



# Consultation Outcomes Report

ESR Kemps Creek Logistics Park

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**Client:** ESR Australia

**Date:** 17 December 2020

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**Elton Consulting is now part of the WSP Group.**

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<b>Reviewed by</b>	Scott Warren
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<b>Date</b>	17 December 2020
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<b>Version</b>	FINAL
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# 1 Background

The Mamre Road Precinct (the Precinct) sits within the Western Sydney Employment Area, where 850 hectares of rural land has recently been rezoned for industrial purposes.

This rezoning is part of the NSW Government efforts to fast track development within Western Sydney Aerotropolis and of the broader area surrounding the new Western Sydney Airport at Badgerys Creek; an area currently benefiting from significant infrastructure upgrades to support local amenities, housing, jobs, and investments.

ESR Australia is currently preparing a State Significant Development Application (SSDA) for a 30-hectare industrial estate to be developed within the Mamre Road Precinct, referred to as the ESR Kemps Creek Logistics Park (the Park).

This proposed development will contribute to the area's future as an employment and industrial hub by facilitating significant growth and job opportunities in both construction and operational phases, and introducing several new local amenities.

The Park will also act as a gateway to the new Western Sydney Airport and provide ideal spaces for large occupiers to establish new distribution centres, as critical transport corridors will be preserved and potential opportunities for an intermodal freight terminal will be explored.

## 2 The project

To support the preparation of the SSDA, ESR engaged Elton Consulting to complete a range of consultation activities with local residents and businesses, the surrounding community and other relevant government departments and agencies, including those stipulated under the Secretary's Environmental Assessment Requirements (SEARs).

This report outlines consultation undertaken from October to December 2020, and demonstrates ESR's thoughtful, considered approach to providing stakeholders with clear project information and opportunities to be involved in the process and provide feedback.

More specifically, consultation was completed to meet and exceed the following SEARs requirements:

*"Community and stakeholder engagement to include:*






- » *A detailed 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 the consultation, including justification for the approach*
- » *A report on the results of the implementation of the strategy including issues raised by the community and the surrounding landowners and occupiers*
- » *Details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the development*
- » *Details of the proposed approach to future community and stakeholder engagement based on the results of the consultation."*

### 2.1 Engagement objectives

The key objectives of the engagement activities undertaken were to consult with all relevant and interested stakeholders of the Park to:

- » Inform them early in the process of plans and visions for the Park, and Precinct overall
- » Provide a range of opportunities for stakeholders to have a say and provide feedback
- » Mitigate concerns surrounding development impacts
- » Facilitate support and excitement for the benefits offered by the Park
- » Establish relationships with the surrounding community and interested stakeholders, and
- » Satisfy SEARs requirements.

### 3 Consultation snapshot

Tool	Description
<p><b>Project email</b></p> 	<p>A dedicated community email account was set up, managed by ESR and supported by Elton.</p> <p>This provided interested stakeholders an easy and direct line of contact to the project team, and allowed people to ask questions or submit feedback outside in-person engagement in the instance they were unable or unwilling to attend due to the COVID-19 pandemic.</p>
<p><b>Website</b></p> 	<p>Key information regarding the Park was published on ESR's website, which was advertised on all distributed collateral. The website specifically provided:</p> <ul style="list-style-type: none"> <li>» A summary of the project and what it will deliver</li> <li>» Access to a factsheet detailing the planning process</li> <li>» Contact information for the project team</li> <li>» Commercial information targeted to stakeholders exploring business opportunities</li> </ul>
<p><b>letterbox drops</b></p> 	<p>Two high-level factsheets were developed and delivered to surrounding residents and businesses:</p> <ul style="list-style-type: none"> <li>» 30 October 2020; 113 factsheets delivered</li> <li>» 23 November 2020; 172 factsheets delivered</li> </ul>
<p><b>Stakeholder Workshops</b></p> 	<p>Two workshops were scheduled with various stakeholder groups, and government departments and agencies recognised by both the project team and SEARs as being key groups to engage with at this early stage of development.</p> <p>65 email invites were sent.</p> <ul style="list-style-type: none"> <li>» 8 December 2020, online stakeholder workshop; 9 attendees</li> <li>» 8 December 2020, in-person stakeholder workshop; 0 attendees</li> </ul>
<p><b>Community Information and Feedback Session</b></p> 	<p>A Community Information and Feedback Session (CIFS) was held at Twin Creeks Golf and Country Club on 9 December 2020 from 3-7pm.</p> <p>Details of the session were included in one of the factsheets distributed as part of the letterbox drops.</p> <p>The CIFS provided an opportunity for stakeholders to meet the project team, ask questions, raise concerns and find out more information.</p> <p>A total of eight people attended.</p>

# 4 Consultation outcomes

## 4.1 Letterbox drops

Elton Consulting carried out two letterbox drops to the residential area surrounding the Park site, on 30 October and 23 November.

The factsheet delivered on 30 October acted as an introduction to the project and ESR, and included high-level information on the proposed development, its approval and construction timeline and an explainer on the Department of Planning, Industry and Environment (DPIE) planning process. As a proactive measure, anticipated community questions were also answered.

During the first letterbox drop, the team spoke with **four residents** about the project and factsheets were distributed to **113 homes**. None of the residents spoken to expressed concern about the project; they deemed the Park site to be far enough removed to have little to no impact upon their daily activities. Landowners along Aldington Road received the letterbox drop on 30 October, no feedback was received.

*A copy of the first factsheet can be found in Appendix A.*

The factsheet distributed on 23 November provided similar summary information on the project and, most importantly, included an invite to the Community Information and Feedback Session (CIFS). As this factsheet included the CIFS invite, it was delivered to a larger distribution area to capture all potentially interested and/or impacted residents. This factsheet was delivered to **172 homes**. Landowners along Aldington Road received the factsheet on 23 November, no feedback was received.

*A copy of the second factsheet can be found in Appendix B.*

**Figure 1: Letterbox distribution area - 30 October**

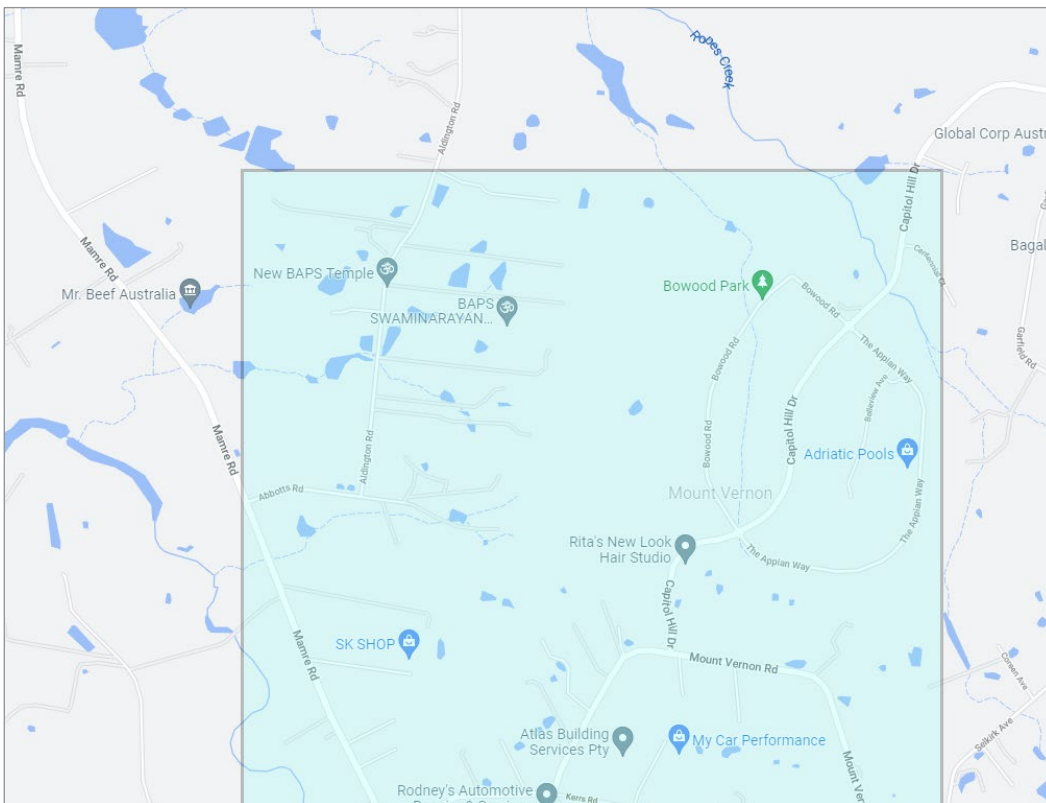
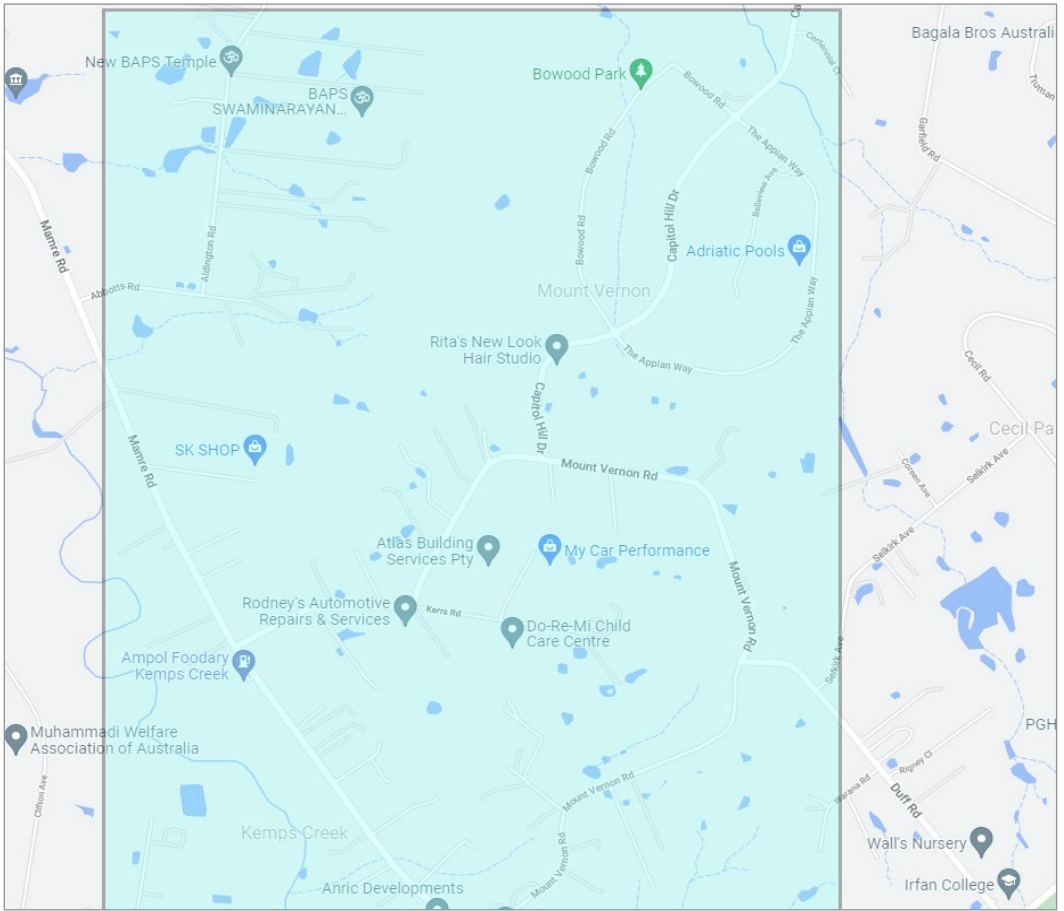


Figure 2: Letterbox distribution area - 23 November





## 4.2 Stakeholder workshops

Two workshops were scheduled in December 2020, both dedicated to providing specific stakeholders with information about the project, and a forum for them to ask questions on behalf of the group, agency or department they represented.

All 10 groups explicitly mentioned in the project SEARs were invited to participate in either an online or in-person workshop. An additional eight groups were also invited. These additional groups were included based on their interest and/or involvement in Western Sydney development, therefore deeming their participation appropriate and imperative.

*A copy of the workshop invitation can be found in Appendix C.*

A total of 65 invites were sent. Invitees included representatives from:

- » Penrith City Council
- » Endeavour Energy
- » Fire and Rescue NSW
- » NSW Rural Fire Service
- » Sydney Water
- » Transport for NSW (including RMS)
- » Western Parkland City Authority
- » Western Sydney Planning Partnership
- » WSA Co Ltd
- » Heritage NSW
- » Department of Planning, Industry and Environment (including specified departments)
- » Environment Protection Authority
- » Greater Sydney Commission
- » Western Sydney Business Chamber
- » Western Sydney Leadership Dialogue
- » Western Sydney Community Forum
- » Western Sydney Investment Attraction Office
- » Urban Development Institute of Australia



The current COVID-19 pandemic has introduced new challenges to community engagement, specifically concerning accessibility. To help ensure accessible and inclusive engagement, efforts were made to provide both in-person and online options for engagement.

## 4.2.1 Online session

On Tuesday 8 December, Elton Consulting facilitated an online workshop with key stakeholders identified in the SEARs requirements, as well as those known to have an interest or investment in Western Sydney development.

A total of **eight stakeholders** attended, from **six** different agencies and/or government departments.

The workshop involved a short presentation from ESR, followed by an informal Q&A session facilitated by Elton Consulting.

*A copy of the presentation can be found in Appendix D.*



### Stakeholder Workshop Attendees

#### Stakeholders

- » Mark Yee, Department of Planning, Industry and Environment
- » Melissa Rassac, Department of Planning, Industry and Environment
- » Greg Joblin, Greater Sydney Commission
- » Magly Coman, Transport for NSW
- » Laura Van Putten, Transport for NSW
- » Kerrie Symonds, Western Parkland City Authority
- » Joe Degabriele, Endeavour Energy
- » Anne Hurni, Penrith City Council

#### ESR Project Team

- » Scott Falvey, General Manager NSW
- » Paul Jewiss, Development Manager
- » Riley Sampson, Assistant Development Manager

#### Elton Consulting

- » Darius Turner, facilitator
- » Ella Burgess, note-taker

## Discussion themes

### Traffic

Questions on traffic were expected and mainly concerned the extent to which traffic would be generated as well as how operation access would be managed. The importance of Abbott's Road in the context of the site was raised regarding its potential as a distributor road if widening were to occur.

### Vision for Western Sydney

Considering the rapid growth occurring in the broader area of Western Sydney, ESR was asked to consider how the Park fits in with the area's overall goals and vision.

Penrith City Council had particular interest in the site's future tenants, with them being in favour of manufacturing industries as this would mean significant employment opportunities and growth. ESR assured establishing long-term relationships is critical, and that potential tenants currently include companies in pharmaceutical distribution, e-retailing and supplier distribution.

Frequently mentioned among the group was the collective goal between the agencies that the Park (and Mamre Road Precinct as a whole) would be part of the creation of a world-class standard in the area.

## Challenges

Challenges associated with the development of the Precinct was a common theme captured during the workshop. Potential challenges raised included:

- » Meeting the Development Control Plan (DCP) requirements; particularly directed to the timing surrounding earthworks and landscaping targets
- » Attaining clarity around delivery time to solidify ESR's ability to secure clients
- » Concerns over servicing arrangements with Endeavour Energy
- » Agency lag where the land has been sold to developers, but the agencies are yet to provide services to the area.

## Further information

Attendees identified several items during the workshop they would like further information on. These included:

- » Potential employment numbers
- » Transport links
- » Sustainability
- » Timing of the staged development.

### **Project team response**

The workshop was successful as an initial meeting between the project team and key stakeholders. ESR will consider all advice given and continue to work with the above stakeholders to achieve mutually beneficial outcomes for project partners and Western Sydney communities.

## 4.2.2 In-person session

*An in-person workshop was offered to stakeholders and was scheduled to occur immediately after the online session at ESR's offices, however, all RSVPs opted to attend the online session.*

## 4.3 Community information and feedback session

A Community Information and Feedback Session was held at Twin Creeks Golf and Country Club on Wednesday 9 December, 3pm-7pm.

It was a drop-in style event, where members of the surrounding community were invited to attend at any time during the four-hour period.

The session was informal and welcoming, with members of the Elton Consulting and ESR project team on hand to answer questions and guide attendees through the project information.

Two A0 display boards were set up in the room, which presented the most significant project information in a simple, visual way. Additional, supplementary resources were also available including factsheets and technical site maps, which were set up to aid conversations with attendees who required further detail.



*A copy of the A0 boards can be found in Appendix E.*

A total of **eight people** attended the session, most of whom identified themselves as long-standing residents of the area.

Conversations with attendees revealed commonalities in sentiment and experience; a key observation of all attendees was how well-informed each was of development in Western Sydney, both underway and planned. Each attendee had significant knowledge of the planning process, land rezoning and ownership of different land parcels in the surrounding area. Their informed positions made for interesting and detailed discussion with the project team.

Familiarity with the process meant each person understood the development's purpose and the necessary steps required for SSDA approval.

Questions asked were based on the residents' assumption that the project will be approved and built, and focused on impacts relevant to post-development operations of the site, rather than impacts that can occur during development.

Snapshot of comments heard, indicating sentiment:

- » *"It's all very interesting"*
- » *"Very interesting. We will wait and see"*
- » *"It's all happening"*
- » *"It's inevitable. Not much point in complaining"*

### Discussion themes

#### Parameters of development

Many questions were in relation to the details of the built site, and its operations once open. These questions were asked in a way to gauge the level of impact once construction is complete. No one was overly concerned by these potential impacts, nor opposed to the overall proposal.

Attendees sought information on the different proposed heights of the structures, the types of tenants the site is likely to attract and what utilities would be needed to operate the site.

Key things heard:

- » *"What is its highest point?"*
- » *"What's the height going to be?"*
- » *"Do you have tenants yet? What tenants are you targeting?"*
- » *"Will there be sewage on site?"*

**How the Park will fit in to other development in the area**



As attendees were all acutely aware of wider development in Western Sydney, as well as smaller projects within Kemps Creek, a lot of discussion centred on how the Park will relate to and fit in with other development sites.

Many people used the concept image displayed on one of the A0 boards to ask ESR team members which land belonged to them and which had been purchased by other developers. They also used this image to demonstrate their knowledge of where other development is underway in the area.

There were a few enquiries regarding the current empty land near the Park site and the Capitol Hill residential area, privately

owned by a local resident. People were interested in the zoning of the land, and if there were future plans for it. One attendee suggested the land be used to create a vegetation buffer between the site and the residents to help reduce noise and heat impacts.

Another recurring enquiry was the impact of development within the Precinct on the nearby school and aged care home; people expressed fondness for these two facilities.

Key things heard:

- » *"Will the school be rezoned?"*
- » *"Will the school remain?"*
- » *"Is that the same for the aged care home?"*
- » *"What will happen to the school and retirement village? It is a beautiful retirement village"*

**Project team response**

To support people’s knowledge of and interest in how the Park relates to other nearby development, the project team made a commitment to develop more contextual and detailed collateral to demonstrate this relationship better, including clearly showing the site’s location and dimensions.

## 4.4 Project email and website

A dedicated project email was established and managed by the ESR team during this early engagement phase.

**At this stage, no enquiries or complaints have been received via the project email.**

A Kemps Creek Logistics Park page was also set up on ESR's company website, to act as the ultimate authority of information and critical updates on the development.

### **Project team response**

The email will remain open and active throughout the course of the project. It is predicted the email will be more utilised once the proposal is on public exhibition.

The website will continue to be updated and will remain a source of truth for those seeking further information on the development.

## 5 Next steps

Engagement activities were completed during the development's pre-exhibition period and successfully introduced the project to key stakeholders and community members; allowing critical groups to meet and discuss the proposal with the project team to ask questions or provide feedback.

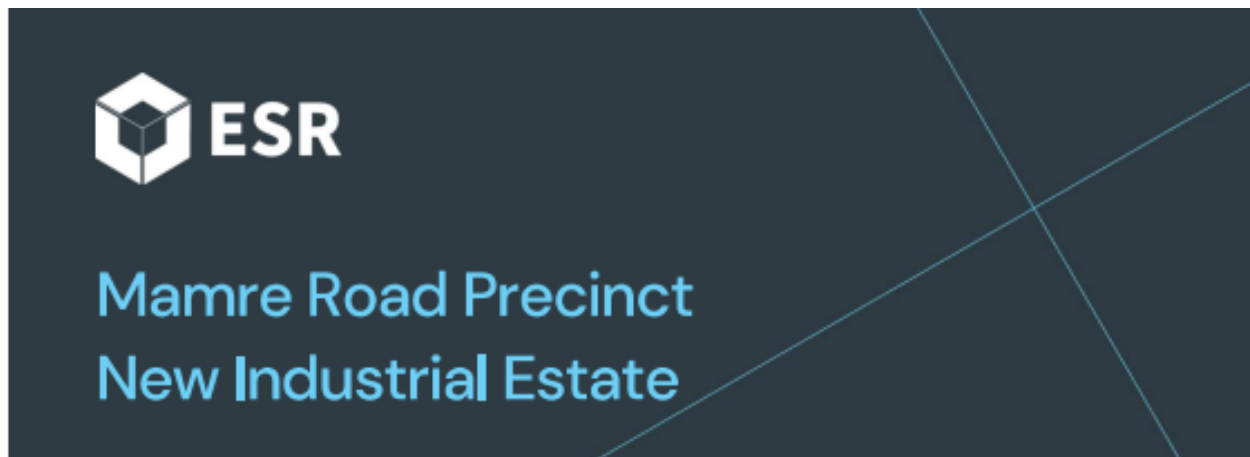
ESR is committed to engaging and working with key stakeholders and interested parties and will continue to reach out to these groups to offer opportunities for consultation during public exhibition of the Park in 2021.

# Appendices

- A Factsheet #1
- B Factsheet #2
- C Stakeholder workshop invitation
- D Stakeholder workshop presentation
- E Display boards



# A Factsheet #1



## What is the Mamre Road Precinct?

The Mamre Road Precinct sits within the Western Sydney Employment Area, where 850 hectares of rural land has recently been rezoned for industrial purposes.

This rezoning means opportunities for significant growth in the area, including the potential to provide around 5,200 construction jobs and 17,000 ongoing jobs when fully developed.

## What is being proposed?

Approval has been given for ESR to submit a State Significant Development Application (SSDA) for a new industrial estate within the Mamre Road Precinct.

This area's advancement is part of broader development happening in Western Sydney which enables industrial redevelopment, as well as protecting land for environmental conservation and recreation.

## Mamre Road Precinct Master Plan



[au.esr.com](http://au.esr.com)

## Why is this happening?

The development of the Mamre Road Precinct will form part of a vision for the area's future as an employment and industrial hub.

The Department of Planning, Industry and Environment (DPIE) estimates the Precinct could provide:

- > 5,200 construction jobs during development
- > 17,000 ongoing jobs after development
- > Preservation of land for environmental conservation, open space and road corridors
- > Protection of a site for a potential Western Sydney freight intermodal terminal

## What does this mean for residents?

**The current plan for the Precinct protects surrounding rural residential areas from industrial activities through strong controls on development.**

We will be keeping residents regularly updated on project milestones and providing opportunities for the community to provide feedback and ask questions.

Community and stakeholder engagement will occur throughout the project and residents will be provided with information about any potential changes in a timely manner.

## What is a State Significant Development Application (SSDA)

A development application is classified as State significant if the project is an important venture for economic, environmental, or social reasons.

A requirement of a SSDA is to prepare an Environmental Impact Statement, which must meet the Secretary's Environmental Assessment Requirements (SEARS) and adequately assess the economic, environmental and social impacts of the project.

An essential part of the preparation of an EIS is community consultation.

**We are committed to consulting and working with the community now, and throughout the course of the project.**

## Approvals Timeline

1. NSW Department of Planning, Industry and Environment (DPIE) assesses proposal and issues Secretary's Environmental Assessment Requirements (SEARs) > **WE ARE HERE**
2. Environmental Impact Statement (EIS) developed and community consultation undertaken
3. Public exhibition of EIS
4. SSDA evaluated and determination provided.

## Where can I get more information?

We plan to communicate regularly with the Precinct's surrounding community, and relevant stakeholders.

**We are only in the early stages of this project. There will be many opportunities in the future to be involved and have your say.**

**We will reach out again soon to provide you with information on how to get in touch with the project team.**

In the meantime, we encourage you to visit DPIE's website & ESR Australia's website for preliminary information on the project and approvals process:

<https://www.planningportal.nsw.gov.au/major-projects/project/39866>

### Project Website

<https://au.esr.com/available-space/kempscreek/>

# B Factsheet #2



The Mamre Road Precinct sits within the Western Sydney Employment Area, where 850 hectares of rural land has recently been rezoned for industrial purposes.

This rezoning means opportunities for immense growth in the area, including the potential to provide around 5,200 construction jobs and 17,000 ongoing jobs when fully developed.

Approval has now been given for ESR to submit a State Significant Development Application for a new industrial estate within the Mamre Road Precinct.

### The new industrial estate

The development of the Mamre Road Precinct is part of broader development happening in western Sydney, and will form part of a vision for the area's future as an employment and industrial hub.

The Department of Planning, Industry and Environment (DPIE) estimates the Precinct could provide:

- > 5,200 construction jobs during development
- > 17,000 ongoing jobs after development
- > Preservation of land for environmental conservation, open space and road corridors
- > Protection of a site for a potential Western Sydney freight intermodal terminal

### What does this mean for residents?

The current plan for the Precinct protects surrounding rural 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 community now, and throughout the course of this project.

### Approvals Timeline



[au.esr.com](http://au.esr.com)



### **Community Information Session**

We would like to invite you to attend a drop-in information session where you can meet members of the project team and find out more about the proposed development.

**When:** Wednesday 9 December, 3–7pm

**Where:** The Twin Creeks Golf & Country Club, Luddenham

**How to stay updated:** We encourage you to reach out to find out more information, ask questions or provide feedback.

**Email:** [info.kempscreek@esr.com](mailto:info.kempscreek@esr.com)

**Website:** <https://au.esr.com/available-space/kempscreek/>

### **Questions and Answers**

#### **When will construction works start?**

Pending approval of the State Significant Development Application (SSDA), construction works are likely to commence in Q1 2022.

#### **How long will construction take?**

Construction is planned to be staged. Stage 1 of the development will be between Q1 2022 and Q3 2023.

#### **What can I expect during construction works? Will construction work be noisy?**

The construction of the industrial estate will involve usual construction activities including site establishment, earthworks and construction. These works will involve increased vehicle movements and construction noise.

#### **Where will construction vehicles enter and exit the site and where will they park?**

Construction vehicles will have a private access to the site from Aldington Road and Abbotts Road.

#### **What benefits will the project deliver once construction is complete?**

Once complete, the project will deliver a brand-new logistics hub, as part of Sydney's emerging third city of Badgerys Creek. The project will provide a variety of employment opportunities and form part of the vision for the Western Sydney Growth Area.

#### **What is an Environmental Impact Statement (EIS)?**

The EIS will describe the environmental impact of the construction of the Kemps Creek Logistic Park.

#### **What is a State Significant Development Application (SSDA)?**

A development application is classified as State significant if the project is an important venture for economic, environmental, or social reasons.

# C Stakeholder workshop invitation



Level 29, 20 Bond Street  
Sydney NSW 2000  
Ph. +61 2 9186 4700

30 November 2020

## **KEMPS CREEK LOGISTICS PARK – STAKEHOLDER WORKSHOP**

We are writing to you about the proposed development by ESR of a new industrial estate to be known as Kemps Creek Logistics Park.

At present, we are preparing a State Significant Development Application (SSDA) including an Environmental Impact Statement (EIS) in order to meet legislative requirements of the Secretary's Environmental Assessment Requirements (SEARs).

In line with the SEARs, we are undertaking comprehensive community and stakeholder engagement to provide information about the project and provide opportunities for feedback. ESR recognises the importance of engagement with the community and stakeholders and are committed to an engagement program that will reach all stakeholders.

Your organisation has been identified as an important stakeholder in the development of the Kemps Creek Logistics Park. We would like to invite you to a stakeholder workshop to share more detailed information about the proposal and seek your input.

To ensure ease of accessibility, the stakeholder workshop will be held online as well as in person.

- » The online workshop will be held via Microsoft Teams 9:15am-10:15am on 8 December. Upon receiving your preference for the online session, we will send you a link to join
- » The in-person workshop will be held 10:30am-11:30am on 8 December at ESR, Level 29, 20 Bond Street, Sydney

We ask that you RSVP via return email to [info.kempscreek@esr.com](mailto:info.kempscreek@esr.com) by Friday 4 December and indicate if you will be attending our online workshop via Microsoft Teams or our in-person workshop.

If you have any questions or would like further information, please contact us in the following ways:

- » By email: [info.kempscreek@esr.com](mailto:info.kempscreek@esr.com)
- » By phone: 02 9506 1411

For further information please visit our project website, <https://au.esr.com/available-space/kempscreek/>

We look forward to continued engagement with the community and stakeholders.

Yours sincerely,

Paul Jewiss  
Development Manager  
ESR Australia

## D Stakeholder workshop presentation



# ABOUT ESR AUSTRALIA

ESR Australia is a leading manager of industrial and business park real estate with assets under management of more than A\$2.5 billion, and a robust pipeline of developments underway. ESR Australia also has established funds management capabilities with long term relationships with global institutional investors.

ESR entered the Australian market in 2018 through the acquisition of industry leaders, Propertylink Group and Commercial & Industrial Property Pty Ltd, which now operate wholly as ESR Australia. With these acquisitions came an experienced and talented team of professionals.

Our team has deep expertise across the industrial and office real estate markets. A fully integrated service offering is delivered by this inhouse team, achieving strong customer outcomes through tenant-driven development solutions, active asset management, and a strategic approach to property investment management.

**We are part of the largest Asia-Pacific logistics real estate group.**

## DEVELOP

ESR develops strategic land assets and greenfield and brownfield development sites delivering premium logistic facilities.

- > Land sourcing
- > Design
- > Construction
- > Pre-leasing

## INVEST

ESR invests in assets through direct ownership and the funds we manage, and creates investment opportunities for our capital partners.

- > Fund management
- > Capital partners
- > Opportunities

## MANAGE

ESR actively manages assets, adding long term value for customers and investors.

- > Active asset management
- > Property management
- > Leasing

A\$2.5 b

Assets Under Management

705,873 m<sup>2</sup> sqm

Gross Lettable Area

500,000 m<sup>2</sup> sqm

Development Pipeline

@ 31 December 2019

# The Future of Logistics

ESR Kemps Creek Logistics Park is a brand-new logistics hub, as part of Sydney's emerging third city of Badgerys Creek.

## GAINING MOMENTUM

The NSW Government has fast tracked this precinct in the developing Western Sydney Aerotropolis. This growth corridor is currently benefiting from significant infrastructure upgrades to support local amenities, housing, jobs, and investments.

## SUPERIOR ACCESS

With close proximity to major arterials, ESR Kemps Creek Logistics Park provides businesses the opportunity to operate within the developing Mamre Road Precinct. This precinct will benefit from the metro line set for completion in 2026, in line with the completion of Western Sydney Airport.



## KEY FEATURES



- > 30 ha masterplanned industrial estate
- > Gateway to future Western Sydney Airport
- > Ideal for large occupiers to establish brand-new national distribution centres
- > Greenfield development opportunity in Sydney's newest industrial precinct
- > Tenancies from 5,000 sqm.

4

# Master Plan

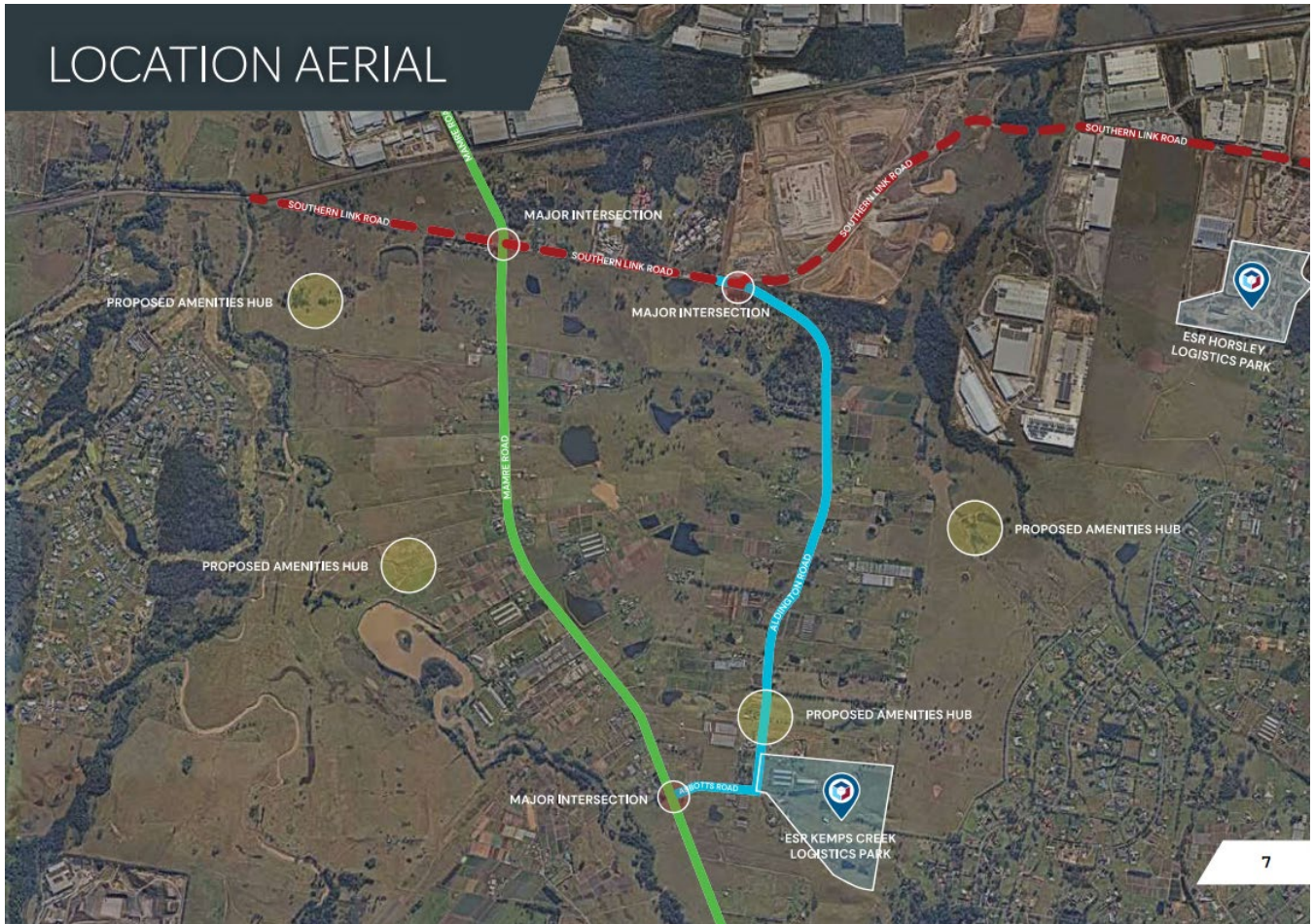


# CONCEPT AERIAL



6

# LOCATION AERIAL



# SUSTAINABILITY

At ESR we are dedicated to optimising sustainability in every aspect of our business. This is seen in our consideration of the environment through green design initiatives, as well as broader focus on our social and economic responsibilities to the communities in which we operate.



**5 STAR GREEN STAR  
RATED INDUSTRIAL  
FACILITIES**



**SMART BUILDING  
MANAGEMENT  
SYSTEMS**



**INDUSTRY LEADING  
SOLAR TECHNOLOGIES**



**LOW EMISSION  
VEHICLE  
INFRASTRUCTURE**



**SUSTAINABILITY  
IN DESIGN AND  
CONSTRUCTION**



**RAIN WATER  
HARVESTING**



# E Display boards

## ESR KEMPS CREEK LOGISTICS PARK



The Mamre Road Precinct sits within the Western Sydney Employment Area, where 850 hectares of rural land has recently been rezoned for industrial purposes.

**Approval has now been given for ESR to submit a State Significant Development Application for a new industrial estate within the Mamre Road Precinct.**

**The development will include:**

- Seven warehouse/office development lots
- Café & amenities area
- Parking and handstand areas
- High quality streetscape & vegetation
- Stormwater quality treatment basin.

[au.esr.com](http://au.esr.com)

# ESR KEMPS CREEK LOGISTICS PARK



Once complete, the project will deliver a brand-new logistics hub, providing a variety of employment opportunities and forming part of the vision for the Western Sydney Growth Area.

With the NSW Government driving the area's development, this precinct will advance rapidly. Already in planning are master planned retail, health and residential precincts.

The Department of Planning, Industry and Environment (DPIE) estimates the Precinct could provide:

- 5,200 construction jobs during development
- 17,000 ongoing jobs after development
- Preservation of land for environmental conservation, open space and road corridors
- Protection of a site for a potential Western Sydney freight intermodal terminal.



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