as determined by the NSW Department of Planning, Industry and Environment (DPIE).

What does this mean for our neighbours?

The current plan for Stage 2 of the Horsley Drive Business Park protects surrounding residential areas from industrial activities through strong controls on development.

Regular and timely community and stakeholder engagement will form an essential part of the preparation of the State Significant Development Application.

We are committed to consulting and working with the neighbouring residents, businesses and the community now, and throughout the course of this project.

Online Community Information Session

Due to COVID-19 restrictions, we will be engaging with neighbouring residents, businesses and the community through an Online Community Information Session that will provide you with more detail about the development.

To attend the Online Community information session please visit the following Zoom link or scan the QR code:



When: 10am Thursday, 15 July 2021

Zoom link: <https://bit.ly/2Ud5RaT>

Meeting ID: 846 8341 3801

Passcode: 923753

How to stay updated

We encourage you to reach out to find out more information, ask questions or provide feedback.

Email: horsleydrive@charterhall.com.au

Website: <https://www.charterhall.com.au/Horsley-Drive-Business-Park>

Phone: +61 419 675 711



APPENDIX C

ONLINE INFORMATION SESSION PRESENTATION

Horsley Drive Business Park Stage 2

Stakeholder Information Session

15/07/2021

About the Project

Charter Hall are currently preparing a State Significant Development Application (SSDA) for Stage 2 of the Horsley Drive Business Park.

The proposal involves the construction of two additional warehouses on the existing site at the corner of Cowpasture Road and Trivet Street, Wetherill Park.



Charter Hall

With over **30 years** experience, Charter Hall is one of Australia's leading property investment and funds management groups.

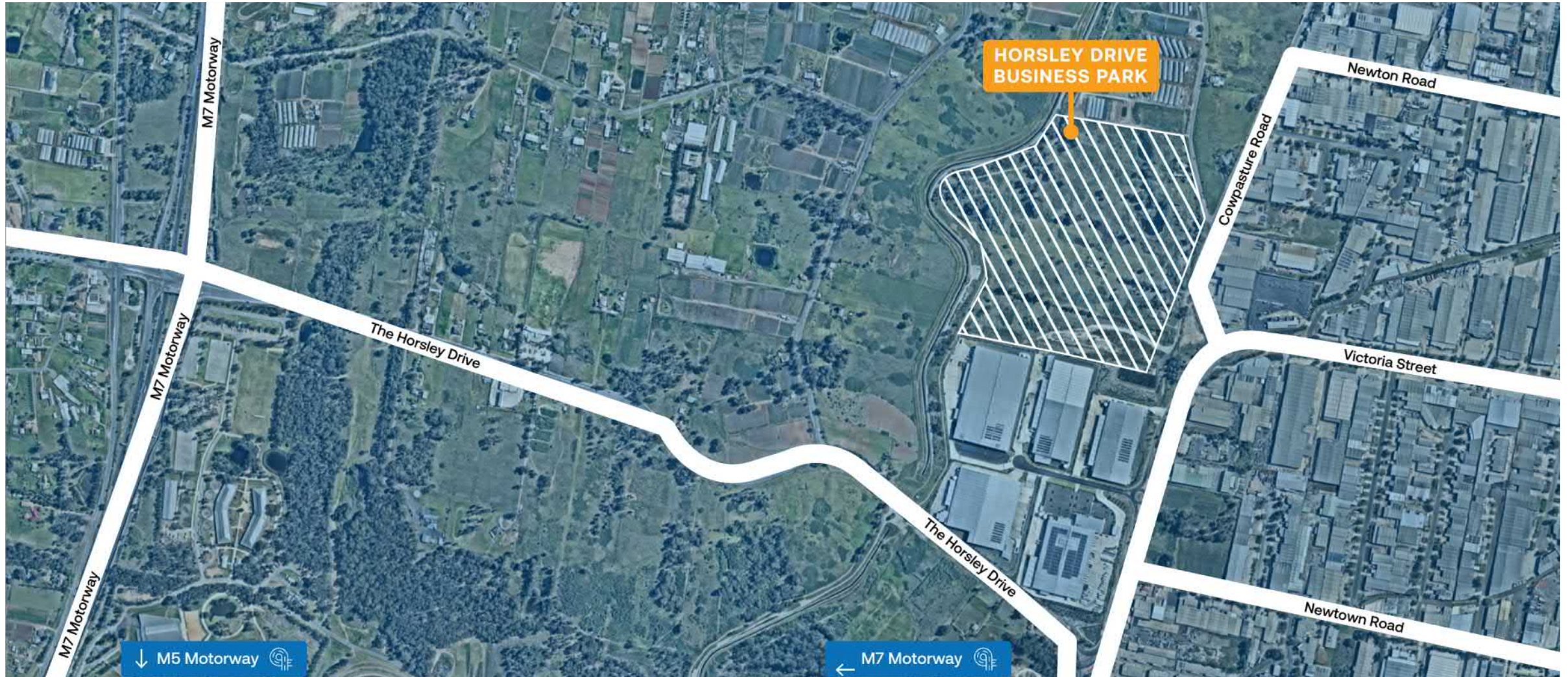
We use our property expertise to access, deploy, manage and invest equity across core real estate sectors – **Office, Retail, Industrial** and **Logistics** and **Social Infrastructure**.

We have a diverse portfolio of over **1,300+** properties.

Acting in the best interests of customers and communities, we combine **insight** and **inventiveness** to unlock **hidden value**.



The proposed development is located within the Horsley Park Precinct, which will be anchored by a business hub and become an extension of the Smithfield/Wetherill Park Industrial Estate



What is Proposed?

The facility will be two warehouses with world leading technology that will create:

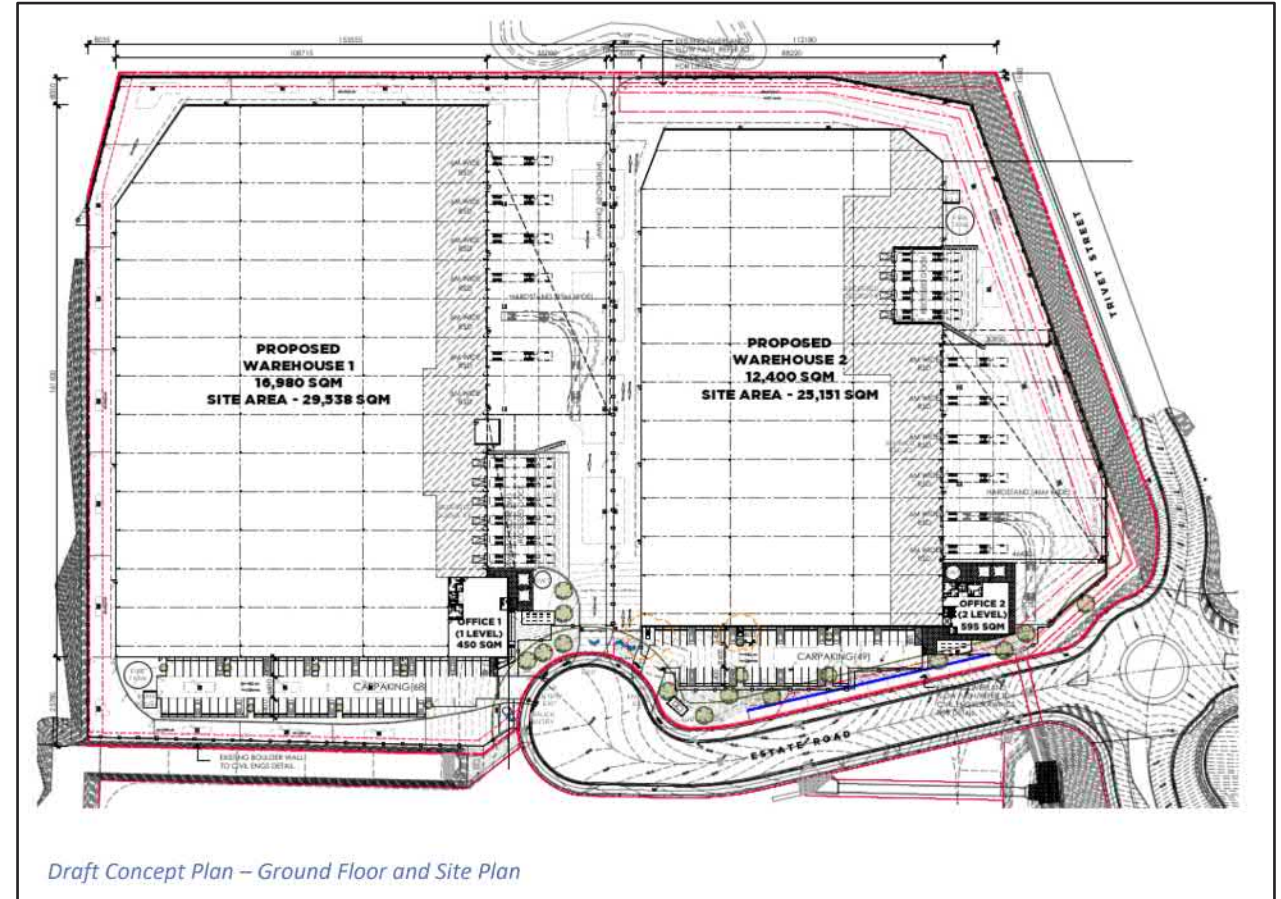
- 30-40 jobs during construction
- 140-175 jobs during operation



What is Proposed?

The next phase of construction seeks consent for the construction and operation of the following:

- Two light industrial warehouse buildings with ancillary office spaces and utilities building
- The eastern building to accommodate a warehouse of approx. 12,420m² and a two-storey ancillary office building of approx. 600m²
- The western building to accommodate a warehouse of approx. 16,980m² and a one-storey ancillary office building of approx. 450m²
- Associated car parking spaces
- Associated handstand vehicle parking loading and manoeuvring areas
- Associated landscaping



Planning Timeline

2013

Development consent granted

2017

Master plan approved
Charter Hall enter into development agreement with western Sydney Parklands Trust

2020

Construction of Warehouse 1 and earthworks required for the site
Bulk earthwork and demolition of whole site

2021

Development application for Warehouse 2 and 3 lodged
Construction of new intersection and relocation of services

2022-2023

Completion of warehouse facilities
Operation of warehouses

Managing Construction Impacts

Noise

Contractors working on site will be asked to manage construction noise throughout the project duration. This includes:

- Regular updates to the community on planned noisy works
- Monitoring noise levels where required
- Ensuring construction methodology minimises noise intensive activities
- Works to take place within approved construction hours

7am – 6pm Monday to Friday

8am -1pm Saturday

Dust

- Contractors required to cover or vegetate exposed surfaces as soon as practicable
- Exposed surfaces wetted down or treated to prevent dust
- Construction access to be well maintained
- Sweeping of tracking and dirt and dust onto the road network minimized

Managing Construction Impacts

Traffic

- No parking is allowed on the public road network, all parking maintained on site
- Access only through designated site access
- All deliveries taking place during work hours
- Dedicated access points assessed and certain movements restricted during morning and evening peak
- Community to be notified of road closures and detours which may be required as part of the works

Feedback

- Your feedback and concerns will be listened to and will allow us to work with you to the best of our ability.
- We would appreciate any feedback on the proposal to be provided directly to the project team.
- We are committed to consulting and working with neighbouring residents, businesses and the community now and throughout the course of the project.



Contact Us

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Project Website

<https://www.charterhall.com.au/Horsley-Drive-Business-Park>

Project Email Address

horsleydrive@charterhall.com.au

Thank you

Charter Hall 

APPENDIX D

STAKEHOLDER ENGAGEMENT PLAN

STAKEHOLDER ENGAGEMENT PLAN

HORSLEY DRIVE BUSINESS PARK -
STAGE 2 SSDA

—
CHARTER
HALL



Date and version
30 June 2021 – v2

Prepared by
Darius Turner &
Troy Longworth

Reviewed by
Lauren Chadlowe



TABLE OF CONTENTS

1

Project Context

03

Background

04

About the project

05

About this engagement strategy

2

Opportunities and Risks

07

Opportunities and risks

3

Tools and Techniques

09

Tools and techniques

4

Implementation Plan

12

Implementation Plan

5

Communications

15

Communications

1.PROJECT CONTEXT

BACKGROUND

Charter Hall are preparing a State Significant Development Application (SSDA) for Stage 2 of the Horsley Drive Business Park.

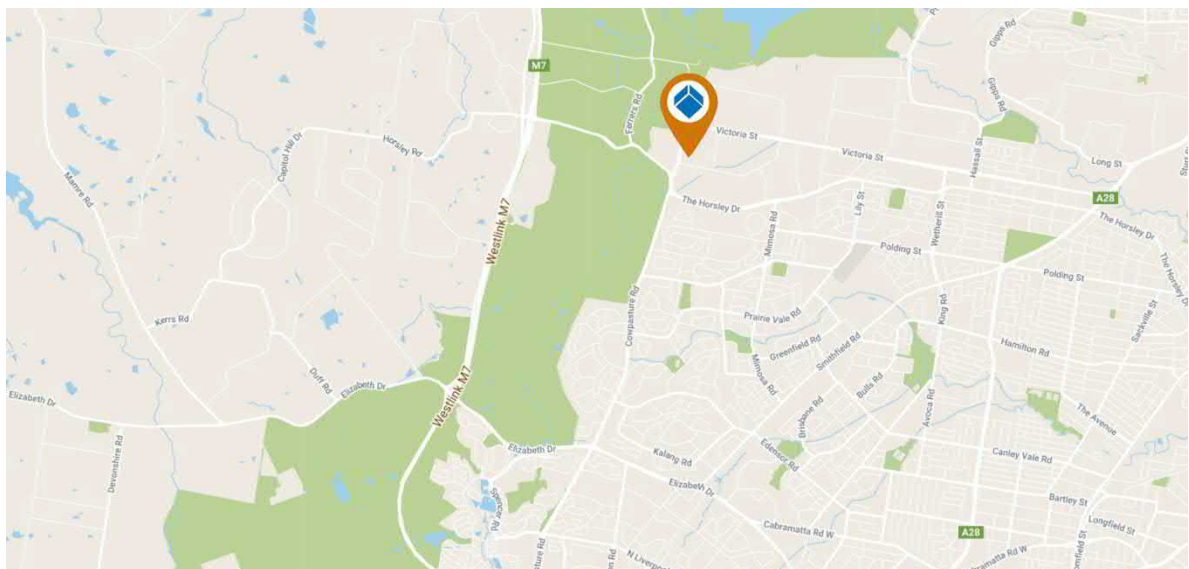
The proposal involves the construction of two additional warehouses on the existing site at the corner of Cowpasture Road and Trivet Street, Wetherill Park within the Fairfield LGA.

Charter Hall has commenced construction of the building on Lot 1 as part of developing the site. The land was acquired from Western Sydney Parklands Trust (WSPT) in through a Development Management Agreement in 2018.

The Agreement helped WSPT in its long-term strategy for development of the Parklands which included the establishment of business hubs. The business hubs will comprise of 2% of the total parkland areas with the aim of generating income to help fund management and future development of the other 98% of the park Parklands.

Significant stakeholder engagement has been previously undertaken as part of the Lot 1 development. This includes direct engagement with neighbouring residents and businesses, meetings with local and government bodies and other agencies and the formal submission process as part of the SSDA.

A community engagement plan is now required to support the SSDA for the development of Lot 2 and 3 in order to meet Secretary's Environmental Assessment Requirements (SEARs) and to ensure principles of good engagement are applied throughout the project.



Site location – Corner of Cowpasture Road and Trivet Street, Wetherill Park

ABOUT THE PROJECT

The subject site is located on the corner of Cowpasture Road and Trivet Street, Wetherill Park within the Fairfield City Council, approximately 30km west of the Sydney Central Business District (CBD).

Previous Consent

In December 2018, the WSPT adopted the Western Sydney Parklands Plan of Management 2030 (POM) which established a framework to guide the long-term operation and management of the Parklands. The POM identifies nine business hubs over which leases will be granted with the aim of generating income to help fund the management and future development of the entire Parklands.

The proposed development is located within the Horsley Park Precinct, which will be anchored by a business hub and become an extension of the Smithfield / Wetherill Park Industrial Estate. The Horsley Drive Business Park Stages 1 and 2 were approved by SSD 5169 and SSD 7664 on 8 January 2013 and 9 November 2019 respectively.

Specifically, the SSD 7764 and modification 1 consent granted approval for the Horsley Drive Business Park Stage 2 concept development application, comprising:

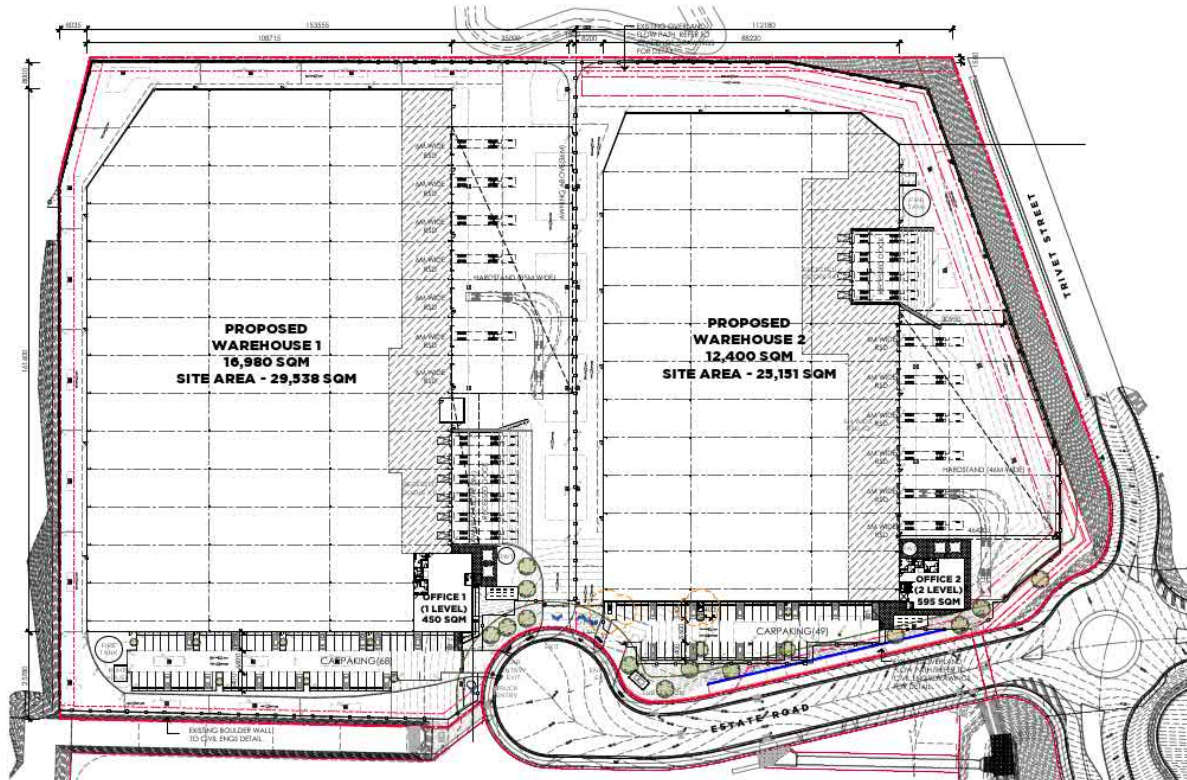
- establishment of up to 61,232m² of general and light industrial, warehouse and distribution centre land uses;
- road layout and site access arrangements; and
- concept development levels, footprints and building envelopes.

Horsley Drive SSD 17161650 – Development Application

This development application is the next phase of the development of the Horsley Drive Business Park – Stage 2 and proposes to seek consent for the construction and operation of the following:

- Two light industrial warehouse buildings with ancillary office spaces and utilities buildings;
- The western building accommodating a warehouse of approximately 17,000m² and a single storey ancillary office building of 450m²; and
- The eastern building accommodating a warehouse of approximately 12,420m² and a two storey ancillary office building of approximately 600m².
- Associated car parking spaces;
- Associated hardstand vehicle parking, loading and manoeuvring areas;
- Associated landscaping.

The proposed development would operate 24 hours per day.



Draft Concept Plan – Ground Floor and Site Plan

ABOUT THIS ENGAGEMENT STRATEGY

This strategy has been designed to provide clear, straightforward, quick to mobilize engagement, including stakeholder meetings and the facilitation of information sessions.

These activities will ensure stakeholders are informed about the proposal and have an opportunity to provide feedback if desired. All stakeholder engagement will be captured in an Engagement Outcomes Report that will serve as a record of engagement and provide a mechanism to address any potential community stakeholder issues, impacts or concerns.

To ensure accessibility for stakeholders, engagement will be delivered using a combination of face-to-face and online engagement, within COVID-safe guidelines.

Throughout all phases of engagement, we are committed to using the appropriate techniques that inform, consult, involve and/or collaborate for each engagement activity. These activities will be designed to specifically meet the needs of targeted stakeholders.

Engagement activities during this stage of the project will focus on:

- Inception meeting with project team

- Prepare communications materials (A4 information sheet/invitation with project information and invitation to information session to be delivered to identified stakeholders.
- Preparing updated website content
- Preparation of A0 boards for the information session
- Door knock/letterbox drop of identified stakeholders
- Online stakeholder information session
- Drop-in information session – **cancelled due to Covid-19 restrictions**
- Meeting with Fairfield City Council and other agencies as required
- Preparation of Engagement Outcomes Report

2.OPPORTUNITIES AND RISKS

OPPORTUNITIES

The table below outlines the project opportunities and enhanced messaging.

OPPORTUNITIES	TAILORED MESSAGING
Stakeholder voices to be heard	Stakeholder engagement offers the opportunity for residents or businesses affected by the development to receive information and provide a platform to manage any questions or concerns.
Communicate the project benefits to the community	The project has many benefits for the local and broader community including increased employment, promotion of businesses and economic benefits for the region.
Community and businesses to have an input into the design of the development	Through engagement with communities and businesses, they will be given the opportunity to review the development and provide limited input into the design where appropriate (for example, design of roundabout to allow access for heavy vehicles into industrial area).
Consideration of impacts and benefits	Community will be given the opportunity to consider the potential impacts of the development as well as the benefits and solutions that the development offers.
Understand the positions of key stakeholders	Effective engagement will provide an opportunity to gain a better understanding of key stakeholders and their positions which may assist as the planning process continues.

RISKS

The table below outlines anticipated risks, mitigation and messaging.

RISKS	MITIGATION MEASURES AND MESSAGING
Lack of response from stakeholders	Engagement will be undertaken through multiple channels to ensure that stakeholders are reached at multiple touchpoints. These include: • Phone calls • Email • Door Knocks • Letterbox drop • Information session (online) • Meetings Follow up engagement after initial contact will be undertaken. It is important to note that often a lack of response may indicate no objection to the proposal. If there is a lack of response, we must be able to demonstrate a thorough engagement process has taken place with no significant objections from stakeholders.
Stakeholders do not support the development	Open, clear and transparent communication with stakeholders throughout the project will highlight the benefits of the project. In all projects there is likely to be a variety of views and opinions. Targeted engagement with clear information about the project should capture support from stakeholders. In instances where stakeholders have concerns, the project should demonstrate how these concerns have been listened to and addressed.
Not meeting key dates and deadlines	This Engagement Plan has a clear schedule of activities and dates to ensure engagement occurs within the relevant timeframe. Regular communication between Captivate Consulting and Charter Hall will ensure timeframes are adhered to.

3.TOOLS AND TECHNIQUES

The following tools and techniques will be used during engagement.

TOOL/TECHNIQUE	DESCRIPTION	Timing
Project Website	A project website has already been established and is currently live - https://www.charterhall.com.au/Horsley-Drive-Business-Park The project website includes: - project overview - planning timeline - construction updates - information about previous and current development applications - links for stakeholders to access DPIE website and make submissions - information on managing construction impacts - project team contact details The project website is a key engagement tool for stakeholders to access information and provide feedback at relevant stages of the development application process.	Website is currently live and to remain live for duration of the project
Project email address and community hotline	Dedicated community contact points have been established for the project. These include a project email address: horsleydrive@charterhall.com.au and community hotline: 0419 675 711 The project email address and hotlines act as contact points for stakeholders to ask questions and seek information. All feedback received will be recorded and responded to by the project team.	Project email address and hotline to remain active for duration of the project

TOOL/TECHNIQUE	DESCRIPTION	Timing
Drop-in information session	NOTE: DUE TO COVID-19 PUBLIC HEALTH GUIDELINES THE PLANNED DROP-IN INFORMATION SESSION WILL BE REPLACED BY AN ONLINE SESSION. A drop-in stakeholder information session to be held Wetherill Park Community Centre to provide information about the project, answer stakeholder questions and listen to feedback about the proposal. The session will feature A0 boards with key information from the Information Pack along with a digital display. Project team members will be onsite to answer questions.	Thursday, 8 July 10am -12pm
Online Information Session	An online information session via Zoom, MS Teams or similar is proposed to provide businesses and residents with information about the project, answer stakeholder questions and listen to feedback about the proposed development. This will be a facilitated session led by Darius Turner, with project team members on hand to provide responses.	Thursday, 15 July 10am –11am
Agency meetings	Agency meetings to be organised with relevant government and community groups as required. This includes a briefing with Fairfield City Council planning and traffic staff to take place on 24 June 2021. As this is the second stage of the project there have been multiple meetings and interactions with government and other agencies as part of this and previous development applications.	June 2021
Door knock/letter box drop	Door knock of identified stakeholders to deliver A4 information sheet with project	No later than Thursday 8 July

TOOL/TECHNIQUE	DESCRIPTION	Timing
	information and an invitation to the online information session to: • Inform stakeholders about the project scope and benefits • Listen to feedback about current construction and Stage 2 of the project • Invite stakeholders to attend the online information session • Direct stakeholders to the website for further information • Gather additional contact details NOTE: PROJECT TEAM TO WEAR MASKS AND REGULARLY SANITISE HANDS AND KEEP 1.5 METRE DISTANCE WHEN ENGAGING WITH STAKEHOLDERS	

4.IMPLEMENTATION PLAN

This Implementation Plan provides timing and details for upcoming engagement activities.

Engagement activities have been designed to reach neighbouring residents and businesses adjacent to the Horsley Drive Business Park, along with other key stakeholders, through a variety of touch points.

A primary objective of the Plan is to capture stakeholder feedback and address any questions or concerns. The activities will also establish a mechanism of having future interactions with the Horsley Drive Business Park community as the project progresses. Engagement with stakeholders should continue through until project completion.

This plan covers engagement activities commencing June 2021 with an aim of completing draft Engagement Outcomes Report July 2021.

It is important to note the project team has been regularly engaging with neighbours and stakeholders from as early as 2016 as part of previous applications.

ACTIVITY	PURPOSE	TIMING
Stakeholder identification	A list of stakeholders has been collated from the previous development but will be reviewed and updated as necessary through the following activities: • Walk through of designated radius of the Horsley Drive Business Park and recording business names and details • Desktop research to identify all stakeholders, business names and contact details • Knowledge of local Horsley Drive Business Park to contact key businesses and larger companies We will use this opportunity to provide businesses with the A4 Information Sheet and ask for additional contact details and initial feedback. A detailed stakeholder analysis will: • provide an understanding of all key stakeholders	June-July 2021

ACTIVITY	PURPOSE	TIMING
	• Provide understanding of different perspectives, positions and potential impacts • Assist with targeted engagement activities • Assist with reporting to planning authorities	
Online briefing with Fairfield City Council	Online briefing with Fairfield City Council planning and traffic staff to provide update on concept plans, listen to any concerns (e.g. traffic, noise, timing, construction impacts) and provide responses where possible. Also an opportunity to inform Council about a local DA relating to urban farming irrigation scheme.	Thursday 24 June
Prepare collateral	Prepare collateral to assist with engagement including: • Designed A4 Information Sheet • A0 Boards • Updated website copy	Friday 2 July
Door knock of Horsley Drive Business Park stakeholders	Door knock of identified stakeholders to deliver A4 information sheet with project information and an invitation to the online information session to: • Inform stakeholders about the project scope and benefits • Listen to feedback about current construction and Stage 2 of the project • Invite stakeholders to attend the online information session • Direct stakeholders to the website for further information • Gather additional contact details NOTE: PROJECT TEAM TO WEAR MASKS AND REGULARLY SANITISE HANDS AND KEEP 1.5 METRE DISTANCE WHEN ENGAGING WITH STAKEHOLDERS	No later than Thursday 8 July
Drop-in information session	NOTE: DUE TO COVID-19 PUBLIC HEALTH GUIDELINES THE PLANNED DROP-IN INFORMATION SESSION WILL BE REPLACED BY AN ONLINE SESSION.	Thursday, 8 July 10am -12pm

ACTIVITY	PURPOSE	TIMING
	A drop-in stakeholder information session to be held Wetherill Park Community Centre to provide information about the project, answer stakeholder questions and listen to feedback about the proposal. The session will feature A0 boards with key information from the Information Pack along with a digital display. Project team members will be onsite to answer questions.	
Online information session	An online information session via Zoom, MS Teams or similar is proposed to provide businesses and residents with information about the project, answer stakeholder questions and listen to feedback about the proposed development. This will be a facilitated session led by Darius Turner, with project team members on hand to provide responses.	Thursday 15 July 10am –11am
Follow up with stakeholders	Follow up with stakeholders by email to remind them about the information session and ask if they have feedback on the proposal.	Monday 12 July
Engagement Outcomes Report	Produce Engagement Outcomes Report that shows: • When and how stakeholders were engaged • Stakeholder sentiment towards the project • Issues raised during engagement and measures to address these • Evaluation and measures of success of engagement • Key themes, findings and recommendations	No later than Friday 16 July

5.COMMUNICATIONS

KEY MESSAGES

The following key messages will be used for the project:

- The development will provide local businesses with direct economic benefit through stimulating increased economic activity and ongoing jobs in the Horsley Park area
- The development will strengthen Horsley Park estate as a state-of-the-art distribution hub for western Sydney
- The development will be subject to planning requirements and approvals as determined by the NSW Department of Planning, Industry and Environment
- The community, stakeholders and organisations can make submissions on the project through the DPIE website
- Businesses will be engaged through multiple channels to improve reach and timely engagement.

The development will:

- Deliver **significant economic activity and ongoing jobs** in the region.
- Contribute to the greater vision of Horsley Drive Business Park as a **world-class state-of-the-art distribution hub** for western Sydney
- Be subject to **NSW Government planning regulations**
- **Stakeholder reach will be guaranteed** through multiple touchpoints and timely engagement
- **Improved amenity of the area** with improved roads and site-specific landscaping

APPENDIX E

COMMUNITY CONSULTATION REPORT - AUGUST 2020

Community Consultation Report

Horsley Drive Business Park – Stage 2
August 2020



Contents

		Error! Bookmark not defined.
1	Purpose	3
2	The Project	3
2.1	Site and Context	3
2.2	Description of SSD 10404	4
2.3	Description of SSD 7664 Modification 1	5
3	Community and Stakeholders.....	5
4	Pre-Application Consultation.....	6
5	Community Website.....	7
6	Department of Planning Consultation undertaken	8
6.1	Submissions Received and Response to Submission	8
7	Conclusion	10

Version Control

Revision	Prepared By:	Date:	Changes
0	Bonnie Simeonov	5 August 2020	-

1 Purpose

This Community Engagement Report is prepared by Charter Hall to describe the community consultation process undertaken as part of the development applications made for Horsley Drive Business Hub Stage 2 (HDBP 2). The development applications are SSD 10404 and SSD 7664 Modification 1 (the Applications).

The report covers the consultation process undertaken at the below stages of the application process:

- Prior the Application in accordance with the Secretary's Environmental Assessment Requirements (SEARs)
- Public Exhibition and Submission as per EP&A Act requirements
- Post Exhibition to address submissions made during the exhibition period

2 The Project

2.1 Site and Context

The subject site is located within Wetherill Park and is approximately 30km west of the Sydney Central Business District (CBD) as per Figure 1.

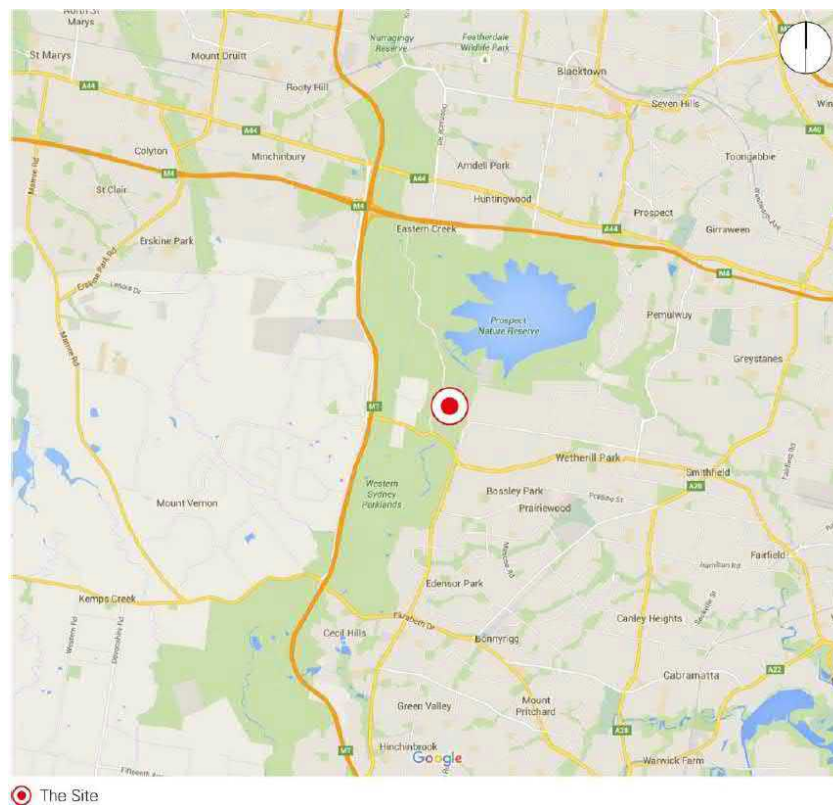


Figure 1 - Site Context

The site is located on the corner of Cowpasture Road and Trivet Street, Wetherill Park within the Fairfield City Council Local Government Area (LGA) (Figure 2). The site has an address at 5, 15 and 25 Trivet Street, Wetherill Park and 130, 132-142, 144-154 and 156 Cowpasture Road, Wetherill Park, NSW 2164. The land is legally described as Lots 17-22 on DP 13961 and Lot 2 on DP 1212087 and is owned by Western Sydney Parklands Trust (WSPT).



Figure 2 - Subject Site

2.2 Previous Consent

The Western Sydney Parklands Act 2006 (WSP Act) gives heads of power to the Western Sydney Parklands Trust (WSPT), a self-funded government agency responsible for the development, management and improvement of the WSP.

In December 2018 the WSPT adopted the Western Sydney Parklands Plan of Management 2030 (POM) which established a framework to guide the long-term operation and management of the Parklands. The POM identifies nine business hubs over which leases will be granted with the aim of generating income to help fund the management and future development of the entire Parklands.

The proposed development is located within the Horsley Park Precinct, which will be anchored by a business hub and become an extension of the Smithfield / Wetherill Park Industrial Estate. The Horsley Drive Business Park Stages 1 and 2 were approved by SSD 5169 and SSD 7664 on 8 January 2013 and 9 November 2019 respectively.

Specifically, the SSD 7764 consent granted approval for the Horsley Drive Business Park Stage 2 concept development application, comprising:

- establishment of up to 88,700m² of general and light industrial, warehouse and distribution centre land uses;
- concept development levels, footprints and building envelopes;
- road layout and site access arrangements; and

2.3 Description of SSD 10404

The application for SSD 10404 is for a light industrial warehouse facility to operate as a customer fulfilment centre, which will have warehouse space as well as office space. The customer fulfilment centre is intended to receive, store, handle and dispatch food and groceries associated with online retailing. Operations will include product delivery, storage, retrieval, packaging, preparation (bakery) and ancillary office administration.

2.4 Description of SSD 7664 Modification 1

The application for SSD 7664 Modification 1 seeks approval for revisions to the approved Concept Plan (SSD 7664) to facilitate:

- Replacement of the SSD7664 approved T-intersection with a roundabout for vehicular access to the site;
- Revised lot configurations to support the consolidation of Warehouses 1 and 2 into one Customer Fulfilment Centre of approximately 30,000m²;
- Minor reductions in size and development footprint of Warehouses 3 and 4; and
- Associated changes to the finished development levels of the site.

3 Community and Stakeholders

The stakeholders likely to be impacted by the development were identified during the SSD7664 application approved in 2017. These stakeholders were also identified for consultation in subsequent development applications.

The stakeholders and community members identified for consultation are classed into four categories as outlined below.

- 1 WSPT Tenants: There are four existing dwellings within the subject site area which are currently unleased and therefore no consultation was required at these properties.
- 2 Residential neighbours: Two residential neighbours were identified in proximity to the site, both of which are located within the gazetted area of the Western Sydney Parklands. One property is owned by WSPT and one if privately-owned. Letters were posted to the two tenants and a meeting was held with the private-owner at their residence.
- 3 Urban Farming Tenants: Letters were issued to the Urban Farming Tenants. A face meeting was held with the Lot 17 tenant.
- 4 Industrial neighbours: Letters were posted to nearby industrial neighbours of the subject site. No responses were received.

The following map identifies the community stakeholders in the context of the HDBP 2 site.



Figure 3 - Stakeholder Map

4 Pre-Application Consultation

The following register of consultation for HDBP 2 was recorded during preparation of the development application for SSD 7664 Modification 1 and SSD 10404. The letter provided as part of the consultation process is shown in Appendix A.

RESIDENTIAL NEIGHBOURS	CONSULTATION
82 Cowpasture Road, Wetherill Park	15/01/20 – door knock 16/01/20 – email with content of letter in (Appendix A) sent out. No response received
70 Trivet Street, Wetherill Park	15/01/20 – letter in Appendix A posted. No response received

URBAN FARMING	CONSULTATION
25 Trivet St (Lot 17), Wetherill Park	15/01/20 – letter in Appendix A posted. No response received.
79 Trivet St (Lots 13 & 16), Wetherill Park	15/01/20 – letter in Appendix A posted. No response received.
47 Trivet St (Lot 14 & 15), Wetherill Park	15/01/20 – letter in Appendix A posted. No response received.
79 Trivet St (Lot 12), Wetherill Park	15/01/20 – letter in Appendix A posted. No response received.
70 Trivet St (Lots 1 & 2), Wetherill Park	15/01/20 – letter in Appendix A posted. No response received.
70 Trivet St (Lots 3, 4 & 5), Wetherill Park	15/01/20 – letter in Appendix A posted. No response received.

INDUSTRIAL NEIGHBOURS	CONSULTATION
Bridgestone Service Centre 147 Cowpasture Road, Wetherill Park	15/01/20 – letter in Appendix A posted. No response received.
Austral Wright Metals 133-139 Cowpasture Rd, Wetherill Park	15/01/20 – letter in Appendix A posted. No response received.
Toptyres 125 Cowpasture Road, Wetherill Park	15/01/20 – letter in Appendix A posted. No response received. 15/01/20 – door knock, spoke with tenants construction dust sited as biggest concern
Classic Frosted Glass 121 Cowpasture Road, Wetherill Park	15/01/20 – door knock, spoke with tenant's showed interest in the difference in traffic arrangements letter in Appendix A left on-site for owner. No response received
Ausmart International 115 Cowpasture Road, Wetherill Park	15/01/20 – door knock. No answer. Letter in Appendix A mailed out. No response received.
Neighbour 105 Cowpasture Road, Wetherill Park	15/01/20 – letter in Appendix A posted. No response received.
Ovivo Australia 103 Cowpasture Road, Wetherill Park	15/01/20 – letter in Appendix A posted. No response received.
Lunch Time Express 99 Cowpasture Road, Wetherill Park	15/01/20 – letter in Appendix A posted. No response received.
Trans Lock Industries 1 of 91-93 Cowpasture Rd, Wetherill Park	15/01/20 – letter in Appendix A posted. No response received.
BG Fencing 87-89 Cowpasture Rd, Wetherill Park	15/01/20 – letter in Appendix A posted. No response received.
Axis Building Group 79-85 Cowpasture Rd, Wetherill Park	15/01/20 – letter in Appendix A posted. No response received.
RM Diesel 75-77 Cowpasture Rd, Wetherill Park	15/01/20 – letter in Appendix A posted. No response received.

5 Community Website

Since February 2020 to Horsley Drive Community website has also been in place to provide additional information and to enable the community to contact Charter Hall directly with questions.

The website can be found on:

<https://www.charterhall.com.au/Horsley-Drive-Business-Park>

The website describes the timeline for the development and the planning process. It also has construction updates and measures to manage construction impacts.

The website has a community phone number and a dedicated email address should the public require more information.

No submissions related to the development have been received through the website throughout the Application process.

6 Department of Planning Consultation undertaken

The development is deemed a State Significant Development. Community participation is an essential part of the State Significant Development (SSD) process.

All SSD development applications (DAs) must be exhibited between 14 and 28 days as a minimum.

This acknowledges that SSD projects are large, complex and can have major economic, environmental and social impacts. This process allows the community a right to have a say on these projects before any final decision is made.

During the exhibition period, the Department undertakes to:

- publish the DA and EIS online
- make copies of the EIS available at the local council's offices and Service NSW centres
- notify and advertise the public exhibition in accordance with the requirements in the Environmental Planning & Assessment Act 1979 and associated Regulation.

The Applications on Horsley Drive we exhibited as per the below dates:

Description	Exhibition Start	Exhibition End
SSD 10404	23 March 2020	24 April 2020
SSD 7664 Modification 1	4 April 2020	24 April 2020

During the exhibition period, anyone can make a written submission on the DA. These submissions can be made online and the community can also subscribe for updates on the progress of the DA.

6.1 Submissions Received and Response to Submission

After exhibiting a State significant development application (DA), the Department will publish all submissions online and ask the applicant to prepare a Response to Submissions Report.

The purpose of the Response to Submissions Report is to give the applicant an opportunity to respond to the issues raised in submissions and to help the consent authority evaluate the merits of the DA.

The outcome of the submissions received from exhibition is outlined below:

Description	Public Authority	Organisations	Public/Community
SSD 10404	6 submissions No objections	2 submission No objection	0 submissions
SSD 7664 Modification 1	5 submissions No objections	1 submission No objection	0 submissions

No submissions from an authority or organisation requested further community consultation to be undertaken except for the submission from Fairfield City Council.

Fairfield City Council raised the below comment in their submission:

"The installation of a roundabout requires changes to the access arrangements to the adjacent properties which will require consent from the affected stakeholders. The affected stakeholders shall be consulted regarding the proposed changes and the outcome of the consultation shall be submitted to Council for assessment."

In preparing the Response to Submissions Report in response to Fairfield City Council's comment, Charter Hall undertook further consultation with the land owners directly affected by the change in access arrangements of the roundabout.

The consultation is summarised below:

Address	Comment
105 Cowpasture Road, Wetherill Park	Tuesday 9/6/2020 • Applicant had an onsite meeting with Owner to discuss the proposed access modification. • The Applicant and Owner discussed the proposed realignment of Cowpasture Road and Trivet Street. • Owner noted that they did not have any major concerns as long as B-Double access to and from his site is not impacted by the modified arrangement; • Owner mentioned that some heavy vehicles will have concerns with the extra stop start on the uphill section but acknowledged this as unavoidable. • Owner acknowledged that the proposed arrangement would resolve safety concerns he has previously raised with trucks coming down Cowpasture Road (north to south). • Applicant issued the Owner with a follow up email including link to the Department website and civil diagrams indicating changes to the crossover. • The Owner has not responded any further to the email correspondence.
109 Cowpasture Road, Wetherill Park	Friday 5/6/2020 • Applicant called the Owner to discuss the application and query any potential concerns. • No immediate concerns were raised by the Owner but highlighted that they were not fully across the detail. • Owner noted the crossover to Cowpasture Road is to be an exit to their proposed depot only. • Applicant issued the Owner with a follow up email including link to the Department website and civil diagrams indicating changes to the crossover. • The Owner has not responded any further to the email correspondence.
115-119 Cowpasture Road, Wetherill Park	Friday 5/6/2020 • Applicant called the Owner to discuss the application and query any potential concerns. • Owner noted they were not objecting to the amendments but was interested in discussing the layout further. • Applicant and Owner agreed to meet on site to discuss the proposal. • Owner noted they are purchasing the rear lot (121-123 Cowpasture Road). Tuesday 9/6/2020 • Applicant had an onsite meeting with owner to discuss the proposed access modification. • Owner noted he had no objections, as long as crossovers are reinstated and that B-Double access to both 115 and 121 Cowpasture Road are maintained. • Owner acknowledged left out only from slip road. • Owner requested that landscaping to nature strip between slip road and revised Cowpasture Road alignment be minimal to not reduce exposure for his properties.

121-123 Cowpasture Road, Wetherill Park	Friday 5/6/2020 • Applicant called the Owner to discuss the application and query any potential concerns. • No concerns raised. • Owner agreed that having a separate slip road to service 2/3 lots is an advantage. • Owner noted that they were selling parcel to neighbour at the front (115-119 Cowpasture Road).
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As demonstrated above, the affected stakeholders have now had an opportunity to provide formal comment during the public notification period and further, to discuss the application directly with the Applicant and at no stage have any objections to the proposal been raised.

7 Conclusion

This Community Consultation Report has been prepared by Charter Hall to summarise the consultation undertaken with the community to inform and support the two development applications for SSD 10404 and SSD7664 Modification 1.

The Community Consultation Report outlines that consultation was undertaken at various stages of the application process. Consultation began prior to the lodgement of the development application to inform the design solution. Consultation was undertaken through project specific website, door knocking, email and letters to landowners, no concerns relating to the development application were raised.

The development application is also exhibited publicly on the Department of Planning, Industry and Environment's website, where the public can make formal objections or raise concerns to the development. No submissions were made by the public.

Post exhibition in response to Fairfield City Council's comments, the Applicant undertook additional face to face meetings with landowners who are directly affected by the traffic changes proposed by the development. The proposal was explained, and no objections were raised.

Charter Hall continues to engage with stakeholders to ensure that any concerns are addressed and where possible accommodated through the design. This process will continue to do so for the duration of the HDBP 2 development.

Annexure A – Sample Letter of Consultation

The map shows the Prospect area in Western Sydney. Key features include:

- Subject Site:** Indicated by a red box near the intersection of the M7 Motorway and the Great Western Highway.
- Prospect Reservoir:** A large blue area in the center of the map.
- Parklands:** Shaded green areas, including Prospect Native Reserve, Wetherill Park, and Bossley Park.
- Roads:** M4 Motorway, M7 Motorway, Great Western Highway, Eastern Creek Road, and Sydney Driveway.
- Landmarks:** The Royal Cricketers Arms Hotel, Wet'n'Wild, and various parks like Rooty Hill, Horsley Park, and Bossley Park.
- Other Labels:** Rooty Hill Rail Station, Eastern Rd, M7 Shared Path, and various local roads like Horsley Rd and Sugarloaf Ridge.

WSPT previously submitted a request to Department of Planning, Industry and Environment (DPIE) to develop the site under SSD 7664. Permission was granted by DPIE on 11 October 2017 to develop the site for up to 88,700 square meters of gross floor area for a range of uses including general industrial, light industrial, warehouse and distribution and ancillary office land uses. The approval also includes conceptual site levels, building envelopes, road layouts, site access arrangements and landscape designs. Charter Hall secured the rights to develop the business hub in accordance with SSD 7664 via a Development Management Agreement with WSPT in 2018.

Charter Hall are now seeking community input for the first phase of the development, being the Stage 2 Development Application for construction and operation of the first warehouse building on the site for the receipt, storage, handling and distribution of food and groceries.

At the same time Charter Hall intends to apply to modify the Concept Plan and Stage 2 SSD 7664 approval to facilitate the above-mentioned warehouse this includes the following amendments:

- An overall the building area reduction from 88,700m² to approximately 60,000m².
- A revised location and configuration for vehicle access to the site including a new roundabout at the intersection of Trivett Street and Cowpasture Road;
- Consolidation of warehouses 1 and 2 (previously approximately 45,000m²) into a single warehouse of approximately 28,000m²;
- Minor reductions in size and development footprint of Warehouses 3 and 4; and
- Associated changes to the finished development levels on the site.

More information regarding Stage 2 Horsley Drive Business Park is available from DPIE's Major Projects webpage (link below) including a preliminary lot plan and masterplan:

<https://www.planningportal.nsw.gov.au/major-projects/project/26081>

The original masterplan and proposed master plan can also be found in Attachment 1 and 2 below.

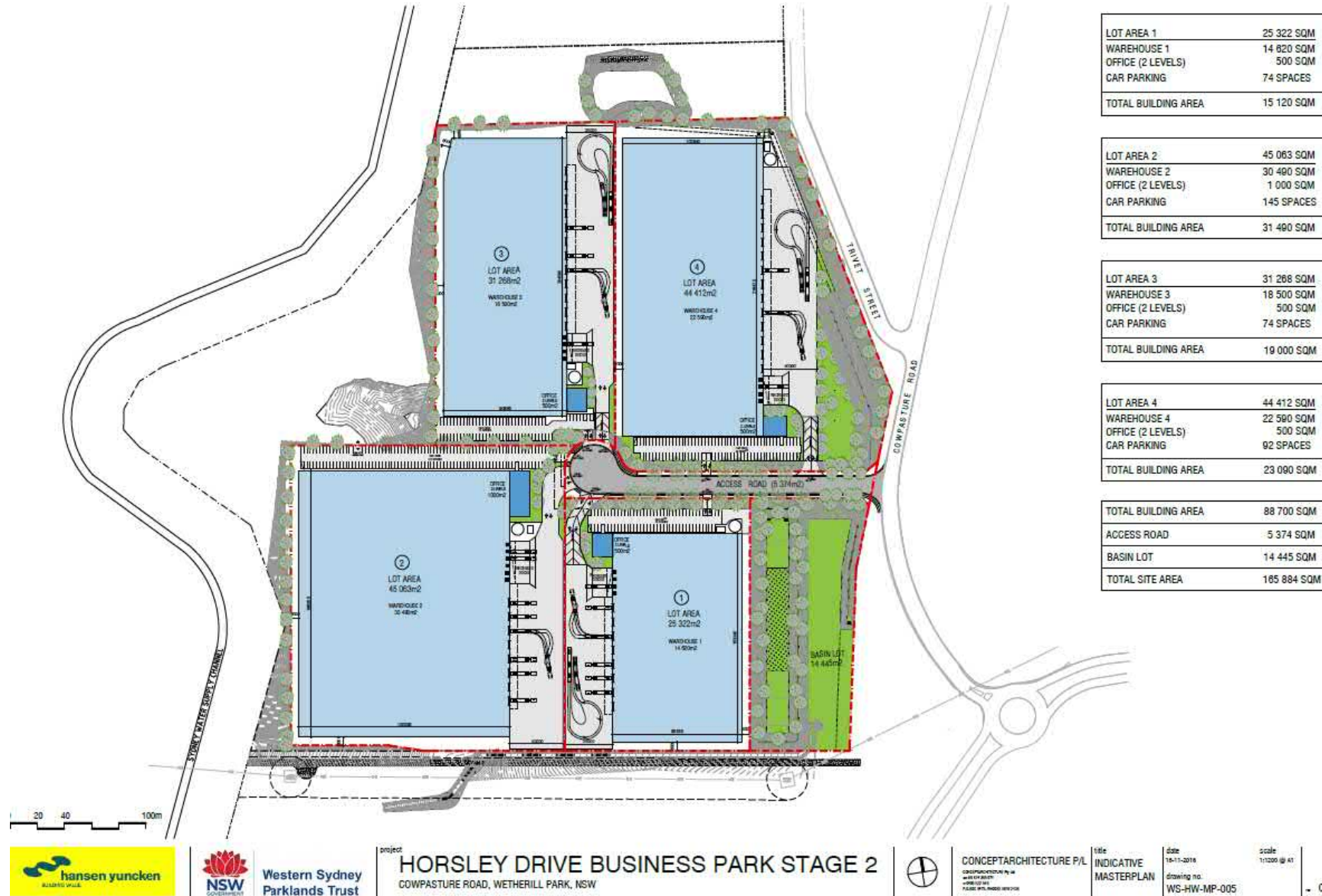
We welcome your feedback on the project until Friday 29 January 2020 and will keep those who provide a response informed as the proposal progresses. In the meantime, should you have any questions or comments you are welcome to contact me on the details provided on the top of page 1.

Yours sincerely,

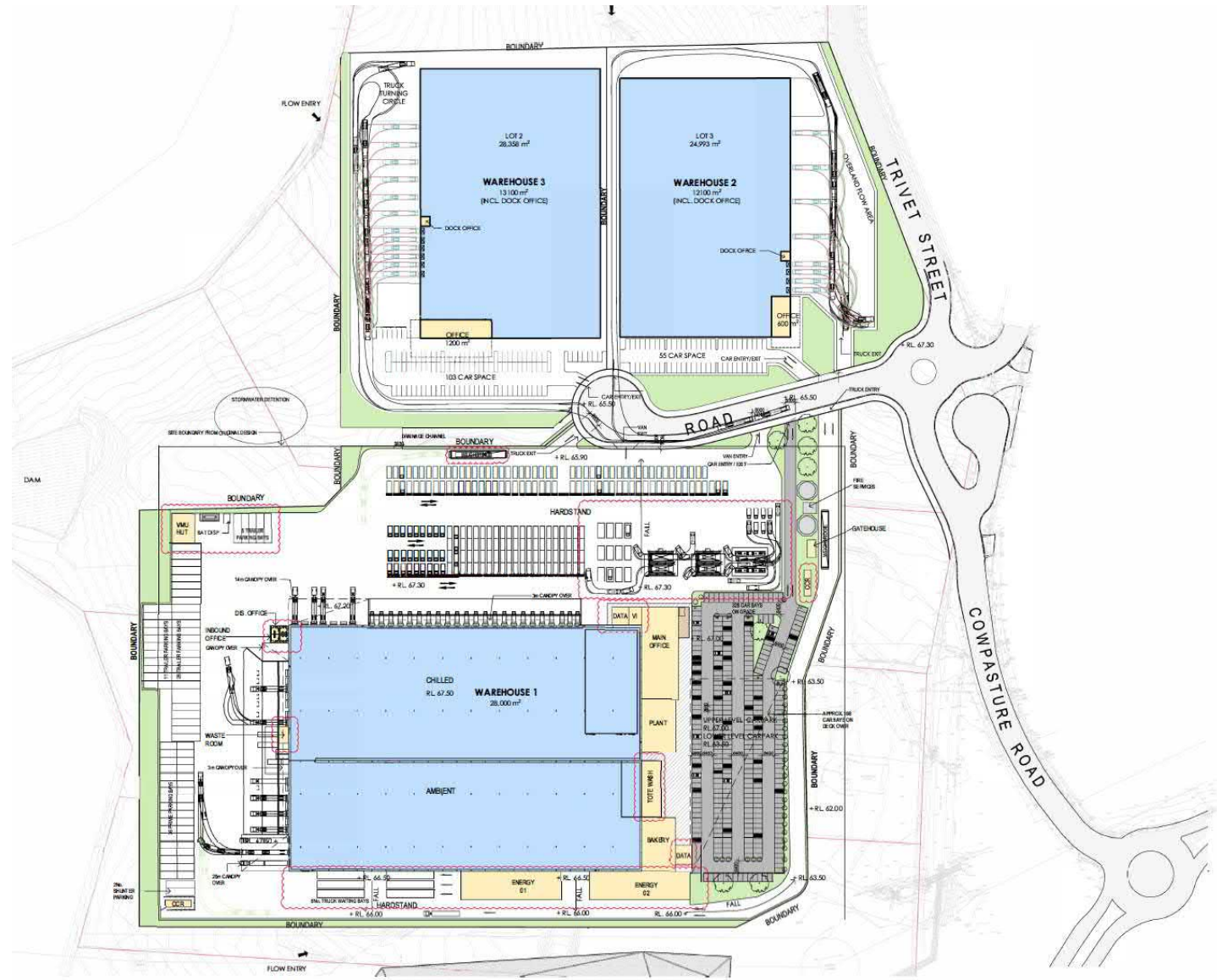


Bonnie Simeonov
Senior Delivery Manager

Attachment 1 - Original Approved Masterplan



Attachment 2 – Proposed Masterplan



DEVELOPMENT ANALYSIS - WAREHOUSE 1 ONLY	
BUILDING	AREA
WAREHOUSE (EXCLUDING BAKERY & TOTE WASH)	24,138m²
TOTE WASH (INCL. SECTION INTERNAL TO WAREHOUSE)	631m²
MAIN OFFICE - GF	950m²
MAIN OFFICE - FF	950m²
INBOUND / DISPATCH OFFICE	96m²
GATE HOUSE	40m²
VMU HUT	185m²
BAKERY	500m²
VI HUT	69m²
DATA ROOMS	160m²
WASTE AREA	47m²
TOTAL REQUIRED GLA	27,766m²
ENERGY CENTRE 01	800m²
ENERGY CENTRE 02	800m²
REF. PLANT ROOM	500m²
TOTAL GFA	29,866m²
PARKING	
CAR BAYS TBC	526
VAN BAYS TBC	208

APPENDIX F

STAKEHOLDER LIST

Category	Stakeholder	Location
Residential neighbour	Lina & Patrick Davern	82 Cowpasture Road, Wetherill Park, NSW 2164
	George Bouk's Farm Fresh	70 Trivet Street, Wetherill Park, NSW 2164
Urban Farming Tenants	Dany Hourani	25 Trivet St (Lot 17), Wetherill Park , NSW 2164
	Joseph Hourani	79 Trivet St (Lots 13 & 16), Wetherill Park, NSW 2164
	George Kazzi	47 Trivet St (Lot 14 & 15), Wetherill Park, NSW 2164
	Antoine Azzi	79 Trivet St (Lot 12), Wetherill Park, NSW 2164
	Bukasa Tshilengi	70 Trivet St (Lots 1 & 2), Wetherill Park, NSW 2164
	Elias Boustani	70 Trivet St (Lots 3, 4 & 5), Wetherill Park, NSW 2164
Industrial Neighbours	Bridgestone Service Centre	147 Cowpasture Road, Wetherill Park
	Austral Wright Metals	133-139 Cowpasture Rd, Wetherill Park, NSW 2164
	Toptyres	125 Cowpasture Road, Wetherill Park, NSW 2164
	Classic Frosted Glass	121-123 Cowpasture Road, Wetherill Park, NSW 2164
	Pronto Bins, and GLC Civil	115-119 Cowpasture Road, Wetherill Park, NSW 2164
	GDJ Concrete Pumps	105 Cowpasture Road, Wetherill Park, NSW 2164
	Ovivo Australia	103 Cowpasture Road, Wetherill Park, NSW 2164
	Lunch Time Express	99 Cowpasture Road, Wetherill Park, NSW 2164
	Trans Lock Industries 1	91-93 Cowpasture Rd, Wetherill Park, NSW 2164
	BG Fencing	87-89 Cowpasture Rd, Wetherill Park
	Axis Building Group	79-85 Cowpasture Rd, Wetherill Park, NSW 2164
	RM Diesel	75-77 Cowpasture Rd, Wetherill Park, NSW 2164



Appendix G

STAKEHOLDER ENGAGEMENT EMAILS

Subject: FW: Horsley Drive Business Park - Stage 2 SSDA

From: Cornelis Duba <Cornelis.Duba@endeavourenergy.com.au>
Sent: Saturday, October 2, 2021 6:40 PM
To: Darius Turner <darius@captivateconsulting.com.au>
Cc: Customer <customer@endeavourenergy.com.au>; Philip Wilson <Philip.Wilson@endeavourenergy.com.au>
Subject: RE: Horsley Drive Business Park - Stage 2 SSDA

Hello Darius

I refer to your below email of 21 September 2021 regarding Charter Hall planning to lodge a State Significant Development Application (SSDA) with the Department of Planning, Infrastructure and Environment for Stage 2 of the Horsley Drive Business Park. Unfortunately due to the overwhelming number of notifications received by Endeavour Energy for development applications and planning proposals I have only opened your email today.

Please find attached for your information copies of Endeavour Energy's submissions made to the Department on:

- 22 September 2017 regarding SSD7664 - Horsley Drive Business Park Stage 2 and subsequent correspondence regarding the completion of the transfer of the easement for 132,000 volt / 132 kilovolt (kV) high voltage overhead power lines over the site from TransGrid to Endeavour Energy.
- 24 March 2020 regarding the exhibition of the Environmental Impact Statement (EIS) for State Significant Development SSD-10404 at Cowpasture Road and Trivet Street, Wetherill Park within the Fairfield LGA (Lots 17-23 DP 13961) for Horsley Drive Stage 2 - Building 1 being for 'Construction & 24 hr operation of a warehouse for receipt, storage, handling & distribution of food & groceries associated with online retail, office premises, areas for parking, load/unloading of delivery vehicles, landscaping & infrastructure'.
- 10 April 2020 regarding State Significant Development SSD-7664-Mod-1 at Corner of Cowpasture Road and Trivet Street, Wetherill Park (Lots 17-23 DP 13961 and Lot 2 DP 1212087) for Horsley Drive Business Park Stage 2 – 'A revised location and configuration for vehicular access to the site; Consolidation of warehouses 1 and 2 into one warehouse of approximately 28,000m²; and Minor reductions in size and development footprint of Warehouses 3 and 4'.

Whilst I have not reviewed the information regarding the project the recommendations and comments previously provided in Endeavour Energy's submissions to the Department are likely to remain valid. From Endeavour Energy's perspective one of the key issues related to the site is the easement for 132 kV overhead power lines – Endeavour Energy generally does not support the subdivision of its easements and prefers for no activities to be undertaken in the easements. If you have any enquiries regarding any proposed works or activities (other than those approved / certified by Endeavour Energy's Network Connections Branch as part of an enquiry / application for load or asset relocation project) that will encroach / affect Endeavour Energy's easements, contact must first be made with the Endeavour Energy's Easements Officer, Philip Wilson, on business days on direct telephone 9853 7110 or alternately by email Philip.Wilson@endeavourenergy.com.au or Easements@endeavourenergy.com.au . For further information please also refer to Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.

If you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified above or in Endeavour Energy's previous submissions in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to property.development@endeavourenergy.com.au is preferred.

With the COVID-19 health risk a significant number of Endeavour Energy staff are working from home. Access to emails and other internal stakeholders can accordingly be somewhat limited. As a result it may sometimes take longer than usual to respond to enquiries. Thank you for your ongoing understanding during this time.

Kind regards
Cornelis Duba
Development Application Specialist
Network Environment & Assessment
M: 0455 250 981
E: cornelis.duba@endeavourenergy.com.au
51 Huntingwood Drive, Huntingwood NSW 2148
www.endeavourenergy.com.au



From: Darius Turner <darius@captivateconsulting.com.au>

Sent: Tuesday, 21 September 2021 4:48 PM

To: Customer <customer@endeavourenergy.com.au>

Subject: Horsley Drive Business Park - Stage 2 SSDA

Dear Endeavour Energy

Charter Hall is planning to lodge a State Significant Development Application (SSDA) with the Department of Planning, Infrastructure and Environment for Stage 2 of the Horsley Drive Business Park.

The proposal involves the construction of two additional warehouses on the existing site at the corner of Cowpasture Road and Trivet Street, Wetherill Park. Construction of the building on Lot 1 has already received planning approval and commenced.

As part of the SSDA stakeholder engagement, Captivate Consulting delivered stakeholder engagement activities with neighbouring residents and businesses. Charter Hall also engaged with directly impacted organisations and agencies including Fairfield City Council.

As a potential stakeholder of the project, if you would like more information or wish to provide feedback we kindly request you respond with any comments or questions by return email. If you could do this by Friday 24 September it would be greatly appreciated.

Further information about the project can be found at <https://www.charterhall.com.au/Horsley-Drive-Business-Park>

Kind regards,

Darius

Darius Turner
Founding Director



m: 0401 341 650

e: darius@captivateconferences.com

www.captivateconsulting.com.au

Bonnie Simeonov

From: Darius Turner <darius@captiveconsulting.com.au>
Sent: Monday, 27 September 2021 11:52 AM
To: Justine Clarke
Cc: Bonnie Simeonov
Subject: RE: WaterNSW response - Horsley Drive Business Park - Stage 2 SSDA consultation

CAUTION: This email originated from outside of Charter Hall. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Justine

Thank you so much for providing the feedback. We will incorporate this into our Engagement Outcomes Report and keep you informed when the EIS is submitted and available for review.

We will also send future correspondence to the environmental.assessments@waterNSW.com.au inbox as requested.

Thank you for the timely response, it is greatly appreciated.

Darius

Darius Turner
Founding Director



m: 0401 341 650
e: darius@captiveconferences.com
www.captiveconsulting.com.au

From: Justine Clarke <Justine.Clarke@waterNSW.com.au>
Sent: Monday, September 27, 2021 9:45 AM
To: Darius Turner <darius@captiveconsulting.com.au>
Subject: WaterNSW response - Horsley Drive Business Park - Stage 2 SSDA consultation

Hi Darius

Thank you for providing WaterNSW with the opportunity to provide preliminary comment on the upcoming SSD for for Stage 2 of the Horsley Drive Business Park.

All previous comments with regards to the construction and operation of the business park and the interaction with WaterNSW's Upper Canal corridor remain and should form the basis of any investigation or response in the EIS. If you need copies of past advice provided by WaterNSW please let me know, however it is all contained on the departments website. Please see below the major takeaway points from past applications. It is expected that these and other impacts are addressed in the EIS.

Corridor Protection

- It is essential that all site preparation and construction work carried out adjacent to the Upper Canal corridor must not impact on water quality, or damage the Canal infrastructure or land.

Vibration

- Vibration monitoring will need the same consideration in this forthcoming application, and it is likely that the existing monitoring equipment for the past stages will need to be moved and continued for this application.
- Should access be required to WaterNSW land for any part of the development (including vibration monitoring) the proponent must obtain consent from WaterNSW.

Stormwater

- The stormwater system for the site must be designed so as not to either impede upstream flows from the Upper Canal corridor or stormwater structures, nor result in increased flows onto WaterNSW land from the site.

WaterNSW requests that to be consulted on the progress of the application and would appreciate being advised when the EIS is exhibited for further review.

Please only send consultation requests to the environmental.assessments@waterNSW.com.au inbox. We will ensure the right people internally are consulted.

If you have any questions, please do not hesitate to contact me.

Kind Regards

Justine Clarke
Catchment and Asset Protection Adviser

Please note: I am currently working from home. I can be reached via email or 0457 535 955



Level 14, 169 Macquarie Street
PO Box 398
Parramatta NSW 2150
M: 0457 535 955
justine.clarke@waternsw.com.au
www.waternsw.com.au

From: Darius Turner <darius@captivateconsulting.com.au>
Sent: Tuesday, 21 September 2021 5:44 PM
To: Justine Clarke <Justine.Clarke@waternsw.com.au>
Subject: RE: Horsley Drive Business Park - Stage 2 SSDA

Hi Justine

Thanks for the quick response.

Please see attached concept proposal as requested. Please note that the retaining walls and the site levelling for the site has been completed under SSD7664.

If you have any questions or require further information please let us know,

Thank you

Darius

Darius Turner
Founding Director



m: 0401 341 650
e: darius@captivateconferences.com
www.captivateconsulting.com.au

From: Justine Clarke <Justine.Clarke@waternsw.com.au>
Sent: Tuesday, September 21, 2021 5:04 PM
To: Darius Turner <darius@captivateconsulting.com.au>
Subject: RE: Horsley Drive Business Park - Stage 2 SSDA

Thank you Darius for including WaterNSW in the consultation process.

Could you please send a concept proposal layout/ map, so that I can review and provide comments accordingly.

Regards

Justine Clarke
Catchment and Asset Protection Adviser

Please note: I am currently working from home. I can be reached via email or 0457 535 955



Level 14, 169 Macquarie Street
PO Box 398
Parramatta NSW 2150
M: 0457 535 955
justine.clarke@waternsw.com.au
www.waternsw.com.au

From: Darius Turner <darius@captivateconsulting.com.au>
Sent: Tuesday, 21 September 2021 4:04 PM
To: Justine Clarke <Justine.Clarke@waternsw.com.au>
Cc: Cameron Scholte <cameron.scholte@waternsw.com.au>; Tony Jensen <Tony.Jensen@waternsw.com.au>; Shaun Osborn <Shaun.Osborn@waternsw.com.au>;
Environmental Assessments <Environmental.Assessments@waternsw.com.au>
Subject: Horsley Drive Business Park - Stage 2 SSDA

Dear Justine

Charter Hall is planning to lodge a State Significant Development Application (SSDA) with the Department of Planning, Infrastructure and Environment for Stage 2 of the Horsey Drive Business Park.

The proposal involves the construction of two additional warehouses on the existing site at the corner of Cowpasture Road and Trivet Street, Wetherill Park. Construction of the building on Lot 1 has already received planning approval and commenced.

As part of the SSDA stakeholder engagement, Captivate Consulting delivered stakeholder engagement activities with neighbouring residents and businesses. Charter Hall also engaged with directly impacted organisations and agencies including Fairfield City Council.

As a potential stakeholder of the project, if you would like more information or wish to provide feedback we kindly request you respond with any comments or questions by return email. If you could do this by Friday 24 September it would be greatly appreciated.

Further information about the project can be found at <https://www.charterhall.com.au/Horsley-Drive-Business-Park>

Kind regards,

Darius

Darius Turner
Founding Director



m: 0401 341 650

e: darius@captivateconferences.com

www.captivateconsulting.com.au

Bonnie Simeonov

From: Darius Turner <darius@captivateconsulting.com.au>
Sent: Tuesday, 5 October 2021 11:44 AM
To: Simon Turner
Cc: Bonnie Simeonov
Subject: RE: SYD21/00412/02 - SSD 17161650 - Horsley Drive Business Park

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Hi Simon

Thanks for taking the time to respond to our request for feedback. We understand and note that TfNSW provided feedback that has been incorporated into the SEARs. This feedback has been considered and addressed by the project team as part of the application.

Thanks again and the project team will contact TfNSW if there are any specific questions that arise in the near future.

Kind regards,

Darius

Darius Turner
Founding Director



m: 0401 341 650
e: darius@captivateconferences.com
www.captivateconsulting.com.au

From: Simon Turner <Simon.Turner2@transport.nsw.gov.au>
Sent: Friday, October 1, 2021 5:46 PM
To: Darius Turner <darius@captivateconsulting.com.au>
Subject: SYD21/00412/02 - SSD 17161650 - Horsley Drive Business Park

Good afternoon,

I refer to your email below seeking Transport for NSW (TfNSW) stakeholder engagement for the above project.

TfNSW provided comment to the Department of Planning, Industry and Environment (DPIE) on 19 April 2021 in response to their request for input into the preparation of the Secretary's Environmental Assessment Requirements (SEARs). It is TfNSW understanding that DPIE included the comments in the SEARs.

Should you have any specific questions about the comments that TfNSW provided please contact TfNSW using the following email:
development.sydney@transport.nsw.gov.au.

At this stage TfNSW has no further comment on the project and will provide further comment on the project to DPIE when requested.

Regards,

Simon Turner
Land Use Planner
Planning and Programs
Greater Sydney
Transport for NSW
T 02 8265 6363

27 Argyle Street Parramatta NSW 2150



From: Darius Turner [<mailto:darius@captivateconsulting.com.au>]
Sent: Tuesday, 21 September 2021 4:01 PM
To: Development Sydney <Development.Sydney@transport.nsw.gov.au>
Subject: FW: Horsley Drive Business Park - Stage 2 SSDA

Forwarding on to development.sydney@transport.nsw.gov.au at request of Billy Yung.

Thank you,

Darius

From: Darius Turner
Sent: Tuesday, September 21, 2021 3:27 PM
To: billy.yung@transport.nsw.gov.au
Subject: Horsley Drive Business Park - Stage 2 SSDA

Dear Billy

Charter Hall is planning to lodge a State Significant Development Application (SSDA) with the Department of Planning, Infrastructure and Environment for Stage 2 of the Horsley Drive Business Park.

The proposal involves the construction of two additional warehouses on the existing site at the corner of Cowpasture Road and Trivet Street, Wetherill Park. Construction of the building on Lot 1 has already received planning approval and commenced.

As part of the SSDA stakeholder engagement, Captivate Consulting delivered stakeholder engagement activities with neighbouring residents and businesses. Charter Hall also engaged with directly impacted organisations and agencies including Fairfield City Council.

As a potential stakeholder of the project, if you would like more information or wish to provide feedback we kindly request you respond with any comments or questions by return email. If you could do this by Friday 24 September it would be greatly appreciated.

Further information about the project can be found at <https://www.charterhall.com.au/Horsley-Drive-Business-Park>

Kind regards,

Darius

Darius Turner
Founding Director



m: 0401 341 650
e: darius@captivateconferences.com
www.captivateconsulting.com.au

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Consider the environment. Please don't print this e-mail unless really necessary.

Darius Turner

From: Darius Turner
Sent: Tuesday, 21 September 2021 4:16 PM
To: info@environment.nsw.gov.au; bronwyn.smith@environment.nsw.gov.au
Subject: Horsley Drive Business Park - Stage 2 SSDA

Dear Bronwyn

Charter Hall is planning to lodge a State Significant Development Application (SSDA) with the Department of Planning, Infrastructure and Environment for Stage 2 of the Horsley Drive Business Park.

The proposal involves the construction of two additional warehouses on the existing site at the corner of Cowpasture Road and Trivet Street, Wetherill Park. Construction of the building on Lot 1 has already received planning approval and commenced.

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Further information about the project can be found at <https://www.charterhall.com.au/Horsley-Drive-Business-Park>

Kind regards,

Darius

Darius Turner
Founding Director



m: 0401 341 650
e: darius@captivateconferences.com
www.captivateconsulting.com.au

Darius Turner

From: Darius Turner
Sent: Tuesday, 21 September 2021 3:30 PM
To: bronwyn.smith@environment.nsw.gov.au
Subject: Horsley Drive Business Park - Stage 2 SSDA

Dear Bronwyn

Charter Hall is planning to lodge a State Significant Development Application (SSDA) with the Department of Planning, Infrastructure and Environment for Stage 2 of the Horsley Drive Business Park.

The proposal involves the construction of two additional warehouses on the existing site at the corner of Cowpasture Road and Trivet Street, Wetherill Park. Construction of the building on Lot 1 has already received planning approval and commenced.

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Further information about the project can be found at <https://www.charterhall.com.au/Horsley-Drive-Business-Park>

Kind regards,

Darius

Darius Turner
Founding Director



m: 0401 341 650
e: darius@captivateconferences.com
www.captivateconsulting.com.au

Darius Turner

From: Darius Turner
Sent: Tuesday, 21 September 2021 4:48 PM
To: customer@endeavourenergy.com.au
Subject: Horsley Drive Business Park - Stage 2 SSDA

Dear Endeavour Energy

Charter Hall is planning to lodge a State Significant Development Application (SSDA) with the Department of Planning, Infrastructure and Environment for Stage 2 of the Horsley Drive Business Park.

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Further information about the project can be found at <https://www.charterhall.com.au/Horsley-Drive-Business-Park>

Kind regards,

Darius

Darius Turner
Founding Director



m: 0401 341 650
e: darius@captivateconferences.com
www.captivateconsulting.com.au

Darius Turner

From: Darius Turner
Sent: Tuesday, 21 September 2021 4:13 PM
To: info@fire.nsw.gov.au
Subject: Horsley Drive Business Park - Stage 2 SSDA

Dear NSW Fire and Rescue

Charter Hall is planning to lodge a State Significant Development Application (SSDA) with the Department of Planning, Infrastructure and Environment for Stage 2 of the Horsley Drive Business Park.

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Further information about the project can be found at <https://www.charterhall.com.au/Horsley-Drive-Business-Park>

Kind regards,

Darius

Darius Turner
Founding Director



m: 0401 341 650
e: darius@captivateconferences.com
www.captivateconsulting.com.au

Darius Turner

From: Darius Turner
Sent: Tuesday, 21 September 2021 4:52 PM
To: customerservice@sydneywater.com.au
Subject: Horsley Drive Business Park - Stage 2 SSDA

Dear Sydney Water

Charter Hall is planning to lodge a State Significant Development Application (SSDA) with the Department of Planning, Infrastructure and Environment for Stage 2 of the Horsley Drive Business Park.

The proposal involves the construction of two additional warehouses on the existing site at the corner of Cowpasture Road and Trivet Street, Wetherill Park. Construction of the building on Lot 1 has already received planning approval and commenced.

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As a potential stakeholder of the project, if you would like more information or wish to provide feedback we kindly request you respond with any comments or questions by return email. If you could do this by Friday 24 September it would be greatly appreciated.

Further information about the project can be found at <https://www.charterhall.com.au/Horsley-Drive-Business-Park>

Kind regards,

Darius

Darius Turner
Founding Director



m: 0401 341 650
e: darius@captivateconferences.com
www.captivateconsulting.com.au

Darius Turner

From: Darius Turner
Sent: Tuesday, 21 September 2021 4:04 PM
To: justine.clarke@waternsw.com.au
Cc: cameron.scholte@waternsw.com.au; Tony.Jensen@waternsw.com.au; Shaun.Osborn@waternsw.com.au; environmental.assessments@waternsw.com.au
Subject: Horsley Drive Business Park - Stage 2 SSDA

Dear Justine

Charter Hall is planning to lodge a State Significant Development Application (SSDA) with the Department of Planning, Infrastructure and Environment for Stage 2 of the Horsley Drive Business Park.

The proposal involves the construction of two additional warehouses on the existing site at the corner of Cowpasture Road and Trivet Street, Wetherill Park. Construction of the building on Lot 1 has already received planning approval and commenced.

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As a potential stakeholder of the project, if you would like more information or wish to provide feedback we kindly request you respond with any comments or questions by return email. If you could do this by Friday 24 September it would be greatly appreciated.

Further information about the project can be found at <https://www.charterhall.com.au/Horsley-Drive-Business-Park>

Kind regards,

Darius

Darius Turner
Founding Director



m: 0401 341 650
e: darius@captivateconferences.com
www.captivateconsulting.com.au

Darius Turner

From: Darius Turner
Sent: Tuesday, 21 September 2021 4:06 PM
To: hshilling@transitsystems.com.au
Subject: Horsley Drive Business Park - Stage 2 SSDA

Dear Hannah

Charter Hall is planning to lodge a State Significant Development Application (SSDA) with the Department of Planning, Infrastructure and Environment for Stage 2 of the Horsley Drive Business Park.

The proposal involves the construction of two additional warehouses on the existing site at the corner of Cowpasture Road and Trivet Street, Wetherill Park. Construction of the building on Lot 1 has already received planning approval and commenced.

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As a potential stakeholder of the project, if you would like more information or wish to provide feedback we kindly request you respond with any comments or questions by return email. If you could do this by Friday 24 September it would be greatly appreciated.

Further information about the project can be found at <https://www.charterhall.com.au/Horsley-Drive-Business-Park>

Kind regards,

Darius

Darius Turner
Founding Director



m: 0401 341 650
e: darius@captivateconferences.com
www.captivateconsulting.com.au

Darius Turner

From: Darius Turner
Sent: Tuesday, 21 September 2021 4:03 PM
To: urbangrowth@sydneywater.nsw.gov.au
Subject: Horsley Drive Business Park - Stage 2 SSDA

Dear Sydney Water

Charter Hall is planning to lodge a State Significant Development Application (SSDA) with the Department of Planning, Infrastructure and Environment for Stage 2 of the Horsley Drive Business Park.

The proposal involves the construction of two additional warehouses on the existing site at the corner of Cowpasture Road and Trivet Street, Wetherill Park. Construction of the building on Lot 1 has already received planning approval and commenced.

As part of the SSDA stakeholder engagement, Captivate Consulting delivered stakeholder engagement activities with neighbouring residents and businesses. Charter Hall also engaged with directly impacted organisations and agencies including Fairfield City Council.

As a potential stakeholder of the project, if you would like more information or wish to provide feedback we kindly request you respond with any comments or questions by return email. If you could do this by Friday 24 September it would be greatly appreciated.

Further information about the project can be found at <https://www.charterhall.com.au/Horsley-Drive-Business-Park>

Kind regards,

Darius

Darius Turner
Founding Director



m: 0401 341 650
e: darius@captivateconferences.com
www.captivateconsulting.com.au

Darius Turner

From: Darius Turner
Sent: Tuesday, 21 September 2021 3:27 PM
To: billy.yung@transport.nsw.gov.au
Subject: Horsley Drive Business Park - Stage 2 SSDA

Dear Billy

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Founding Director



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e: darius@captivateconferences.com
www.captivateconsulting.com.au

Darius Turner

From: Darius Turner
Sent: Tuesday, 21 September 2021 3:29 PM
To: Mark.Ozinga@transport.nsw.gov.au
Subject: FW: Horsley Drive Business Park - Stage 2 SSDA

Dear Mark

Forwarding the below email as Billy is on leave. If you have any feedback on the below it would be greatly appreciated if you can provide this by return email.

Thanks so much,

Darius

Darius Turner
Founding Director



m: 0401 341 650
e: darius@captivateconferences.com
www.captivateconsulting.com.au

From: Darius Turner
Sent: Tuesday, September 21, 2021 3:27 PM
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Kind regards,

Darius

Darius Turner
Founding Director



m: 0401 341 650

e: darius@captivateconferences.com

www.captivateconsulting.com.au

Darius Turner

From: Darius Turner
Sent: Tuesday, 21 September 2021 4:01 PM
To: development.sydney@transport.nsw.gov.au
Subject: FW: Horsley Drive Business Park - Stage 2 SSDA

Forwarding on to development.sydney@transport.nsw.gov.au at request of Billy Yung.

Thank you,

Darius

From: Darius Turner
Sent: Tuesday, September 21, 2021 3:27 PM
To: billy.yung@transport.nsw.gov.au
Subject: Horsley Drive Business Park - Stage 2 SSDA

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Kind regards,

Darius

Darius Turner
Founding Director



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www.captivateconsulting.com.au

