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Report Number       Final
TABLE OF CONTENTS

Executive Summary ............................................................................................................................................. i
1. Introduction ............................................................................................................................................... 1
   1.1. This report ......................................................................................................................................... 1
2. Consultation process .................................................................................................................................. 2
   2.1. Purpose of consultation ...................................................................................................................... 2
   2.2. Overview of activities ........................................................................................................................ 2
   2.3. Letter to residents and factsheet ........................................................................................................ 2
   2.4. Stakeholder briefings .......................................................................................................................... 2
   2.5. Community information and feedback sessions .............................................................................. 3
       2.5.1. Information provided .................................................................................................................... 3
       2.5.2. Feedback channels ...................................................................................................................... 3
3. Feedback summary ..................................................................................................................................... 4
   3.1. Community feedback ........................................................................................................................ 4
       3.1.1. Noise during operation ................................................................................................................ 4
       3.1.2. Operating hours ........................................................................................................................... 4
       3.1.3. Traffic and access ....................................................................................................................... 4
       3.1.4. Odour ......................................................................................................................................... 4
       3.1.5. Timeframes ................................................................................................................................. 4
   3.2. Consideration of feedback .................................................................................................................. 4
4. Conclusion ................................................................................................................................................... 6

Disclaimer .......................................................................................................................................................... 7

Appendix A  Distribution catchment
Appendix B  Project factsheet
Appendix C  Information boards
Appendix D  Community feedback forms

FIGURES:
Figure 1 – Subject site .................................................................................................................................... 1

TABLES:
Table 1 – CIFS Time and duration .............................................................................................................. 3
Table 2 – Summary of feedback .................................................................................................................. 4
EXECUTIVE SUMMARY

INTRODUCTION

Logos Property are currently preparing a State Significant Development Application (SSDA) for a light industrial estate comprising of circa seven separate warehouse and distribution centres, on Hollinsworth Road, Marsden Park.

Urbis was engaged by Logos Property to undertake community consultation to inform the development of the application. This report documents the consultation process, community feedback, and considerations in response to community feedback.

CONSULTATION PROCESS

Community consultation was undertaken over 4 weeks in September and October 2017. Consultation activities included:

- Distribution of a letter and project factsheet to 800 households informing the SSDA, key features of the proposal, community information and feedback sessions and contact details for further information
- Distribution of email to relevant (Ward 5) Blacktown City Councillors
- Two Community Information and Feedback Sessions (two hours each) attended by 11 people
- Formal feedback forms available at the Community Information and Feedback Sessions
- Communication channels including a dedicated project email and 1800 phone number

COMMUNITY FEEDBACK

Feedback received during the consultation process was generally accepting of the proposed development for light industrial purposes and for the extension of Hollinsworth Road. Most community members were aware of the industrial zoning on the subject site and broader Marsden Park Industrial Precinct.

Some concerns were raised regarding the operation of the proposal development, including noise, odour and operating hours. There were also a number of comments regarding existing traffic congestion in the local area and how this will be impacted or could be improved.

Key themes raised in the feedback received includes:

Noise
- Noise generated from trucks entering and exiting the site and distance between the site and existing Caravan Park

Operations
- 24 hour operation of the distribution and warehousing facilities

Traffic and access
- Worsening traffic congestion on Hollinsworth Road, Rooty Hill Road and Richmond Road
- Support for Hollinsworth Road extension and South Street connection

Odour
- Potential odour emitted from the future distribution and warehouse facilities
CONCLUSION

All community feedback received during the consultation process has been summarised in this report and provided to the Project Team for their consideration. This report will be submitted to Blacktown City Council and the Department of Planning & Environment to accompany the application.
1. INTRODUCTION

Logos Property are currently preparing a State Significant Development Application (SSDA) for a light industrial estate comprising of circa seven separate warehouse and distribution centres, on Hollinsworth Road, Marsden Park.

Urbis was engaged by Logos Property to undertake community consultation to inform the development of the application.

Figure 1 – Subject site

1.1. THIS REPORT

This report documents the consultation process, community feedback, and considerations in response to community feedback.

This report has been provided to the Logos Property Project Team to help inform their ongoing planning prior to submission of a SSDA to the Department of Planning and Environment.
2. CONSULTATION PROCESS

2.1. PURPOSE OF CONSULTATION

The community consultation process for Marsden Park Industrial aimed to:

- Provide factual information about the proposed development to the local community and stakeholders
- Invite feedback through a range of channels, to inform ongoing design and planning
- Collate feedback and prepare a summary of consultation outcomes
- Inform the finalisation of the draft master plan and the preparation of the SSDA for lodgement.

2.2. OVERVIEW OF ACTIVITIES

Community consultation was undertaken over 4 weeks in September and October 2017. Consultation activities included:

- Distribution of a letter and project factsheet to 800 households informing the SSDA, key features of the proposal, community information and feedback sessions and contact details for further information
- Distribution of email to relevant (Ward 5) Blacktown City Councillors
- Two Community Information and Feedback Sessions (two hours each) attended by 11 people
- Formal feedback forms available at the Community Information and Feedback Sessions
- Communication channels including a dedicated project email and 1800 phone number

2.3. LETTER TO RESIDENTS AND FACTSHEET

A letter and project factsheet was distributed on 29th September 2017 to approximately 800 neighbouring residences, to notify them of the proposed development and upcoming consultation activities. A copy of the distribution catchment can be found in Appendix A.

The letter also advertised an opportunity to meet the Project Team at the upcoming Community Information and Feedback Sessions. See Appendix B for a copy of the project fact sheet.

One phone call for more information was received in response to the letter.

2.4. STAKEHOLDER BRIEFINGS

A letter or email was sent to local stakeholders (Ward 5 Blacktown Councillors and Marsden Park Business Park) on offering an opportunity to meet with members of the Project Team. It included the project factsheet and advertised the upcoming Community and Information Feedback Sessions.

No briefings were requested.
2.5. COMMUNITY INFORMATION AND FEEDBACK SESSIONS

The Community Information and Feedback Sessions were held on Saturday 14th October and Wednesday 18th October at the Dean Park Neighbourhood Centre, 9 Yarramundi Drive, Dean Park. Each session was conducted over 2 hours.

Table 1 – CIFS Time and duration

<table>
<thead>
<tr>
<th>Session 1</th>
<th>Session 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Saturday 14th October 2017, 9:00am - 12:00pm</td>
<td>Wednesday 18th October, 6:00pm – 8:00pm</td>
</tr>
</tbody>
</table>

Approximately 11 community members (10 from the neighbouring caravan park, which is zoned IN1 ‘General Industrial’ and 1 from Bidwell) attended the sessions, with 9 on the Saturday and 2 on the Wednesday.

The sessions were also attended by members of the Project Team including:

- Logos Property – Developer
- Urbis – Town Planning
- Watch This Space Design – Architect
- GTA – Traffic
- Emm Consulting – Acoustics
- Urbis – Community consultation

2.5.1. Information provided

At each session, information about the project was available in a number of different formats, including:

- A1 information display boards (see Appendix C)
- Display boards printed in A3 booklet
- A4 copies of the project factsheet distributed in the local area (see Appendix B)

2.5.2. Feedback channels

At each session, feedback was invited via:

- Feedback forms and reply-paid envelopes (see Appendix D)
- Members of the Project Team were briefed to note down key issues and questions raised during discussions, and these were collated and reviewed after each session.

No feedback forms have been returned at the time of this report.
3. FEEDBACK SUMMARY

3.1. COMMUNITY FEEDBACK

Feedback received during the consultation process was generally accepting of the proposed development for light industrial purposes and for the extension of Hollinsworth Road. Most community members were aware of the industrial zoning on the subject site and broader Marsden Park Industrial Precinct.

Some concerns were raised regarding the operation of the proposal development, including noise, odour and operating hours. There were also a number of comments regarding existing traffic congestion in the local area and how this will be impacted or could be improved.

Key themes raised in the feedback received includes:

3.1.1. Noise during operation
- Noise generated from trucks entering and exiting the site and distance between the site and existing Caravan Park

3.1.2. Operating hours
- 24 hour operation of the distribution and warehousing facilities

3.1.3. Traffic and access
- Worsening traffic congestion on Hollinsworth Road, Rooty Hill Road and Richmond Road
- Support for Hollinsworth Road extension and South Street connection
- Questions regarding the future road corridor and bus way, which are outside the scope of this SSDA

3.1.4. Odour
- Potential odour emitted during operation of the site

3.1.5. Timeframes
- Length of the construction process

3.2. CONSIDERATION OF FEEDBACK

The project team have been provided with detailed notes of all feedback received during the community consultation process. The community concerns have been considered in development of the masterplan as outlined below:

<table>
<thead>
<tr>
<th>Category</th>
<th>Proactive mitigation details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noise during operation</td>
<td>• Noise generating areas (loading docks) will be orientated away from existing residential areas.</td>
</tr>
<tr>
<td></td>
<td>• A 24-metre road and landscaped buffer zone will be provided between the site and existing residential areas to the north</td>
</tr>
<tr>
<td></td>
<td>• A 110m buffer between the site and the existing suburbs of Bidwill and Hassall Grove</td>
</tr>
<tr>
<td>Category</td>
<td>Proactive mitigation details</td>
</tr>
<tr>
<td>---------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Operating hours</td>
<td>• While the site is proposed to have 24 hour operations, the bulk of truck movements and noise generating activity will generally occur during peak hours.</td>
</tr>
<tr>
<td>Traffic impacts</td>
<td>• A traffic study has been completed by GTA Consultants and found that:</td>
</tr>
<tr>
<td></td>
<td>o the site would not generate more traffic during the construction phase than expected once fully developed and operational of the proposed estate</td>
</tr>
<tr>
<td></td>
<td>o traffic generated from the proposed estate is not expected to compromise the safety or function of the surrounding road network</td>
</tr>
<tr>
<td></td>
<td>o The traffic generated will not exceed the traffic modelling for the precinct.</td>
</tr>
<tr>
<td>Odour</td>
<td>• The proposed development is for light industrial purposes only and there is unlikely to be any odour associated with the operations.</td>
</tr>
</tbody>
</table>
4. CONCLUSION

This report has summarised feedback received during community consultation regarding the SSDA for Marsden Park Industrial Estate being prepared by Logos.

Community consultation was undertaken over 4 weeks to provide factual information to local residents and stakeholders, invite feedback on the proposal and to inform ongoing planning and design work.

All community feedback received to date is summarised in this report and has been provided to the Project Team for their consideration.

Overall, there were low levels of concern from the local community and a general acceptance of the proposal for light industrial purposes. Most community members were aware of the industrial zoning on the subject site and broader Marsden Park Industrial Precinct. Some concern was raised about operational issues and these have been responded to in this report.
DISCLAIMER

This report is dated 27 October 2017 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd’s (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Logos Property (Instructing Party) for the purpose of Consultation Outcomes Report (Purpose) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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

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

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

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

Marsden Park Industrial Estate
Hollinsworth Road

The site

Logos Property are currently preparing a State Significant Development Application (SSDA) for a light industrial estate comprising seven separate warehouse and distribution centres, on Hollinsworth Road, Marsden Park.

The site forms part of the broader Marsden Park Industrial Precinct, a major economic foundation for the North-West Growth Area, providing more homes close to amenities and more local jobs for the growing community.

Key features

The key features of the proposal include:

- Construction of 7 warehouse buildings and ancillary office space for each warehouse
- Loading docks, hardstand areas, internal access roads and 670 on-site car parking spaces
- Associated infrastructure and landscaping works
- Main vehicle access point from Hollinsworth Road

See overleaf for the proposed masterplan and site layout.

Operating Hours

The logistics centre is proposed to operate 24 hours a day. Noise generating areas (loading docks) will be orientated away from existing residential areas and a 20 plus metre buffer zone is provided between the site and existing residential areas to the north and 110m buffer is provided between the site and the existing suburbs of Bidwill and Hassall Grove.

Community Information Sessions

Drop by one of the following Community Information and Feedback Sessions to view the plans, ask questions and talk with members of the project.

All feedback provided will be documented and provided to Blacktown Council for their consideration. You will have another chance to comment when the DA is placed on public exhibition.

**Session 1**
Saturday 14th October
10am–12pm

**Session 2**
Wednesday 18th October
6pm–8pm

Venue
Dean Park Neighbourhood Centre
9 Yarramundi Drive, Dean Park 2761

For further information please contact marsdenparkindustrialestate@urbis.com.au or on 1800 244 863
**Masterplan and technical studies**

The master plan for the site has been prepared by ‘Watch this Space Design.’

A range of other studies including, traffic, noise and vibration and air quality are currently being completed. These studies will identify any potential impacts and recommended mitigation measures. These studies will be provided to Blacktown Council and made publicly available when the DA is lodged.

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**ESTATE MASTERPLAN**

<table>
<thead>
<tr>
<th>Area Schedule</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Site Area</strong></td>
<td>214,805 sqm</td>
</tr>
<tr>
<td><strong>Less:</strong></td>
<td></td>
</tr>
<tr>
<td>Hollinsworth Road Widening</td>
<td>Hollinsworth Road Extension</td>
</tr>
<tr>
<td>Common Access Road 1</td>
<td>Common Access Road 2</td>
</tr>
<tr>
<td>Common Access Road 3</td>
<td>Bus Link Reserve Lot</td>
</tr>
<tr>
<td><strong>Total Developable Area</strong></td>
<td>1,712 sqm</td>
</tr>
</tbody>
</table>

**SITE AREA & BUILDING DATA**

**STONEY CREEK - INGENIA PARK**

<table>
<thead>
<tr>
<th>Building 1</th>
<th>Site Area</th>
<th>Warehouse Area</th>
<th>Office (1 Level) Area</th>
<th>Total Building Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAREHOUSE</td>
<td>12,000 sqm</td>
<td>3,235 sqm</td>
<td>74 sqm</td>
<td>15,279 sqm</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building 2A</th>
<th>Site Area</th>
<th>Warehouse Area</th>
<th>Office (1 Level) Area</th>
<th>Total Building Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAREHOUSE</td>
<td>5,924 sqm</td>
<td>2,333 sqm</td>
<td>28 sqm</td>
<td>8,585 sqm</td>
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</table>

<table>
<thead>
<tr>
<th>Building 2B</th>
<th>Site Area</th>
<th>Warehouse Area</th>
<th>Office (2 Level) Area</th>
<th>Total Building Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAREHOUSE</td>
<td>9,255 sqm</td>
<td>3,235 sqm</td>
<td>93 sqm</td>
<td>12,583 sqm</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building 3</th>
<th>Site Area</th>
<th>Warehouse Area</th>
<th>Office (2 Level) Area</th>
<th>Total Building Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAREHOUSE</td>
<td>1,000 sqm</td>
<td>3,235 sqm</td>
<td>58 sqm</td>
<td>4,524 sqm</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building 4</th>
<th>Site Area</th>
<th>Warehouse Area</th>
<th>Office (2 Level) Area</th>
<th>Total Building Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAREHOUSE</td>
<td>167 sqm</td>
<td>3,235 SQM</td>
<td>57 sqm</td>
<td>217 sqm</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building 5</th>
<th>Site Area</th>
<th>Warehouse Area</th>
<th>Office (2 Level) Area</th>
<th>Total Building Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAREHOUSE</td>
<td>1,000 sqm</td>
<td>6,224 sqm</td>
<td>58 sqm</td>
<td>9,308 sqm</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Building 6</th>
<th>Site Area</th>
<th>Warehouse Area</th>
<th>Office (2 Level) Area</th>
<th>Total Building Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAREHOUSE</td>
<td>1,000 sqm</td>
<td>6,224 sqm</td>
<td>58 sqm</td>
<td>12,830 sqm</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Building 7</th>
<th>Site Area</th>
<th>Warehouse Area</th>
<th>Office (2 Level) Area</th>
<th>Total Building Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAREHOUSE</td>
<td>3,235 SQM</td>
<td>9,305 SQM</td>
<td>57 sqm</td>
<td>12,790 sqm</td>
</tr>
</tbody>
</table>

For further information please contact marsdenparkindustrialestate@urbis.com.au or on 1800 244 863

www.watchthisspacedesign.com
APPENDIX C

INFORMATION BOARDS
MASTERPLAN

LOGOS are currently preparing a State Significant Development Application (SSDA) for a light industrial estate, on Hollinsworth Road, Marsden Park.

The key features of the proposal include:

- 24-hour operation
- Construction of 7 warehouse buildings ranging from approximately 3,000sqm – 40,000sqm
- Ancillary office space for each warehouse
- Loading docks, hardstand areas, internal access roads and 670 on-site car parking spaces
- Associated infrastructure and landscaping works
- Access via Hollinsworth Road

PROPOSED MASTERPLAN
SITE CONTEXT
The site forms part of the broader Marsden Park Industrial Precinct, which is a major economic foundation for the North-West Growth Area, providing more homes close to amenities and more local jobs for the growing community. To the south of the site is a road corridor (proposed M9 Freeway) which provides a buffer zone of approximately 110 m between the site and residences of Bidwill and Hassall Grove.

SITE ACCESS
As part of a separate planning approval, Hollinsworth Road will be extended to provide access to the site for cars and heavy vehicles. The Marsden Park Industrial Precinct Plan, prepared by the Department of Planning indicates that Hollinsworth Road will eventually connect to South Street, further West.
OPERATIONS AND NOISE

The logistics centre is proposed to operate 24 hours a day. General operations on site would include pallet handling, truck movements as well as the use of mechanical plant and equipment.

To mitigate the impacts of noise the following design considerations are proposed:

• Noise generating areas (loading docks) will be orientated away from existing residential areas.

• A 24-metre road and landscaped buffer zone will be provided between the site and existing residential areas to the north (Ingenia Park)

• A 110m buffer between the site and the existing suburbs of Bidwill and Hassall Grove

• The construction of a 2.3 m high noise barrier along the southern boundary of the site to minimise potential noise impacts during night operations

Construction of the future M9 road corridor is likely to include additional mitigation measures to minimise the impact of traffic noise.

NOISE AND VIBRATION ASSESSMENT

EMM consulting are preparing a noise and vibration impact assessment. The results of this assessment will be publicly available with the development application.

TRAFFIC ASSESSMENT

GTA consultants are preparing a traffic assessment. The results of this assessment will be publicly available with the development application.
Logos Australia are currently preparing a development application (DA). This includes commissioning a range of technical studies including, traffic, noise and vibration and air quality.

While the DA is prepared, Urbis have been asked to collect stakeholder and community feedback to inform the masterplan. All feedback received will be documented in a summary report to the Department of Planning and Environment.

Once the technical studies have been completed and community feedback has been considered, the DA will be lodged.

The Department of Planning and Environment will place the DA on public exhibition for the broader community and stakeholders to provide their feedback. This is an opportunity to make a formal submission about the project.

Following public exhibition the Department will determine if the project is approved.

If the DA is approved, construction of the project is likely to begin in early 2018 and be completed end of 2019.

A Construction Management Plan will provide full details of staging, timeframes and management measures to minimise impacts on local residents and businesses.
APPENDIX D

COMMUNITY FEEDBACK FORMS
Thank you for attending the Community Information and Feedback Session. Your feedback is important to inform the preparation of the Marsden Park Industrial Estate Development Application.

Please place completed forms in the box provided, or return your feedback via:
E-mail: Marsdenparkindustrialestate@urbis.com.au
Post: In the Reply-Paid envelope supplied

OR

Urbis
Marsden Park Industrial Estate
201 Sussex Street
Sydney NSW 2000

1. What is your overall view of the proposed master plan for Marsden Park Industrial Estate?

2. What aspects of the master plan do you like the most?

3. What aspects of the master plan do you like the least?

4. What improvements would you suggest?
5. Are there other issues that should be considered to inform the preparation of the development application?

________________________________________________________________________________________
________________________________________________________________________________________

6. Do you have any other comments or suggestions you would like to make?

________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________

7. How did you find out about the Community Information and Feedback Session today?

________________________________________________________________________________________

8. Please indicate the answer that best describes you (please tick)

☐ Local resident ☐ Local business

☐ Other: ________________________________

Thank you for your feedback.