

CONTACT

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This document has been prepared by:



This document has been reviewed by:



Ira Brenner	24 August 2020	James Page	24 August 2020
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VERSION NO.	DATE OF ISSUE	REVISION BY	APPROVED BY
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1.0 Introduction and background

1.1 Report purpose

This Consultation Strategy and Outcomes report has been prepared by Ethos Urban on behalf of the ESR to firstly detail the Engagement Strategy and to secondly outline the communications and engagement activities undertaken in relation to the proposed development of a temperature controlled warehouse facility at Lot 4, Skyline Avenue of the Bringelly Road Business Hub.

Secretary's Environmental Assessment Requirements (SEARs) were issued on 11 August 2020. This submission has been prepared in accordance with the Department's guidelines for SSD applications lodged under Part 4 of the EP&A Act and addresses the matters identified in the SEARs. In undertaking this consultation, full consideration has been given to the NSW Department of Planning, Industry and Environment's Secretary's Environmental Assessment Requirements (SEARs).

This report includes information on the project context, the stakeholder and community engagement strategy, all engagement activities undertaken, and any feedback received. The feedback received was considered prior to the Environmental Impact Statement being submitted to the Department of Planning and Environment.

The purpose of this consultation process was to ensure that all stakeholders were informed about the proposed development and had an opportunity to provide feedback prior to the lodgement of the SSDA.

1.2 Project Background

In 2010 the Western Sydney Parklands Trust developed a 10 year Plan of Management to guide the long-term future of the Parklands (adopted in 2011 and supplemented in March 2014) and identified nine locations for proposed business hubs. The business hubs collectively will comprise a maximum of two per cent of the total area of the Parklands with the aim of generating income to help fund the management and future development of the entire Parklands.

The sites identified as proposed business hubs have the least ecological value within the Parklands and are located on the Parklands' margins, adjacent to motorways and major arterial roads. The business hubs form an important plank in securing the long term, sustainable revenue base that funds Parklands infrastructure, maintenance and improvements.

The revenue generated from the business hubs long-term leases will enable the Trust to fund key improvements to picnic and playgrounds, cycling and walking track networks and sporting facilities, as well as restore and expand natural habitat throughout the Parklands.

In 2016 the Department of Planning and Environment approved the Bringelly Road Business Hub Concept Development State Significant Development Application (SSDA), which was followed by approvals for the first three developments at the Business Hub, all SSDAs:

- CEA Australia – construction commenced in December 2018 and was completed in October 2019
- Steelforce Australia – construction commenced in July 2019 and was completed in February 2020.
- Bunnings Warehouse – approval was secured in May 2020, as one of the shovel ready projects identified in the NSW Governments first tranche of fast tracked project approvals as a response to COVID-19.

Lot 4 will be the fourth site to be developed, this also requires an SSDA. The proposed facility would consist of:

- A temperature controlled warehouse, of approximately 35,000 m2
- Vehicle entry and exit, including guardhouse
- Hardstand areas for vehicle docking and manoeuvring
- Ancillary office administration, of approximately 1,000 m2
- Staff car parking, approximately 230 spaces.

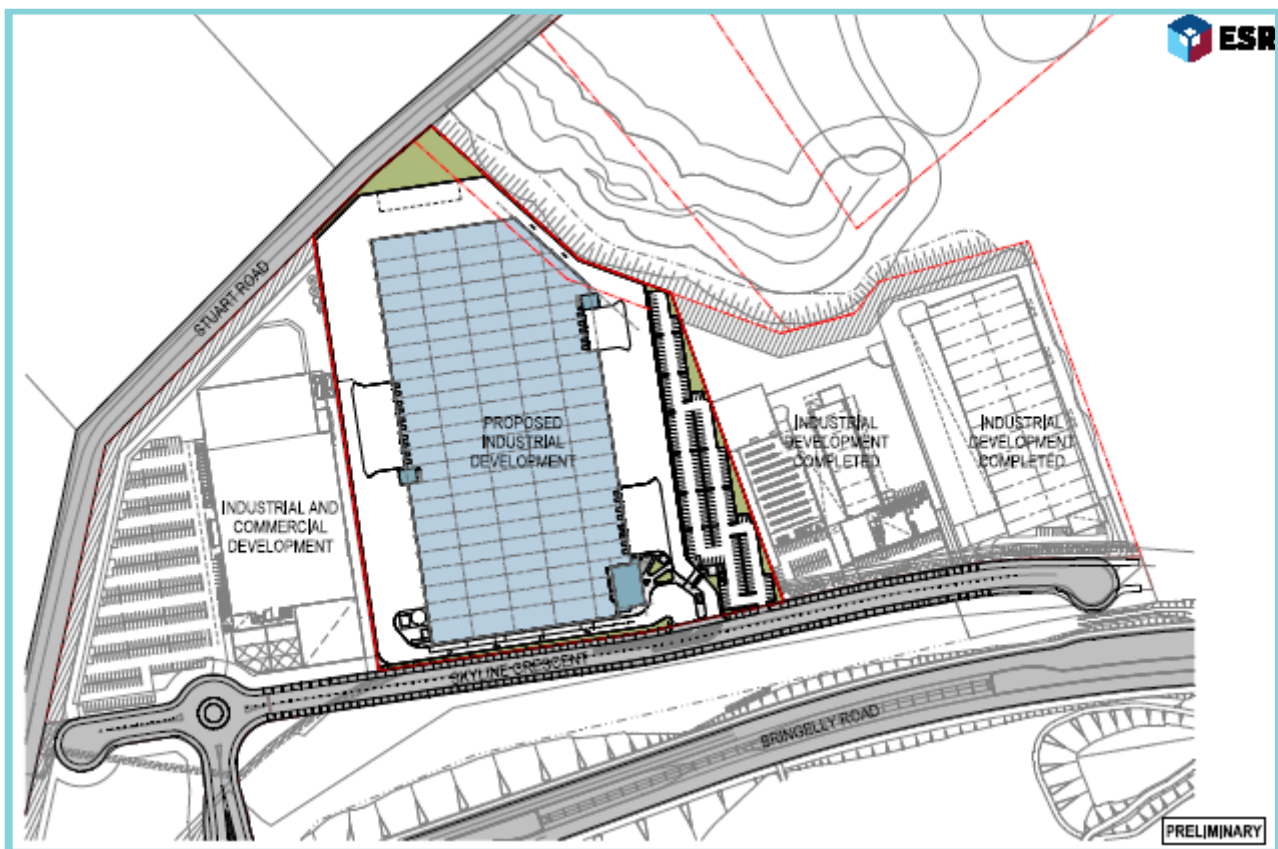


Figure 1 – Development Context

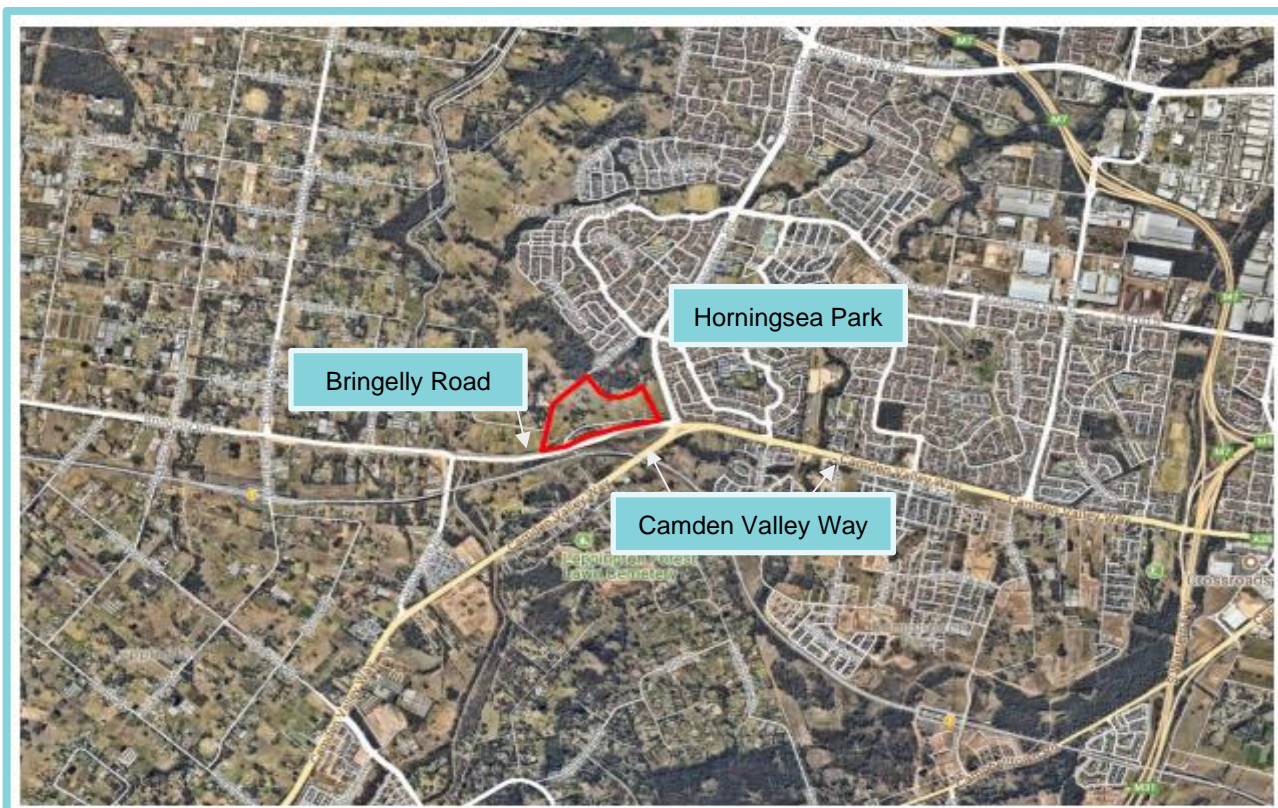


Figure 2 – Bringelly Road Business Hub location

2.0 Engagement Strategy

This section details the community and stakeholder participation strategy including who in the community has been consulted and a justification for their selection, other stakeholders consulted and the forms of consultation including a justification for the approach.

The Strategy creates a strategic framework to inform and guide the communications and engagement activities to be undertaken to support the Bringelly Business Hub redevelopment.

A proactive, inclusive, and transparent approach to communications and engagement will support planning objectives by ensuring accurate and compelling information is disseminated in a relevant, compelling, timely and accessible manner to specific target stakeholders and community members.

The approach focuses on adopting a proactive, inclusive, and transparent program and tools to facilitate a meaningful and open dialogue.

2.1 Approach and Objectives

The consultation approach was developed based considering the site context, surrounding communities, known stakeholders and the previous consultation and feedback in relation to the Bringelly Road Business Park developments. It was developed based on Ethos Urban's extensive experience of designing and delivering strategic communication and consultation processes for State Significant Development projects.

The consultation program was designed to be practical and effective providing an opportunity for feedback, mitigating risks of misinformation, highlighting key features of the proposal and where to find out further information.

The aims of the consultation were to ensure:

- Access to balanced and appropriate factual information about the project;
- Input from stakeholders and the community was documented and considered
- The narrative of the development was relevant to the audience;
- Trust and constructive dialogue; and
- The intent of the development is transparent.

The consultation adhered to the following key principles:

- **Timely** – providing the community and stakeholders with the opportunity to provide important feedback at key milestones;
- **Genuine and constructive** – providing transparent and clear opportunities for people to provide feedback;
- **Accessible** – ensuring all parts of the community have an opportunity to participate;
- **Productive** – educating the community about the constraints and opportunities to draw out usable feedback to inform the strategies; and
- **Factual** – providing the facts on the project promotes transparency in the process and helps to build trust with stakeholders.

2.2 Stakeholder Mapping

The table below outlines the government agencies that will be engaged, as required by the SEARs.

Stakeholder	Identity	Topics of relevance
Government agency	Liverpool City Council	<ul style="list-style-type: none"> • Contamination • Flooding and Stormwater • Air quality and noise • Traffic and access • Soil and water • Ecology • Environmental Health • Site suitability • Public interest
	Western Sydney Parklands Trust	<ul style="list-style-type: none"> • Consistency with Concept Plan • Flooding and Stormwater • Air quality and noise • Traffic and access • Soil and water • Ecology • Environmental Health • Site suitability • Public interest
	Sydney Water	<ul style="list-style-type: none"> • Impact on and demand for utilities • Soils and Water • Flooding • Environmental Health
	Environment, Energy and Science of DPIE	<ul style="list-style-type: none"> • Flooding and Stormwater • Air quality and noise • Soil and water • Ecology • Environmental Health • Site suitability
	Water NSW	<ul style="list-style-type: none"> • Impact on and demand for utilities • Soils and Water • Flooding • Environmental Health
	Rural Fire Service	<ul style="list-style-type: none"> • Fire risk • Emergency Management plans
	Jemena	<ul style="list-style-type: none"> • Impact on and demand for utilities
	Transport for NSW	<ul style="list-style-type: none"> • Transport and traffic impact • Traffic assessments and impacts
	NSW Fire and Rescue	<ul style="list-style-type: none"> • Effective fire safety design
Immediate neighbours of the site and adjacent	Immediate neighbours catchment area from Bringelly Rd to Cowpasture Rd, including: <ul style="list-style-type: none"> • CEA Australia • Steelforce Australia • Bunnings Warehouse 	<ul style="list-style-type: none"> • Safety of works • Contaminated land • Construction traffic • Air quality and noise • Ecology • Access routes

Stakeholder	Identity	Topics of relevance
	See Figure 1 for detailed map	<ul style="list-style-type: none"> Public interest
Community up to 500m from the site (approximately), approximately 840 properties	<p>Community stakeholder catchment area from west of Joshua Moore Dr and Greenway Dr, to north of Camden Valley Way to east of Twenty Sixth Ave.</p> <p>See Figure 2 for detailed map.</p>	<ul style="list-style-type: none"> Air quality and noise Construction traffic and traffic once operational Ecology Public interest
Local community groups	There are no prominent community groups based in the Eastern Creek Employment Lands Precinct.	N/A



Figure 1 – Immediate neighbours catchment area from Bringelly Rd to Cowpasture Rd



Figure 2 – Community stakeholders catchment area from west of Joshua Moore Dr and Greenway Dr, to north of Camden Valley Way to east of Twenty Sixth Ave.

2.3 Engagement Tools

The following table provides a description of activities comprising the engagement process.

Activity	Target Audience	Justification for approach
Letter or email providing a summary of the project and offering meeting	Government Agencies	<ul style="list-style-type: none"> Provides a factual overview of the proposal and the project timeline Keeps stakeholders up-to-date and informed Provides the recipient with a central point of contact for all questions Provides opportunity for the recipient to give input and feedback towards the project and organise further consultation. Invites the recipient for more detailed consultation.
Letter providing a summary of the project and offering to hold a meeting	Immediate neighbours	<ul style="list-style-type: none"> Provides a factual overview of the proposal and the project timeline Keeps stakeholders up-to-date and informed Provides the recipient with a central point of contact for all questions Provides opportunity for the recipient to give input and feedback towards the project and organise further consultation. Invites the recipient for more detailed consultation.
Postcard	Community Stakeholders	<ul style="list-style-type: none"> Provides a factual overview of the proposal. Keep the community and stakeholders up-to-date and informed Provides the community with a central source of information – project website Invites the community to provide feedback
Stakeholder meetings (if requested)	Government Agencies	<ul style="list-style-type: none"> Provides a detailed overview of the project Discuss and record any issues stakeholders may have directly with the project team. Answer any questions in detail Facilitates technical discussions appropriate to the agency
Website	All stakeholders identified	<ul style="list-style-type: none"> Provides a factual overview of the proposal. Keep the community and stakeholders up-to-date and informed Provides the community source of information Provides opportunity for community to give input and feedback towards the project and organise further consultation via contact form.
Project email address - info@bringellyroadbusinesshub.com.au	All stakeholders identified	<ul style="list-style-type: none"> An accessible and ongoing point of contact stakeholder can utilise to found out more information, provide feedback or organise a meeting with the project team
Project hotline 1800 319 494	All stakeholders identified	<ul style="list-style-type: none"> An accessible and ongoing point of contact stakeholder can utilise to found out more information, provide feedback and/or organise a meeting with the project team

2.4 Communications and Engagement Action Plan

This engagement action plan outlines the key deliverables required for community and stakeholder engagement, and the associated deadlines.

Activity	Details	Timing
Prepare Strategy	<ul style="list-style-type: none"> Detail engagement approach Identify key stakeholders to engage Detail engagement mechanisms and processes Establish appropriate timeline to allow for meaningful engagement 	24.07.20
Send information letters or emails to relevant contacts at listed Government Agencies	<ul style="list-style-type: none"> Provide relevant technical information to government agencies and establish line of communications for further consultation 	24.7.20 – 24.8.2020
Send information letters to immediate neighbours of site	<ul style="list-style-type: none"> Provide information of the development and provide proposal to meet with the project team to discuss the proposal 	28.07.20
Send information letters to all community stakeholders	<ul style="list-style-type: none"> Provide an overview of the project and establish lines of communication to provide feedback or organise a meeting 	28.07.20
Launch website, community phone line and email address	<ul style="list-style-type: none"> The website, community hotline and email address will be outlined in the postcard sent to the community. Ethos Urban will respond to any feedback provided and answer any questions raised 	28.07.20
Feedback period, including meetings as requested	<ul style="list-style-type: none"> Meetings to be held with all stakeholder as requested Receive and respond to feedback received via website, email and or phone 	28.07.20 to 21.08.20

3.0 Consultation Process

Due to the COVID19 pandemic, ESR ensured compliance with strict social distancing directives by the NSW Government. This meant, ESR did not undertake face-to-face community engagement and instead transitioned all information online to the project website as well as in paper copy via the letterbox drop flyer. A phone number and email address have been made available on all communication channels for community members to contact ESR directly about the project.

The section below outlines the engagement process undertaken with agencies and the local community.

3.1 Letter to immediate neighbours

To keep the immediate neighbouring occupants and landowners updated, a letter was sent to five immediate neighbours on 28 July 2020 providing information on the project and offering the opportunity to meet with the project team to discuss the proposal.

No immediate neighbours have taken up this opportunity to date. ESR remain open to discussing the proposal with their immediate neighbours.

A copy of the letter can be found in **Appendix A** and a copy of the distribution range for the letter can be found in **Appendix B**.

3.2 Flyer to local community

To inform the surrounding community of the proposal and invite them to provide feedback, a postcard was distributed to approximately 840 neighbouring landowners, residents and businesses on Tuesday 28 July 2019.

None of the 840 community stakeholders (landowners of surrounding lots) have provided feedback to date and no meetings with the project team were requested. ESR remain open to discussing the proposal with the surrounding community.

A copy of the flyer can be found in **Appendix C** and the distribution range can be found in **Appendix D**.

3.3 Project webpage

A project webpage was created to include the latest information about the proposal. This included information on the other developments at the Bringelly Business Hub, and contact details for the project team.

The project webpage was advertised on the postcard sent to the 840 local residents and can be viewed at <https://bringellyroadbusinesshub.com.au/lot-4/>.

The project webpage included a section to leave feedback and to contact the project team. No feedback or comments have been received to date. The website is still active and ESR remain open to discussing the proposal with the community.

3.4 Communication Channels

The following communication channels were available to receive feedback:

- Contact form on the project website - <https://bringellyroadbusinesshub.com.au/contact/>
- Email address - info@bringellyroadbusinesshub.com.au
- Phone number - 1800 319 494

3.5 Agency Consultation

The Planning Secretary's Environmental Assessment Requirements (SEARs) specified that ESR must consult with:

- Liverpool City Council;

- Western Sydney Parklands Trust;
- Sydney Water;
- Water NSW;
- Rural Fire Services;
- Environment, Energy and Sciences of DPIE; and
- Jemena.

In accordance with the requirements of the SEARs, the organisations listed in the table below have been contacted via email and phone. Please see **Appendix E** for a copy of written correspondence with agencies.

Please note the following agencies will review the proposal as part of the formal 28-day exhibition period. ESR will continue to consult with the agencies below post lodgement should any further correspondence be received.

Table 1 Details of stakeholder consultation

Organisation	Details of consultation
Transport for NSW	On 11 July 2020, Transport and Traffic consultant Ason Group, sent detailed traffic and transport related information via email to TfNSW outlining the proposal, how the project complies with the minimum parking requirements and the anticipated traffic generation. Ason Group also requested for any initial comments or queries and offered the opportunity to hold future discussion.
NSW Rural Fire Services	On 24 August 2020, Ethos Urban undertook consultation via telephone meeting with RFS to gain feedback and comment into the Bushfire Protection Assessment prior to lodgement.
Liverpool City Council	A meeting was held with Council on 13 August 2020. Details of the meeting and feedback received are outlined in section 3.7 of this report.
Western Sydney Parklands Trust	Consultation with the Western Sydney Parklands Trust (WSPT) has been ongoing. A Lot Development Proposal for the site was approved by WSPT. Prior to lodgement of the SSDA, a Land Owners Consent was been granted by WSPT.
Water NSW / Sydney Water	<p>An email was sent to Water NSW/Sydney Water on 12 August 2020 informing of the intent to lodge a SSDA for the site and included a high level summary of the proposal as well as offered to discuss the project further.</p> <p>In response, Sydney Water provided general requests for the project team to consider and outlined they would provide details comment during referral from the DPIE post lodgement</p>
Environment, Energy and Science Group	<p>An email was sent to Environment, Energy and Science Group on 12 August 2020 informing of the intent to lodge a SSDA for the site and included a high level summary of the proposal as well as offered to discuss the project further.</p> <p>A follow up call was made to Environment, Energy and Science group on 24 August 2020.</p>
Jemena	<p>An email was sent to Environment, Energy and Science Group on 12 August 2020 informing of the intent to lodge a SSDA for the site and included a high level summary of the proposal as well as offered to discuss the project further.</p> <p>A follow up call was made to Environment, Energy and Science group on 24 August 2020.</p>

4.0 Consultation Feedback

4.1 Agency Feedback

This section of the report details the feedback received from agency stakeholders prior to lodgement. As noted above, there has been no feedback to date from the surrounding community.

The consultation undertaken to date is consistent with the pre-lodgement consultation that has been undertaken for the approved State Significant Development Applications at the Bringelly Road Business Hub, namely:

SSD 8900 – Steelforce Warehouse

SSD 18-9511 – CEA / CFC Warehouse

SSD 10366 – Bunnings Warehouse

4.1.1 Liverpool City Council Feedback

A meeting was held on 13 August 2020 between ESR and Council. During this meeting, ESR provided an outline of the proposed development and discussed key areas that may be of interest to Council. Council were generally agreeable with the proposal. The table below summarises the matters raised by Council in the meeting and outlines how the matters have been addressed in the EIS.

Council Comment	Response
Site Design Guidelines	The EIS includes an assessment of the proposal against the Site Design Guidelines (refer Appendix E).
Ecologically Sustainable Development	The proposal includes sustainable initiatives on-site including: <ul style="list-style-type: none"> – Solar panels for energy supply. – Rainwater harvesting for toilets and garden irrigation. – Low energy lighting.
Urban Heat Island	The proposal includes landscaping in accordance with the Concept Plan that will address the urban heat island effect (refer Appendix C).
Visual Impact Assessment	A Landscape and Visual Impact Assessment has been prepared by Habit8 (refer Appendix O). The assessment considers the visual impact of the proposal on the character and sensitivity of the landscape.
SEPP 33 – Hazardous and Offensive Development	The proposal is not subject to SEPP 33 (refer Appendix P).
Internal Vehicle Manoeuvring	Internal swept path analysis has provided with the Transport Assessment (refer Appendix F).

4.1.2 Sydney Water/Water NSW

Feedback on the proposed SSDA was received from Sydney Water on Friday, 21 August 2020. Sydney Water indicated they would provide further feedback and check the site for existing and planned infrastructure including stormwater easements when the project is referred to Sydney Water by the Department of Planning, Industry and Environment once lodged. Feedback was as follows:

Sydney Water Comment	Response
Map and staging of any development	The architectural plans submitted as Appendix B map the site. The proposal will be delivered in a single stage.
Number of job or dwellings anticipated ultimate and annually if there is staging	The project will create 230 ongoing jobs. No dwellings are proposed on site.
Water demand anticipated – especially if there is staging	The Civil Engineering Report submitted as Appendix I of the EIS addresses water demand at Section 4.7.
Any integrated water opportunities being considered – rainwater storage, recycled water initiatives.	The proposal includes rainwater harvesting for toilets and garden irrigation.

4.1.3 Transport for NSW

On 11 July 2020, Transport and Traffic consultant Ason Group, sent detailed traffic and transport related information via email to TfNSW outlining key components including, the site location and size, how the project complies with the B10 Condition minimum parking requirements and the anticipated traffic generation and how it is consistent with the approved overarching BRBH traffic report. Ason Group also requested for any initial comments or queries and offered the opportunity to hold future discussion.

As of 24 August 2020, Transport for NSW has not responded to the detailed information provided by Ason Group.

4.1.4 NSW Rural Fire Services

On 24 August 2020, Ethos Urban held a scheduled phone call with an RFS Development Assessment and Planning Officer to discuss the proposal. In addition to their response to the DPIE's SEARs referral, the RFS indicated that they will provide formal comment during the post lodgement exhibition period when the project is referred to RFS by DPIE. The RFS in their response to the SEARs referral requested the EIS incorporate a bush fire assessment report prepared by a suitably qualified person that addresses the aim and objectives of Planning for Bush Fire Protection 2019 and all the requirements set out in clause 44 of the *Rural Fires Regulation 2013*. A Bushfire Assessment Report has been provided with EIS as Appendix J.

The RFS indicated during the phone conversation that they were generally pleased with the proposal, stating that it is a robust building within a clear road network. RFS suggested that any hazardous material was stored on the non-hazardous side of the development and ensure that egress is located away from any hazardous material. A letter has been provided as Appendix P of the EIS stating that no hazardous or dangerous goods are proposed to be stored on site as part of the development.

4.1.5 Western Sydney Parklands Trust

Consultation with the Western Sydney Parklands Trust (WSPT) (the landowners) has been ongoing since the project's inception. The EIS documentation was submitted to the WSPT for review prior to landowners' consent being granted to lodge the SSDA.

4.1.6 Environment, Energy and Science Group

An email was sent to Environment, Energy and Science Group on 12 August 2020 informing of the intent to lodge the SSDA. The email included a high-level summary of the proposal with an offer to discuss the project further.

A follow up phone call and voice message was left with the Environment, Energy and Science Group's planning contact on 24 August 2020.

To date, no response has been received. ESR remain open to discussing the proposal with the Environment, Energy and Science Group during the exhibition and assessment process.

4.1.7 Jemena

An email was sent to Jemena on 12 August 2020 informing of the intent to lodge the SSDA and included a high-level summary of the proposal with an offer to discuss the project further.

A follow up phone call was made to Jemena on 24 August 2020 where ESR/Ethos Urban was instructed to resend the initial email.

To date, no comment or feedback has been received. ESR remain open to discussing the proposal with Jemena during the exhibition and assessment process.

4.2 Community Stakeholder Feedback

Of the immediate landowners (5) and surrounding landowners (840) notified, there was no feedback received through the various channels available.

5.0 Next Steps

ESR will continue to provide opportunities for local residents, landowners, businesses, and key agencies to make enquiries and provide feedback as the development application progresses. Information about the project will be available for continued future viewing on the website. Contact details including a telephone number and email address will also be published on the website for anyone to contact at any time.

ESR are committed to continuing to keep stakeholders and the community updated as the proposal progresses.

6.0 Conclusion

This consultation Strategy and Outcomes Report provides a succinct overview of the communications and stakeholder engagement activities Ethos Urban undertook prior to lodgement of the SSDA in relation to the Lot 4, Bringelly Road Business Hub.

In accordance with the SEARs requirements for communications and stakeholder engagement, Ethos Urban has implemented a strategy to inform local residents, landowners, businesses and key agencies about the proposed resource recovery facility. This has not only ensured that the community have a clear understanding of the proposal, but has also provided an important mechanism to gather feedback prior to lodgement of the SSDA.

5 agencies provided feedback, none of which raised any objection to the project during the consultation period. 845 community stakeholders were provided with information, none provide feedback. This suggests limited interest or objection to the works, and an acknowledgement that the proposal is appropriate in the context of the local environment.

Letter to Immediate Neighbours

24/07/2020



ESR Australia

Level 29, 20 Bond Street,

Sydney, 2000

RE: Bringelly Road Business Hub– New Warehouse, Lot 4, Skyline Avenue

Dear Neighbour,

On behalf of ESR Australia, we would like to notify you that ESR Australia is in the process of preparing a State Significant Development Application (SSDA) to build a Temperature Controlled Warehouse Facility on Lot 4 at the Bringelly Road Business Hub.

ESR Australia is seeking approval for the detailed development and construction of:

- A temperature-controlled warehouse facility of approximately 35,000m²;
- Vehicle entry and exit including guardhouse;
- Hardstand areas for vehicle docking and vehicle maneuvering;
- Ancillary office administration (approx. 1,000m²); and
- Staff car parking (approx. 230 spaces).

The facility will not process or produce any products and is intended for storage purposes only.

Ethos Urban has been appointed by ESR to prepare the SSDA and undertake stakeholder engagement activities under the *Environmental Planning and Assessment Act 1979*. An Environmental Impact Statement (EIS) is currently being prepared as part of the SSDA, and is expected to be submitted for public exhibition during the second half of 2020.

ESR is therefore inviting questions or feedback about the proposal prior to the exhibition of the EIS from its neighbours, the surrounding community, and other relevant stakeholders, to ensure that the EIS comprehensively responds to any issues or concerns.

ESR and Ethos Urban is also available to meet with any stakeholder to discuss any aspect of the proposed facility in more detail. Alternatively, you can provide your thoughts on the Bringelly Road Business Hub website <https://bringellyroadbusinesshub.com.au/>

If you have any questions or feedback about the new Warehouse, or would like to request a meeting with the project team, please contact Ira Brenner from Ethos Urban on 0420 325 913 or email ibrenner@ethosurban.com

A handwritten signature in dark ink, appearing to be "SF", is located below the contact information.

Scott Falvey | ESR General Manager - NSW

**Letter to Immediate
Neighbours – Distribution
Range**



Flyer to Local Community

New Warehouse at Bringelly Road Business Hub

ESR Australia is looking to develop a new Warehouse on Lot 4 at Bringelly Road Business Hub, located on Skyline Crescent between the CFC Warehouse and Bunnings Warehouse.

The proposal includes:

- A temperature-controlled warehouse facility of approximately 35,000 m²;
- Vehicle entry and exit including guardhouse;
- Hardstand areas for vehicle docking and vehicle maneuvering;
- Ancillary office administration (approx. 1,000m²); and
- Staff car parking (approx. 230 spaces).

The facility will not process or produce any products, and is intended for storage purposes only.

A comprehensive Environmental Impact Assessment (EIA) is being prepared and will soon be submitted to the NSW Department of Planning, Industry and Environment, as part of the State Significant Development Approval. The EIA will provide a basis for DPIE to assess the impacts likely to occur as a result of the construction and operation of the new Warehouse.

The Warehouse will create jobs for local and regional communities and will ultimately create long term income for the Western Sydney Parklands Trust for ongoing maintenance and upkeep.

**To find out more and provide feedback, please
visit bringellyroadbusinesshub.com.au**

**Flyer to Local Community
– Distribution Range**



**Written Agency
Correspondence**

From: [Riley Sampson](#)
To: richard.bonner@environment.nsw.gov.au
Subject: SSD 8586218- Bringelly Road Business Hub- Lot 4
Attachments: [image003.png](#)
[Lot 4 Bringelly Site Plan.pdf](#)
[Issued SEARs 11082020 043505.pdf](#)
[Issued SEARs Cover Letter 11082020 043508.pdf](#)

Hi Richard,

ESR are preparing to lodge an SSDA for a c.35,000 sqm temperature controlled facility on Lot 4 of the Bringelly Road Business Hub (SSD-8586218)

Please see attached SEARs received from the DPIE & site plan which will be submitted in our application.

If there are any additional items you wish to discuss or require any further information please contact the below.

Kind regards

Riley Sampson | Assistant Development Manager



ESR Australia | Level 29, 20 Bond St, Sydney 2000 | Australia

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From: [Riley Sampson](#)
To: yang.liu@jemen.com.au
Subject: SSD 8586218- Bringelly Road Business Hub- Lot 4
Attachments: [image001.png](#)
[Lot 4 Bringelly Site Plan.pdf](#)
[Issued SEARs 11082020 043505.pdf](#)
[Issued SEARs Cover Letter 11082020 043508.pdf](#)

Hi Yang,

ESR are preparing to lodge an SSDA for a c.35,000 sqm temperature controlled facility on Lot 4 of the Bringelly Road Business Hub (SSD-8586218)

Please see attached SEARs received from the DPIE & site plan which will be submitted in our application.

If there are any additional items you wish to discuss or require any further information please contact the below.

Kind regards

Riley Sampson | Assistant Development Manager



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From: [Riley Sampson](#)
To: [Ira Brenner](#)
Subject: FW: SSD 8586218- Bringelly Road Business Hub- Lot 4
Date: Monday, 24 August 2020 12:00:07 PM
Attachments: [image002.png](#)
[image003.png](#)

Riley Sampson | Assistant Development Manager



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From: LEITCH, KRISTINE <KRISTINE.LEITCH@sydneywater.com.au>
Sent: Friday, 21 August 2020 2:26 PM
To: Riley Sampson <riley.sampson@esr.com>
Subject: RE: SSD 8586218- Bringelly Road Business Hub- Lot 4

[EXTERNAL EMAIL**]**

Hi Riley

Thanks for the heads up.

We should get this from DPIE as a referral once lodged.

We generally request – or would like:
Map and staging of any development
No of jobs or dwellings anticipated ultimate and annually if there is staging
Water demand anticipated – especially if high water user (water for chilling/processes etc)
Any integrated water opportunities being considered – rainwater storage, recycled water initiatives

We will check the site for existing and planned infrastructure including stormwater easements and provide referral commentary.

Kind regards

Kristine

From: Riley Sampson [<mailto:riley.sampson@esr.com>]
Sent: Wednesday, 12 August 2020 3:56 PM
To: LEITCH, KRISTINE <KRISTINE.LEITCH@sydneywater.com.au>
Subject: SSD 8586218- Bringelly Road Business Hub- Lot 4

Hi Kristine,

ESR are preparing to lodge an SSDA for a c.35,000 sqm temperature controlled facility on Lot 4 of the Bringelly Road Business Hub (SSD-8586218)

Please see attached SEARs received from the DPIE & site plan which will be submitted in our application.

If there are any additional items you wish to discuss or require any further information please let me know.

Kind regards

Riley Sampson | Assistant Development Manager



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From: Rebecca Butler-Madden
Sent: Friday, 11 July 2020 4:22 PM
To: developmentsydney@transport.nsw.gov.au
Subject: FW: Confidential SSDA- Bringelly Road Business Hub
Attachments: SSD 6324 Bringelly Road Business Hub Development Con....pdf; 2015-01-20 Appendix K_ Traffic and Transport Implica....pdf; 2_Appendix E_ Traffic and Parking Assessment.pdf.pdf

Hi there,

I hope this email finds you well.

We are the lead traffic consultants working on the forthcoming SSDA for a proposed warehouse development located at Lot 4 of Bringelly Road Business Hub.

We as of yet have not received SEARs, but we would typically expect that it will stipulate that consultation is to be undertaken with TfNSW during the preparation of the EIS.

Please see below for an overview of the key components of the proposed development:

1. The site is located within the Bringelly Road Business Hub (BRBH). Within BRBH, Lot 6 (CFC) and Lot 8 (Steelforce) developments have been constructed whilst Lot 3 (Bunnings) has been approved.
2. The proposed development consists of a warehouse with 34,570m² of gross floor area (GFA), with ancillary office areas totalling 1,475m².
3. As per Condition B10 the development consent for BRBH (SSD 6324 – attached for reference), all future developments are required to provide car parking per the table below.

Land Use	Minimum Car Parking Requirements
Large Format Retail	<ul style="list-style-type: none">• 1 space per 50 m² of GFA.
Industrial/Warehouse	<ul style="list-style-type: none">• 1 space per 40 m² of office GFA;• 1 space per 100 m² of factory GFA for the 100 m², then 1 space per 200 m² of GFA (includes office component); and• 1 space per 300 m² of warehouse GFA, plus 1 space per 40 m² of office GFA.
Other Retail	<ul style="list-style-type: none">• 1 space per 6 seats (external and internal) of takeaway food and drink premises GFA, plus queuing;• 2 spaces per service station fuel outlet, 1 space per 20 m² of ancillary convenience store GFA, 3 spaces per service bay plus 1 space per employee; and• 1 space per 20 m² of restaurant or café GFA.

4. With consideration to the yields outlined in Point 2, the proposed development would require a minimum of 152 car spaces. A total of 230 car parking spaces are proposed to be provided on site, and would therefore compliant with the relevant planning controls.
5. It is anticipated that the traffic generation of the site would be consistent with the approved overarching BRBH traffic report. The BRBH Report estimated that a total of 48,000m² GFA of light industry (warehouse) space could be developed across the entire BRBH site. With reference to Point 1, the only other approved warehouse is the Steelforce development (formerly known as Nulon Motor Oils Facility), which totals 10,600m² GFA.

As such, the proposed development (GFA of 36,045m²), would be within remaining allocated 'budget' of 37,400m² for the BRBH. Therefore, the traffic generation of the site would be consistent with the approved traffic generation of the SSDA. The traffic reports for BHBP and Steelforce have been attached for your reference.

Note: The Bunnings and CFC development are considered to be 'Large Format Retail' developments and therefore are not considered within the 'Light Industry' GFA budget.

6. The site design, including access, loading and car parking, shall be designed to be in accordance with the relevant Australian Standards.

With regard to the above, are there any initial comments or queries that TfNSW would like highlight in relation to traffic and transport?

Please feel free to contact us should you wish to discuss further. Hope to hear from you soon.

Kind Regards,

Rebecca Butler-Madden

Senior Transport Planner | Ason Group

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