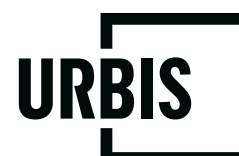




# CONSULTATION OUTCOMES REPORT

Augusta Street Warehouse and  
Distribution Centre

Prepared for  
**THE TRUSTEE FOR HUNTINGWOOD PROPERTY TRUST**  
24 August 2023



**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

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| Project Code       | P0038353         |
| Report Number      | Final            |

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**Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.**

**We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.**

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# 1. INTRODUCTION

Urbis Engagement has been commissioned by The Trustee for Huntingwood Property Trust (LOGOS) to prepare this report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD-36138263) for the proposed Augusta Street warehouse and distribution centre at Augusta Street, Blacktown.

## 1.1. THE SITE

The site is located at Augusta Street, Blacktown, within the Blacktown local government area (LGA). The site comprises multiple parcels of land and is legally described as:

- Lot 1 DP835264
- Lots 218-219 DP457024
- Lot 2151 DP135859
- Lot 2 DP516449
- Lot 163-164, 168-188 and 216 DP8716
- Lot 1 DP119616
- Lots 4-6 DP226294
- Lots 50-52 DP1144623
- Lot 7 DP803359
- Lots 6-10 DP801210
- Lot 4 DP585492
- Lot 4 DP583442
- Lot 2 DP1263824.

The site is identified in the figure below.

Figure 1 Site aerial



Source: Urbis 2022

Key features of the site are as follows:

- The site has frontage to the Great Western Highway and the Western Motorway of approximately 940 metres and frontage to Flushcombe Road of approximately 250 metres. Augusta Street dissects part of the western portion of the site and is vested to Blacktown Council.
- Access to the site is currently available from Augusta Street which connects to Flushcombe Road to the west. Flushcombe Road intersects with the Great Western Highway, providing east-west access to the metropolitan road network, with right-in and right-out movements available via the existing signalised intersection.
- The eastern part of the site slopes to the west, while the western part of the site slopes to the east, with the central low point at Blacktown Creek adjacent to the easement for water supply
- The site is affected by multiple easements and restrictions including:
  - Multiple easements up to 30 metres wide for transmission lines along the southern part of the site. The site features high voltage power lines along the southern side.
  - An 10m wide easement for water supply which runs north-south within the central part of the site, with associated 9 metre wide and 3 metre wide easements for construction purposes
- Lot 164 in DP8716 is identified as being owned by Amplitel as the land accommodates a Telstra mobile telecommunications facility which is proposed to be relocated.
- The site has been cleared but is undeveloped with scattered trees across the western boundary and southern boundaries and in the north-eastern corner. Blacktown Creek runs north-south through the central part of the site with riparian vegetation along the corridor.

Key features of the locality:

- The site is approximately 34km west of the Sydney CBD and approximately 3.3km south of the Blacktown commercial centre.

- The region features a mix of land uses, including residential and employment-generating activities. The Huntingwood and Pemulwuy industrial estates are located to the west and south-east.
- The Prospect Reservoir is approximately 1km south of the site adjacent to the Western Sydney Parklands.

The surrounding locality is described as follows:

- North: The site adjoins the Great Western Highway. The land further to the north primarily comprises residential development including detached single and double storey dwellings. A small natural reserve known as Timbertop Reserve separates the residential development and associated landscaping.
- East: The land immediately to the east of the site is vacant. The Prospect Highway is located further east, providing access to the M4 Motorway and Great Western Highway. St Bartholomew's Church and Cemetery is located on the eastern side of the Prospect Highway.
- South: The M4 Motorway runs along the southern boundary of the site, with boundary landscaping providing visual screening of the site. The land on the opposite side of the Motorway comprises recreational and entertainment facilities in the form of a water park and a drive in movie theatre.
- West: The land to the west comprises an animal holding facility and industrial development, characterised by large warehouse buildings.

## 1.2. PROJECT DESCRIPTION

### Brief Description

Construction and operation of a warehouse and distribution centre development of approximately 134,565m<sup>2</sup> gross floor area, including four warehouse buildings, ancillary office space, office facilities, indicative warehouse fitout works inclusive of warehouse racking, on-site car parking, and associated works including excavation, landscaping, and signage.

### Detailed Description

The proposed SSDA seeks approval to redevelop the site to accommodate a warehouse and distribution centre use inclusive of the following:

- Site establishment works, including tree removal, minor excavation / bulk earthworks.
- Construction and operation of four (4) new warehouse buildings comprising a multi-level warehouse building on the eastern portion of the site and three single storey warehouse buildings on the western portion of the site. The warehouse buildings will include ancillary office space and indicative warehouse fit out works including warehouse racking.
- The warehouse and distribution tenancies are proposed to be operated 24 hours per day, 7 days per week.
- Other associated works including landscaping, at-grade car parking and general site improvements.
- Business and building identification signage including wayfinding signage.
- Vehicle access provided via Augusta Street and a new proposed access from the Great Western Highway
- Lot consolidation of properties.

### 1.3. RESPONSE TO SEARS

This community and stakeholder engagement outcomes report aims to meet the Secretary's Environmental Assessment Requirements (SEARs) for SSD-36138263. Table 1 identifies the relevant SEARs requirement/s and corresponding reference/s within this report.

Table 1 Response to SEARS - SSD-36138263

| SEARs item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Project response                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Key issues – Community and Stakeholder Engagement</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                            |
| <p>Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:</p> <ul style="list-style-type: none"> <li>the relevant Department assessment team</li> <li>any relevant local councils</li> <li>any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City).</li> <li>the community.</li> <li>if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation</li> </ul> | <p>Refer to Section 2 of this document outlines an engagement strategy and identifies key community members and stakeholders.</p> <p>The outcomes of the consultation approach and the proposed future approach will be captured in the:</p> <ul style="list-style-type: none"> <li>Engagement and Communications Outcomes Report</li> <li>EIS.</li> </ul> |
| <b>Consultation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                            |
| <p>Your EIS must be informed by consultation with Transport for NSW, regarding construction and operational traffic impacts of the development, particularly the proposed access onto the Great Western Highway.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Sections 2 and 4 of this document outlines how Transport for NSW will be consulted during the preparation of the EIS.</p> <p>The outcomes of the consultation, including issues raised and project response, will be captured in the:</p> <ul style="list-style-type: none"> <li>Consultation Outcomes Report</li> <li>EIS.</li> </ul>                  |

## 2. COMMUNITY AND STAKEHOLDER PARTICIPATION STRATEGY

Community and stakeholder participation throughout the development of the proposal was achieved through the implementation of the engagement strategy outlined in this section.

### 2.1. ENGAGEMENT OBJECTIVE AND APPROACH

The engagement approach was adapted from the International Association of Public Participation's (IAP2) Public Participation spectrum. The spectrum (Figure 2) describes goals for public participation and the corresponding promise to the public. For this engagement strategy, the engagement objective aligned to the goal of informing or consulting with stakeholders and the community. This means our objective was to either:

- Provide balance and objective information to assist stakeholders in understanding the proposal
- Obtain public feedback on the proposal.

Figure 2 IAP2 Public Participation spectrum

|         | INFORM                                                                                                                                                  | CONSULT                                                                                                                                          | INVOLVE                                                                                                                                                                                   | COLLABORATE                                                                                                                                                               | EMPOWER                                                    |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| GOAL    | To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions | To obtain public feedback on analysis alternatives and/or decisions                                                                              | To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.                                        | To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.                     | To place final decision-making in the hands of the public. |
| PROMISE | We will keep you informed.                                                                                                                              | We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. | We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision. | We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible. | We will implement what you decide.                         |

Source: IAP2

To achieve these objectives, the engagement approach involved:

- Providing consistent, relevant, jargon-free and up to date information on the proposal, impacts, benefits, and the SSDA process through accessible, tailored open lines of communication.
- Providing methods for monitoring and opportunities for the community to give feedback to help inform the planning process.
- Responding appropriately and in a timely manner to concerns or questions raised by the community and stakeholders.
- Facilitating information flow to the project team by establishing working relationships to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the project.
- Clearly outlining the negotiables and non-negotiables and the level of effect as a result of feedback.
- Managing expectations by closing the feedback loop by sharing how stakeholder and community views influenced the proposal.

## 2.2. PURPOSE OF ENGAGEMENT

The stakeholder and community engagement process for the Augusta Street Warehouse and Distribution Centre project aimed to:

- Provide accurate information about the proposed concept plans
- Deliver an independent, transparent and accountable consultation process and provide a range of ways for people to engage and give feedback
- Create pathways for stakeholder interaction and feedback that are open and transparent
- Document key feedback to inform ongoing design and planning
- Collate feedback to inform the planning and development of all stages of the project
- Invite proactive engagement on key community issues and concerns, and
- Deliver an independent, transparent, and accountable consultation process.

### 3. STAKEHOLDERS

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. Described in DPE’s *Undertaking Engagement Guide: Guidance for State Significant Projects*, the community is anyone (including individuals, community groups, Aboriginal and Torres Strait Islander communities, culturally and linguistically diverse communities, peak bodies or businesses) interested in or are likely to be affected by the project.

The stakeholders for the project have been categorised by group, as shown in the figure below. The community outlined in Figure 4 and in green have been identified as likely to be affected by the project due to their proximity to the site. They could be impacted by traffic, noise, and dust during construction or by traffic, changes to views, noise, and light spill during operation.

Figure 3 Stakeholder categorisation

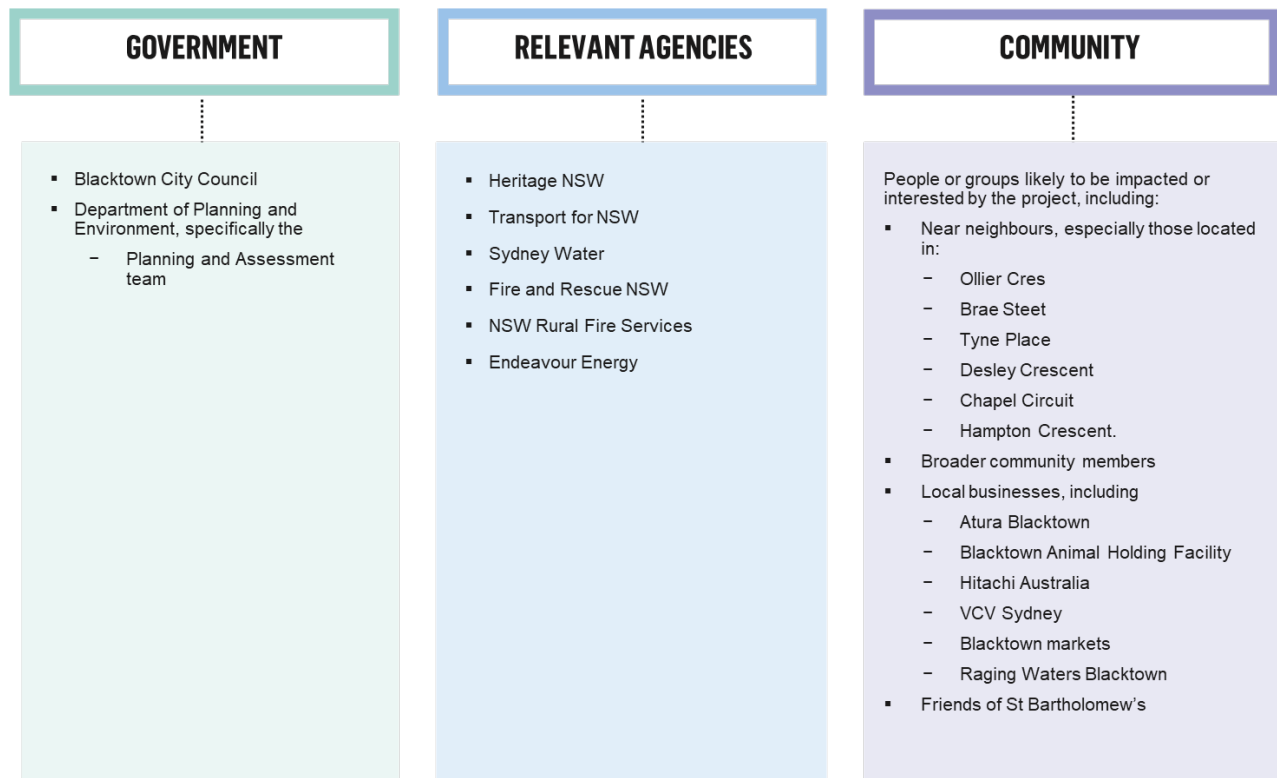


Figure 4 The site and surrounding community



### 3.1. STAKEHOLDER MATRIX

The following table outlines the key stakeholders who will be involved throughout the engagement process. The stakeholder identification matrix is based on the principles of IAP2's Public Participation Spectrum as outlined in Section 2.

Engagement activities will include a letterbox drop, a near neighbour doorknock, enquiry management, a website and an informational briefing through the duration of the planning process.

Table 2 Stakeholder matrix

| Stakeholder                                                                                   | Level of engagement (IAP2)                                                                                  | Key focus                                                                            | Forms of engagement              |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------|
| <b>Government</b>                                                                             |                                                                                                             |                                                                                      |                                  |
| Blacktown City Council                                                                        | Consult: Obtain feedback on the proposal.                                                                   | Impacts to neighbours<br>Impacts to St Bartholomew's Church                          | Briefings<br>Email communication |
| Department of Planning and Environment (DPE), specifically:<br>▪ Planning and Assessment team | Consult: Obtain feedback on the proposal.                                                                   | Traffic and noise impacts<br>Construction and operational impacts                    | Briefings<br>Email communication |
| <b>Relevant agencies</b>                                                                      |                                                                                                             |                                                                                      |                                  |
| Heritage NSW                                                                                  | Consult: Obtain feedback on the proposal and understand how the proposal may impact each agencies' service. | Impacts of St Bartholomew's<br>Any Aboriginal Heritage                               | Email communication              |
| Transport for NSW (TfNSW)                                                                     | Consult: Obtain feedback on the proposal and understand how the proposal may impact each agencies' service. | Proposed access onto the Great Western Highway.<br>Traffic impacts<br>Vehicle access | Email communication              |

| Stakeholder                                                                                                                                                            | Level of engagement (IAP2)                                                                                                                               | Key focus                                                                                      | Forms of engagement                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Sydney Water                                                                                                                                                           | Consult: Obtain feedback on the proposal and understand how the proposal may impact each agencies' service.                                              | Any interface with Sydney Water assets.                                                        | Email communication                                                                                 |
| Fire and Rescue NSW                                                                                                                                                    | Consult: Obtain feedback on the proposal and understand how the proposal may impact each agencies' service.                                              | Impacts during construction and operation that may impact its ability to provide its services. | Email communication                                                                                 |
| Natural Resources Access Regulator (NRAR)                                                                                                                              | Consult: Obtain feedback on the proposal and understand how the proposal may impact each agencies' service.                                              | Impacts during construction and operation on surrounding biodiversity.                         | Email communication                                                                                 |
| Endeavour Energy                                                                                                                                                       | Consult: Obtain feedback on the proposal and understand how the proposal may impact each agencies' service.                                              | Any interface with Endeavour Energy assets.                                                    | Email communication                                                                                 |
| NSW Rural Fire Services                                                                                                                                                | Consult: Obtain feedback on the proposal and understand how the proposal may impact each agencies' service.                                              | Impacts during construction and operation that may impact its ability to provide its services. | Email communication                                                                                 |
| <b>Community</b>                                                                                                                                                       |                                                                                                                                                          |                                                                                                |                                                                                                     |
| Near neighbours located in: <ul style="list-style-type: none"> <li>▪ Ollier Crescent</li> <li>▪ Brae Steet</li> <li>▪ Tyne Place</li> <li>▪ Desley Crescent</li> </ul> | Consult: Obtain feedback on the proposal by providing balanced and objective information to assist in understanding the proposal's impacts and benefits. | Traffic impacts<br>Visual amenity<br>Construction impacts<br>Building height                   | Doorknock<br>Newsletter<br>1800 number and email<br>Website<br>Online community Information session |

| Stakeholder                                                                                                                                                                                                                                                                                                                                                                     | Level of engagement (IAP2) | Key focus | Forms of engagement |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------|---------------------|
| <ul style="list-style-type: none"> <li>▪ Chapel Circuit</li> <li>▪ Hampton Crescent.</li> </ul> <p>Broader community members</p> <p>Local businesses, including:</p> <ul style="list-style-type: none"> <li>▪ Atura Blacktown</li> <li>▪ Blacktown Animal Holding Facility</li> <li>▪ Hitachi Australia</li> <li>▪ VCV Sydney</li> <li>▪ Friends of St Bartholomew's</li> </ul> |                            |           |                     |

## **4. FORMS OF ENGAGEMENT**

### **4.1. NEWSLETTER**

A newsletter was distributed to 441 properties on 5 June 2023 which outlined key features of the proposal and invited feedback. It included an email, phone number and website managed by Urbis Engagement to answer questions and collect feedback. The fact sheet also included an invitation to attend the community information session.

The fact sheet is in Appendix A and the distribution area in Appendix B.

### **4.2. DOOR KNOCK**

On 10 and 17 June 2022, Urbis Engagement door knocked approximately 84 residences to:

- provide a fact sheet
- invite them to the community information session
- answer questions, and
- collect initial feedback.

The door knock included a focus on talking through the potential impacts of the proposal in detail. This involved explaining the potential noise and traffic impacts. Explanation of noise impacts included discussing the approach to design with loading zones located away from residential neighbours, facing the M4 Motorway.

Newsletters and a “Sorry we missed you” card were left in the letter boxes of those residents who were not home. These included information on how to contact the Urbis Engagement team.

The door knock catchment is in Appendix C.

### **4.3. COMMUNITY ONLINE INFORMATION SESSION**

A one-hour online information session was held on Wednesday 22 June at 5pm, online via Zoom. The community was notified about the session via the doorknock and the newsletter.

Attendees were presented with information about the project, and then given the opportunity to ask questions of the project team.

In total, three residents attended the online information session.

A copy of the presentation slides is available in Appendix D.

### **4.4. WEBSITE**

The project website (<https://www.augustastreethuntingwood.com/>) went live on 3 June 2022 and provided information about the proposed development, the planning process and contact details for enquires.

At the time of writing this report, there have been 89 views of the website.

The website landing page is in Appendix E.

### **4.5. ENGAGEMENT EMAIL AND PHONE NUMBER**

The fact sheet and website provided a dedicated phone number and email address managed by Urbis to enable people to provide feedback on the project and ask questions.

Four enquiries have been received at the time of writing this report.

A summary of these enquires and project responses are in Section 5 of this report.

## **4.6. UPDATE LETTER TO RESIDENTS**

A letter was distributed to 441 residents on 9 May 2023 providing an update on the project regarding the new vehicle access pathways resulting from the Prospect Highway upgrades

A copy of this letter and the distribution area are included in Appendices F & G.

## 5. ISSUES RAISED

The following table outlines the issues raised by the community and stakeholders and the project response. Key themes that arose during the consultation period included:

- Interest in local employment opportunities.
- Concerns around impact from vehicle movements and noise.

Table 3 Issues raised and project response

| Stakeholder            | How this group was consulted                                                                                             | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Government</b>      |                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Blacktown City Council | LOGOS met with Blacktown City Council (Council) on 2 June 2022 to provide information on the proposal and seek feedback. | <p>The below key issues were required to be addressed in the proposed development for lodgement:</p> <p><b>Building setbacks and landscaping</b></p> <ol style="list-style-type: none"> <li>1. 20m setback required to Great Western Highway, M4 Motorway and Prospect Highway.</li> <li>2. Warehouse 1 and 2 are required to be setback 7.5m from Flushcombe Road in-line with Huntingwood DCP.</li> <li>3. All setbacks are to be landscaped and maintained as open space.</li> <li>4. The building including carparking areas are to be set back 20m + 10m (buffer) from the two creek lines onsite.</li> </ol> <p><b>Trees and vegetation</b></p> | <p><b>Building setbacks and landscaping</b></p> <ol style="list-style-type: none"> <li>1. The proposed development has been designed to accommodate at minimum a 20m setback to the nominated major roads.</li> <li>2. A 5m setback is proposed for Flushcombe Road as the warehouses are corner allotments and the primary frontage is Augusta Street. A 7.5m landscaped setback has been provided to the Augusta Street frontage in-lieu.</li> <li>3. Detailed in the Landscape Plan by Habitat8, all setbacks are landscaped and will be maintained appropriately.</li> <li>4. A 20m + 10m buffer area has been provided for Blacktown Creek riparian corridor. As identified in the</li> </ol> |

| Stakeholder | How this group was consulted | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             |                              | <p>5. Trees located on site are to be retained where practicable in accordance with Council's resolution in May 2018.</p> <p>6. There is value in retaining mature vegetation, specifically for the boundaries with the Great Western Highway and M4 Motorway.</p> <p>7. The site is to be assessed by a qualified ecologist regarding the biodiversity value onsite, mapping the extent of native vegetation. Any vegetation to be remove is to be appropriately offset. A BDAR is to be prepared for any application.</p> <p><b>Management of the vegetation and riparian corridor</b></p> <p>8. A Vegetation Management Plan (VMP) is required. The VMP is to be in perpetuity given that all land the subject of development is privately owned.</p> <p><b>Visual dominance of the proposal on the surrounding area</b></p> <p>9. The site is considered to have high visual sensitivity. Visual mitigation measures therefore are important to the site. The proposed development will have a serious impact on the</p> | <p>Biodiversity Development Assessment Report (BDAR), the unnamed second creek link on the western side of the site is considered a swale and does not contain the level of biodiversity value of a category 2 riparian corridor in line with Huntingwood DCP. As such, the 5m buffer is sufficient to maintain the value of the waterway.</p> <p><b>Trees and vegetation</b></p> <p>5. Trees onsite have been retained where practical. A comprehensive landscaping plan has also been prepared for the site, introducing an additional 0.8ha of landscaped area.</p> <p>6. Vegetation onsite has been retained where practicable. Please refer to the BDAR.</p> <p>7. A BDAR has been prepared by a qualified ecologist to assess and map vegetation onsite.</p> <p><b>Management of the vegetation and riparian corridor</b></p> <p>8. A VMP will be prepared for the proposed development post consent, and a restriction appropriately applied to the site to guarantee</p> |

| Stakeholder | How this group was consulted | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             |                              | <p>streetscape and will be overly dominant impact on the Great Western Highway, M4 Motorway and Prospect Highway road corridors. A Visual Impact Assessment should be prepared to support any application. Council will provide detailed commentary as EIS exhibition stage.</p> <p><b>Traffic and parking</b></p> <p>10. A comprehensive traffic impact assessment report prepared by a suitably qualified traffic engineer is to be submitted with the EIS noting the following:</p> <ul style="list-style-type: none"> <li>– Details on ingress and egress</li> <li>– Permissions arrangement with TfNSW for access from Great Western Highway.</li> <li>– Resolution of any potential truck / car conflict.</li> <li>– Adequate car parking provision under Huntingwood DCP.</li> <li>– Compliance with the relevant Australian Standards</li> </ul> <p><b>Augusta Street and road closure</b></p> <p>11. The applicant indicated in the meeting that they have started negotiations with Council's Property section regarding the closure of part</p> | <p>vegetation management by owners into the future.</p> <p><b>Visual dominance of the proposal on the surrounding area</b></p> <p>9. A VIA has been prepared to support the proposed industrial precinct.</p> <p><b>Traffic and parking</b></p> <p>10. A Traffic Impact Assessment has been prepared by a qualified traffic engineer to support the proposed development. This report includes swept path diagrams, access arrangements, parking assessments, compliance assessment against relevant Australian Standards amongst other matters with regard to the proposed development.</p> <p><b>Augusta Street and road closure</b></p> <p>11. The discussions surrounding part closure of Augusta Street are currently ongoing with Council and will be resolved as a post-consent matter.</p> <p><b>Integrated development</b></p> <p>12. Section 4.41 of the Environmental Planning and Assessment Act 1979 states that the relevant approvals for integrated development relevant to</p> |

| Stakeholder | How this group was consulted | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             |                              | <p>of the closure of Augusta Street to include as part of the development. Given the site is to be owned by a single owner, is the part closure of Augusta Street required.</p> <p><b>Integrated development</b></p> <p>12. The proposed development is Integrated Development under Section 4.46 of the Environmental Planning and Assessment Act 1979 and requires referral to:</p> <ul style="list-style-type: none"> <li>– NRAR</li> <li>– Transport NSW</li> <li>– NSW Department of Industries</li> <li>– National Parks and Wildlife Services Act</li> </ul> <p><b>Heritage and archaeology</b></p> <p>13. The application will require a Heritage Impact Statement to address any potential impacts on the State Significant heritage item – St Bartholomew's Church and Cemetery adjacent to the eastern boundary of the subject site.</p> <p><b>Proposed signage on the Great Western Highway</b></p> | <p>the site are not required for state significant development. It is understood that these agencies may require referral of the proposed development. However, integrated development approval is not required.</p> <p><b>Heritage and archaeology</b></p> <p>13. A Heritage Impact Statement has been prepared addressing potential view impacts to St Bartholomew's Church with relation to the proposed development.</p> <p><b>Proposed signage on the Great Western Highway</b></p> <p>14. Freestanding pylon signs have been located adjacent to the Flushcombe Road and Great Western Highway intersection as well as the new intersection with the Great Western Highway for the eastern portion of the site. These are the most logical places for this site signage as it will assist those accessing the site with wayfinding.</p> <p>15. The proposed signage has been considered against the requirements of Schedule 5 of the Industry and Employment SEPP.</p> |

| Stakeholder | How this group was consulted | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Project response                                                                                                                                                                                                                                                                                        |
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|             |                              | <p>14. The Huntingwood Precinct DCP does not permit freestanding signs to be located on frontages facing, and within the setback to, the M4 Motorway and the Great Western Highway.</p> <p>15. In light of the above, any other signage (i.e. including freestanding signage) to be located away the M4 Motorway and the Great Western Highway will require a Schedule 5 Assessment criteria under Chapter 3 – Advertising and Signage of the State Environmental Planning Policy (Industry and Employment) 2021.</p> <p><b>Noise assessment and hours/days of operation</b></p> <p>16. The SSDA would require an acoustic report from a suitably qualified consultant, and identify necessary mitigation measures to minimise the potential environmental impacts from noise generated by the proposed development on adjoining development (especially the impact on the adjoining residential zones in view of the 24 hours 7 days operation being sought.</p> | <p><b>Noise assessment and hours/days of operation</b></p> <p>16. A Noise and Vibration Impact Assessment (NVIA) has been prepared to assess the potential impact of, amongst other matters. 24 hours per day, 7 days per week operation on the residential zones across the Great Western Highway.</p> |

| Stakeholder | How this group was consulted                                                                                          | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|             | LOGOS met with Council's City Architect on 2 August 2022 to discuss façade options.                                   | <p>The below initial feedback was provided:</p> <p>A higher level of detail and clarity is required, considering the scale and significance of the project. It is essential to establish and comprehend the design narrative or concept behind the development.</p> <p>The Design Architectural Design Report provides a comprehensive overview of the specifics mentioned in this initial submission (Option 1) to the City Architect in August 2022.</p> | <p>LOGOS and Pace Architects undertook further design development which included review of alternative façade cladding options, further articulation of structure and layering of materials.</p> <p>Consideration was given to the scale of the building and its visual exposure. The architectural intent, to create a functional and efficient industrial estate and provide operational manoeuvrability, has been maintained whilst also taking into consideration the visual impact.</p> <p>This intent was achieved with the juxtaposition of forms, offsetting offices, and creating a mix of grounded and elevated forms.</p> |
|             | A secondary meeting with Council's City Architect was held on 16 December 2022 to further discuss the façade options. | <p>The revised improved design presented in a meeting in December 2022 was 'favourably received' by the City Architect. No detailed commentary was made on the design.</p> <p>The Design Architectural Design Report provides a comprehensive overview of the specifics mentioned in this submission (Option 2) to the City Architect in December 2022.</p>                                                                                                | LOGOS and Pace Architects have adopted the design development showcased in December 2022 into the submission documents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|             | LOGOS met with Council on 9 March 2023 to discuss a second DA for the site                                            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Stakeholder                                                                                                                                       | How this group was consulted                                                                                                                                              | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|                                                                                                                                                   | <p>for proposed civil works and associated lot consolidation and subdivision.</p> <p>At the time of writing this report, this DA is no longer being pursued by LOGOS.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>Department of Planning and Environment (DPE), specifically:</p> <ul style="list-style-type: none"> <li>Planning and Assessment team</li> </ul> | <p>LOGOS met with DPE's Planning and Assessment team on 21 July 2022 to provide information on the proposal and seek feedback.</p>                                        | <p>Throughout the meeting, the following matters were discussed:</p> <ol style="list-style-type: none"> <li>DPE requested applicant meet with Council's architect to discuss approach to design prior to lodgement.</li> <li>Design specifically: <ul style="list-style-type: none"> <li>The accuracy of landscaping shown in preliminary photomontages – final lodgement versions are to provide baseline condition with incremental growth.</li> <li>Sightlines in preliminary photomontages – final lodgement versions are to be based on accurate eyesight lines from relevant locations (rather than higher levels from drone).</li> <li>Height of the proposed development in comparison to the previously proposed, though not carried out, data centre.</li> <li>The visual impact assessment must provide a comprehensive review of multiple sightlines/viewpoints, considering the bulk and scale of the building, its visual catchment</li> </ul> </li> </ol> | <ol style="list-style-type: none"> <li>LOGOS will meet with Council prior to lodgement of the SSDA to discuss the design approach.</li> <li>LOGOS to provide updated response from design team, including façade treatment and visual impact assessment.</li> <li>LOGOS noted this feedback and will address these comments in the Noise and Vibration Impact Assessment.</li> <li>LOGOS explained the rationale to DPE regarding the need for access to the Great Western Highway, including need to retain the creek corridor, ability to disburse traffic exiting and accessing via Flushcombe Road. <ul style="list-style-type: none"> <li>DPE acknowledged these reasons and appears to understand the approach, however, still require proponent to resolve the matter. DPE can, if required, assist in the discussions with TfNSW. DPE requested to be kept in the loop RE</li> </ul> </li> </ol> |

| Stakeholder              | How this group was consulted                                                                                                                                                                                                                                                         | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Project response                                                                                                                                                                                                                                                                                                                                          |
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|                          |                                                                                                                                                                                                                                                                                      | <p>and site context, including the sloping topography.</p> <p>3. Noise and amenity</p> <ul style="list-style-type: none"> <li>– Requested that requirements are addressed within the Noise Impact Assessment (nb this will require adoption of a worst-case scenario for speculative development).</li> <li>– Questioning on the acoustic treatment on the ramp. Needs to be understood, designed, and of course shown on any renders / VIA images.</li> </ul> <p>4. Engagement with TfNSW regarding access to the Great Western Highway. Noted the overflow carparking to be provided in line with what is Council's expectations.</p> <p>5. Planned stakeholder engagement.</p> | <p>the access to the Great Western Highway.</p> <p>5. LOGOS provided information on the planned stakeholder engagement specifically the relevant agencies and detailed the community engagement undertaken to date. LOGOS raised that its acoustic engineer is looking to engage with DPE in future to ensure their modelling is conducted correctly.</p> |
| <b>Relevant agencies</b> |                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                           |
| Heritage NSW             | On 31 May 2022, Coast History & Heritage (on behalf of LOGOS) contacted Heritage NSW requesting pre-lodgement advice regarding the proposed redevelopment at Augusta Street Huntingwood (SSD-36138263) and the potential impact on the nearby State Heritage Register (SHR) item 'St | <p>On 7 July 2022, Heritage NSW – Senior Heritage Assessment Officer advised:</p> <ul style="list-style-type: none"> <li>▪ Heritage NSW draws your attention to the fact that there is a Conservation Management Plan (CMP) for the SHR item dated 1994, which outlines conservation policy regarding significant views which may be relevant to consider in any</li> </ul>                                                                                                                                                                                                                                                                                                       | <p>LOGOS notes Heritage NSW preliminary comments and area of concern relating to St Bartholomew's Church and Cemetery.</p> <p>Consideration has been given to the bulk and scale of the development from the different vantage points adjacent to the subject site. The key vantage points being St Bartholomew's Church and</p>                          |

| Stakeholder | How this group was consulted                                      | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|             | Bartholomew's Anglican Church (former) and Cemetery' (SHR 00037). | <p>Heritage Impact Statement produced.</p> <p>The following preliminary comments are provided:</p> <ul style="list-style-type: none"> <li>Impacts of the proposed development on the significance of the place should be assessed in the Heritage Impact Statement in accordance with the relevant NSW guidelines: Statements of Heritage Impacts and Assessing Heritage Significance.</li> <li>Impacts to any potential archaeological resource in the area should be assessed on the Heritage Impact Statement in accordance with Assessing Significance for Historical Archaeological Sites and 'Relics, 2009.</li> <li>Views to and from the item should be acknowledged and addressed in the design of the buildings, and their bulk and scale.</li> </ul> <p>Areas of concern include:</p> <ul style="list-style-type: none"> <li>Impact on views to and from the item may be detrimental to the existing views from within its historical setting.</li> </ul> | <p>Cemetery. To combat disturbances to vantage points existing mature tree coverage has been maintained to the east alongside plans to use landscaped setbacks to create dense coverage in proceeding years, helping to minimize disturbances to views from the church and local residents. Building height in the east has been reduced during design development from RL110 to RL107 to reduce impacts to sight lines.</p> <p>Consultation with Heritage NSW regarding the St Bartholomew's Church will be ongoing as part of the next phase of detailed design.</p> |

| Stakeholder               | How this group was consulted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| Transport for NSW (TfNSW) | <p>LOGOS together with Traffic Consultants MU Group &amp; CBRK have been in consultation with TfNSW from June 2022 to discuss the:</p> <ul style="list-style-type: none"> <li>Proposed direct access to the Great Western Highway from the eastern side of the development (Building 5)</li> <li>Proposed upgrade to the Flushcombe Road / Great Western Highway signalised intersection</li> </ul> <p>This consultation included:</p> <ul style="list-style-type: none"> <li>Meeting on 28 June 2022</li> <li>Meeting on 20 September 2022</li> <li>Meeting 21 December 2022</li> <li>Meeting on 6 February 2023</li> <li>Meeting on 23 February 2023</li> <li>Meeting on 13 March 2023</li> <li>Meeting on 2 May 2023.</li> <li>Ongoing email correspondence</li> </ul> | <p>Throughout this consultation, TfNSW provided the following feedback on the proposed access solutions and traffic assessment. The below is a summarisation of multiple emails and meeting correspondences:</p> <p><b>Item 1 (Email - 13 October 2022):</b> It is the preference of TfNSW to have access to the eastern side of the development site from the local road network as opposed to a left in left out arrangement from Great Western Highway. TfNSW advises that the practice of reducing accesses along movement corridors and classified roads provides many safety and efficiency benefits and therefore would not consider additional accesses unless warranted.</p> <p><b>Item 2 (Email - 13 October 2022):</b> TfNSW requests that investigations into the creek crossing occur. It is recommended that consideration be given to multiple locations along the creek line to find the site with the least amount of environmental impact as possible.</p> <p><b>Item 3 (Email – 13 October 2022):</b> With regards to the proposed changes at the intersection to Flushcombe Road and the Great Western Highway, TfNSW</p> | <p>Several meetings have occurred with Transport for NSW (“TfNSW”) between June and May 2023.</p> <p>Responses to the TfNSW feedback are summarised into key points below.</p> <p><b>Response to Item 1:</b> The Blacktown City Council Huntingwood Precinct DCP (amended 2020) contemplates a LI/LO access to GWH from the subject site which had been previously discussed and reviewed with the RTA. The provision of a separate access to GWH from Lot 5 would improve the dispersion of traffic onto the road network, compared to all traffic access via Augusta Street which would result in all development traffic passing through the GWH/Flushcombe Road intersection.</p> <p><b>Response Item 2:</b> The proposed direct access solution of the GWH will allow for the 1st Order Blacktown Creek and riparian corridor to undertake substantial restoration works directed to provide habitat for threatened fauna (Fishing Bat and the Green and Golden Bell Frog) recognised by Blacktown City Council as once widespread in the local area, especially Green and Golden Bell Frog. Fragmentation of this conservation area via potential alternative Blacktown Creek</p> |

| Stakeholder | How this group was consulted | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|             |                              | <p>provided a number of comments that would be required to be incorporated into the design and traffic analysis of the intersection. Key focus was on pedestrian access, modelling requirements and requirement for increased slip land to right turn lane off the GWH (north bound).</p> <p><b>Item 4 (Email - 16 December 2022):</b><br/>Left in Left out access is located within the new proposed traffic signal for the Prospect Highway upgrade and TfNSW have safety and operation concerns with regards to the location of the access on Great Western Highway in relation to the new traffic signal. As an alternative option, TfNSW suggests that you consider and investigate obtaining access to the site from the intersection currently being constructed at Great Western Highway to the east of the site. Access from the intersection would allow a left-hand deceleration lane into the site to be constructed in connection with the intersection and a right-hand signalised turn from The Great Western Highway. TfNSW considers this to be the only option where access to and from the site from The Great Western Highway to be safe while minimising impacts to the efficiency of the state road network.</p> | <p>crossing locations will diminish the value and potential of this proposed ecologically sustainable development and are contrary to the Huntingwood DCP.</p> <p><b>Response to Item 3:</b> Flushcombe Road / Great Western Highway signalised intersection comments were adopted into the updated design. TfNSW largely supportive of the Flushcombe Road / Great Western Highway signalised intersection upgrade with minor comments suggested to the design.</p> <p><b>Response to Item 3:</b> A new access point ("fourth leg") to link to the proposed future Prospect Hwy signalised intersection was presented to TfNSW on 6 February 23. TfNSW provided feedback across a number of meetings and emails with minor modifications to the to the proposed new intersection design fourth leg (swept paths, pedestrian crossings, shared pathway). Design feedback provided by TfNSW has been incorporated into the design refinement of the intersection by LOGOS appointed traffic engineers MU Group.</p> |

| Stakeholder                               | How this group was consulted                                                                                                                                                                                                                                                                       | Feedback                                                                                                                                                                                                                                                                                                                   | Project response                                                                                                                                                                                      |
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| Sydney Water                              | LOGOS submitted a feasibility application with Sydney Water under Case No. 199794                                                                                                                                                                                                                  | Sydney Water provided an advice letter on (TBC) that included indicative and potential requirements should LOGOS apply for a Section 73 Certificate.                                                                                                                                                                       | LOGOS will continue to consult and provide project updates to Sydney Water and offer the opportunity to comment / provide feedback on plans.                                                          |
| Fire and Rescue NSW                       | Affinity Engineering (on behalf of LOGOS) emailed Fire & Rescue NSW on 1 June 2023, requesting a meeting to discuss the project design and options available to review fire rating levels within Multi Storey Warehouses.                                                                          | Fire and Rescue NSW provided feedback via an email on 6 June 2023, advising that FRNSW advises Affinity to proceed to a Fire Engineering Brief Questionnaire (FEBQ)/Performance Based Design Brief (PBDB) for comment on this project.<br><br>Should a meeting be required, it may be facilitated alongside the FEBQ/PBDB. | Consultation with Fire and Rescue NSW regarding the fire design will be ongoing as part of the next phase of detailed design. A meeting will be requested once a FEBQ/PBDB is created.                |
| Natural Resources Access Regulator (NRAR) | Anne Clements & Associates (on behalf of LOGOS) emailed NRAR Water Regulation team on 27 October 2021, seeking advice on NRAR's classification of Blacktown Creek.                                                                                                                                 | On 29 October 2021, NRAR advised that Blacktown Creek was a 1 <sup>st</sup> Order watercourse and is monitored under the Water Management Act 2000.                                                                                                                                                                        | LOGOS will continue as required to consult and provide project updates to the Natural Resources Access Regulator (NRAR) and offer the opportunity to comment / provide feedback on development plans. |
| Endeavour Energy                          | Edgewater Connections (on behalf of LOGOS) submitted a Technical Review Enquiry Application with Endeavour Energy (EE) on 5 April 2023.<br><br>Edgewater Connections is a Level 3 Accredited Service Provider, authorised by NSW Trade & Investment to carry out Overhead & Underground Electrical | On 4 May 2023, Endeavour Energy advised:<br><br>1. Edgewater Connections (ASP) are currently designing the high voltage feeder under ARP5195 as the main supply to the industrial subdivision. The customer has requested for a technical review into supplying the subdivision should a potential                         | Consultation with Endeavour Energy regarding the connection will be ongoing as part of the next phase of detailed design.                                                                             |

| Stakeholder | How this group was consulted                                                                                                                                                                      | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Project response                                                                                                        |
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|             | Network Design on all three of NSW's electrical supply authorities.                                                                                                                               | <p>tenant's load exceed the full capacity of the newly installed feeder.</p> <ol style="list-style-type: none"> <li>For any new feeder EE will only allow the feeder to be energised to 80% capacity.</li> <li>In EE's review, three nearby 11kV feeders have spare capacity to connect into. However, these feeders are not directly adjacent to the site and some switching may be required to bring the feeders closer to the site.</li> <li>An application for Connection of Load must be submitted and subsequent designs certified, with Endeavour Energy to reserve capacity on the network.</li> </ol> |                                                                                                                         |
|             | LOGOS contacted Endeavour Energy Easement Team on 10 March 2022 inquiring into permissible uses, required clearances, approval process and submission fees within the 132kVA Electrical Easement. | <p>On 16 March 2022, Endeavour Energy advised:</p> <ol style="list-style-type: none"> <li>If you are planning on changing the levels within the easements for hardstands and truck activities including storing containers etc., you will need to provide a Centre Line Profile (CLP) survey.</li> <li>Minimum clearances of 3m from conductors in all directions, all ways, all times. This will include when</li> </ol>                                                                                                                                                                                      | Consultation with Endeavour Energy regarding the easement will be ongoing as part of the next phase of detailed design. |

| Stakeholder                                                                                                                                                                                                                                                           | How this group was consulted                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>there is a load on the network and conductors sag under extreme load &amp; heat and sway in very windy positions. The abovementioned CLP survey will help us determine what clearances are available.</p> <p>3. There are no fees to review and offer comment.</p> <p>4. EE delays could be a couple of weeks turnaround for a response unless more information is required.</p>                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| NSW Rural Fire Services                                                                                                                                                                                                                                               | No engagement undertaken. Ecological have confirmed this was not required.                                                                                                                                                                                                                                                                                                                                                                                                      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Community</b>                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>Near neighbours located in:</p> <ul style="list-style-type: none"> <li>▪ Ollier Crescent</li> <li>▪ Brae Steet</li> <li>▪ Tyne Place</li> <li>▪ Desley Crescent</li> <li>▪ Chapel Circuit</li> <li>▪ Hampton Crescent.</li> </ul> <p>Broader community members</p> | <p>Urbis Engagement (on behalf of LOGOS) conducted the following engagement with community stakeholders:</p> <ul style="list-style-type: none"> <li>▪ Community newsletter distributed on 5 June 2022 to 441 properties. The newsletter included details of the project email and phone number managed by Urbis Engagement to answer questions and collect feedback. A copy of this newsletter is included in Appendix A and a record of distribution in Appendix B.</li> </ul> | <p>Throughout this consultation, the following items were discussed:</p> <ol style="list-style-type: none"> <li>1. Noise due to trucks driving up the ramp, forklift noise, which is proposed to be located opposite residential neighbours.</li> <li>2. The operation hours, number of expected truck movements and excessive car parking.</li> <li>3. Traffic flow along Flushcombe Road, particularly due to the highly active commercial area.</li> </ol> | <ol style="list-style-type: none"> <li>1. LOGOS has commissioned an Acoustic Assessment to assess the noise impacts of the proposal including noise logging to determine the baseline level of noise. From here, LOGOS will ensure that the additional noise will fall within the required threshold. Additionally, the design has positioned loading areas away from residents to the north and acoustic treatment will be conducted along the ramp to reduce noise impacts.</li> </ol> |

| Stakeholder                                                                                                                                                                                                                          | How this group was consulted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <p>Local businesses, including:</p> <ul style="list-style-type: none"> <li>Atura Blacktown</li> <li>Blacktown Animal Holding Facility</li> <li>Hitachi Australia</li> <li>VCV Sydney</li> <li>Friends of St Bartholomew's</li> </ul> | <ul style="list-style-type: none"> <li>Two doorknocks with 84 of the nearest residences on 10 and 17 June, discussing the project, inviting feedback and providing the opportunity to ask questions. A map of the doorknocked properties is included in Appendix C.</li> <li>An online information session was held on Wednesday 22 June at 5pm, online via Zoom. Attendees were presented with information about the project, and then given the opportunity to ask questions of the project team. A copy of the presentation slides are included in Appendix D.</li> <li>A project website went live on 3 June 2022 and provided information about the proposed development, the planning process and contact details for enquires. The website landing page is in Appendix E.</li> <li>A letter distributed on 9 May 2022 to 441 properties provided project updates regarding the new vehicle access pathways resulting from the Prospect Highway upgrades. A copy of this letter is included in Appendix F and a record of distribution in Appendix G.</li> </ul> | <ol style="list-style-type: none"> <li>Why additional pedestrian lights are included due to the impact on traffic.</li> <li>Dust management during excavation.</li> <li>The planting of mature trees to reduce noise impacts.</li> <li>Drainage and water retention and concern that runoff from the site will cause local flooding.</li> <li>Information on the SSDA process, particularly on whether this process is designed to bypass Council regulations.</li> <li>How to access documents during Public Exhibition.</li> </ol> | <ol style="list-style-type: none"> <li>LOGOS advised the proposal is for 24-hour use of the warehouses however, as tenants have not been secured yet, there is no guarantee that the tenant will operate 24 hours per day. The Traffic Impact Assessment will include truck movement modelling for peak hours. This assessment will be available to view during Public Exhibition. The car parking requirements are determined by Council.</li> <li>LOGOS is consulting with TfNSW to determine the impact on the proposal to existing traffic flow.</li> <li>LOGOS is upgrading and including more pedestrian lights in line with TfNSW and Council's requirements.</li> <li>In addition to screening, LOGOS will have water trucks on site during excavation to minimise dust impacts.</li> <li>LOGOS advised the transportation of mature trees is usually unsuccessful. LOGOS will be including planting of reasonable size tree (100L) to help mitigate noise impacts.</li> <li>Urbis Engagement (on behalf of LOGOS) advised that an Integrated</li> </ol> |

| Stakeholder | How this group was consulted | Feedback | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|             |                              |          | <p>Water Management Plan, which must:</p> <ul style="list-style-type: none"> <li>– outline the water-related servicing infrastructure required by the development (informed by the anticipated annual and ultimate increase in servicing demand) and evaluates opportunities to reduce water demand (such as recycled water provision).</li> <li>– detail the proposed drainage design (stormwater and wastewater) for the site including any on-site detention facilities, water quality management measures and nominated discharge points, on-site sewage management, and measures to treat, reuse or dispose of water.</li> <li>– demonstrate compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts.</li> <li>– This Integrated Management Plan will be submitted when the proposal is lodged and will form part of the Department's assessment of the proposal.</li> </ul> <p>8. LOGOS and Urbis Engagement provided information on the SSDA process with particular focus on the criteria for SSDA projects, in this case the capital investment value of</p> |

| Stakeholder | How this group was consulted | Feedback | Project response                                                                                                                                                                                                                                                                                                                                                                                                                 |
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|             |                              |          | <p>over \$10 million and advised LOGOS is consulting with Council to receive its feedback.</p> <p>9. LOGOS and Urbis Engagement advised that once Public Exhibition opens, all documents lodged as part of the proposal will be available via DPE's Major Projects Portal by searching the site address or SSDA number. A link to the portal was provided to the attendees of the information session following the session.</p> |

## 6. FUTURE COMMUNITY ENGAGEMENT ACTIVITIES

Logos welcomes feedback on the proposal. Logos will continue to keep stakeholders and the community informed of the project approval process through the exhibition and determination phases by:

- Continuing to engage with the community about the project, its impacts, and the approval process
- Providing information on how the community's views have been addressed on the project website and through a letterbox drop
- Enabling the community to seek clarification about the project through the two-way communication channels.

# DISCLAIMER

This report is dated 24 August 2023 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of The Trustee for Huntingwood Property Trust (**Instructing Party**) for the purpose of to report on the outcome of community engagement activity to support an SSDA. (**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.

## **APPENDIX A**

## **NEWSLETTER**

# AUGUSTA STREET, HUNTINGWOOD WAREHOUSE AND DISTRIBUTION CENTRE



\*Artists impression only, subject to planning approval

LOGOS is preparing a State Significant Development Application (SSDA) for a warehouse and distribution facility at Augusta Street, Blacktown. The SSDA will be submitted to the Department of Planning and Environment (DPE).

The proposed facility is in the Huntingwood Precinct of the Western Sydney Employment Lands. Development in each precinct of the Western Sydney Employment Lands is intended to help create future employment and growth.

## ABOUT THE PROJECT

The Augusta Street Warehouse and Distribution Centre masterplan includes:

- Five industrial warehouse units of single and multi-storey configuration
- Office space associated with each unit
- Conservation areas bordering Blacktown Creek
- Vehicle access via Augusta Street and a new proposed connection to the Great Western Highway
- Riparian planting and landscaping within the Conservation areas and along the site boundaries
- Upgrades to the intersection of Flushcombe Road and the Great Western Highway
- Upgrades to Augusta Street and Flushcombe Road
- Car parking.

## MANAGING IMPACTS

LOGOS is working to understand the potential impacts of building and operating the facility, and ways to mitigate these impacts. To understand these impacts, LOGOS are preparing detailed traffic, visual impact and community impact assessments. These assessments will form part of the Environmental Impact Statement (EIS).

Road assessments have been carried out to ensure suitability for vehicles entering and exiting the facility. Access to the site will be via Augusta Street and the Great Western Highway.

During construction, care will be taken to minimise noise and traffic impacts. Best practice mitigation measures will be taken, including the use of barriers and screens to contain dust, and maintaining a clean worksite.

LOGOS is committed to keeping the community informed throughout each stage of the planning and construction phases.



## ABOUT LOGOS

LOGOS is a dynamic and growing logistics specialist with operations across 10 countries in Asia Pacific. They manage every aspect of logistics real estate, including investment management, sourcing land or facilities and undertaking development and asset management, on behalf of some of the world's leading global real estate investors.

LOGOS has around 9 million sqm of property owned and under development, with a total completed value of over US\$18 billion.

### JUNE 2022

LOGOS will prepare the SSDA for the Augusta Street Warehouse and Distribution Centre masterplan. As part of this process, LOGOS will prepare an EIS and seek feedback from neighbours and the community. This feedback will be collated in a Consultation Outcomes Report, which will be included in the SSDA submission.

### LATE JUNE 2022

Formal lodgement of the SSDA, including the completed EIS and Consultation Outcomes Report, is expected in late June 2022.

### LATE 2022

DPE will publicly exhibit the SSDA. At this time, the community will be invited to provide formal comments to DPE.

### LATE 2022

DPE will review the application and formal comments and make a decision on the planning application.

## PLANNING PATHWAY

LOGOS is expecting a decision within six to nine months of lodging the application.

## MORE INFORMATION

LOGOS has commissioned Urbis Engagement to collect your feedback and provide further information about the Augusta Street Warehouse and Distribution Centre.

## ONLINE COMMUNITY INFORMATION SESSIONS

Join us at our upcoming community information session to learn more about the project, ask questions and provide feedback.

**Wednesday 22 June 2022 5pm-6pm**

These sessions will be held if there is sufficient interest from the community – please register your interest by contacting Urbis Engagement by Friday 17 June 2022.

Neighbours may request a phone call, if preferred.

### You can reach the team on:

✉ [engagement@urbis.com.au](mailto:engagement@urbis.com.au)

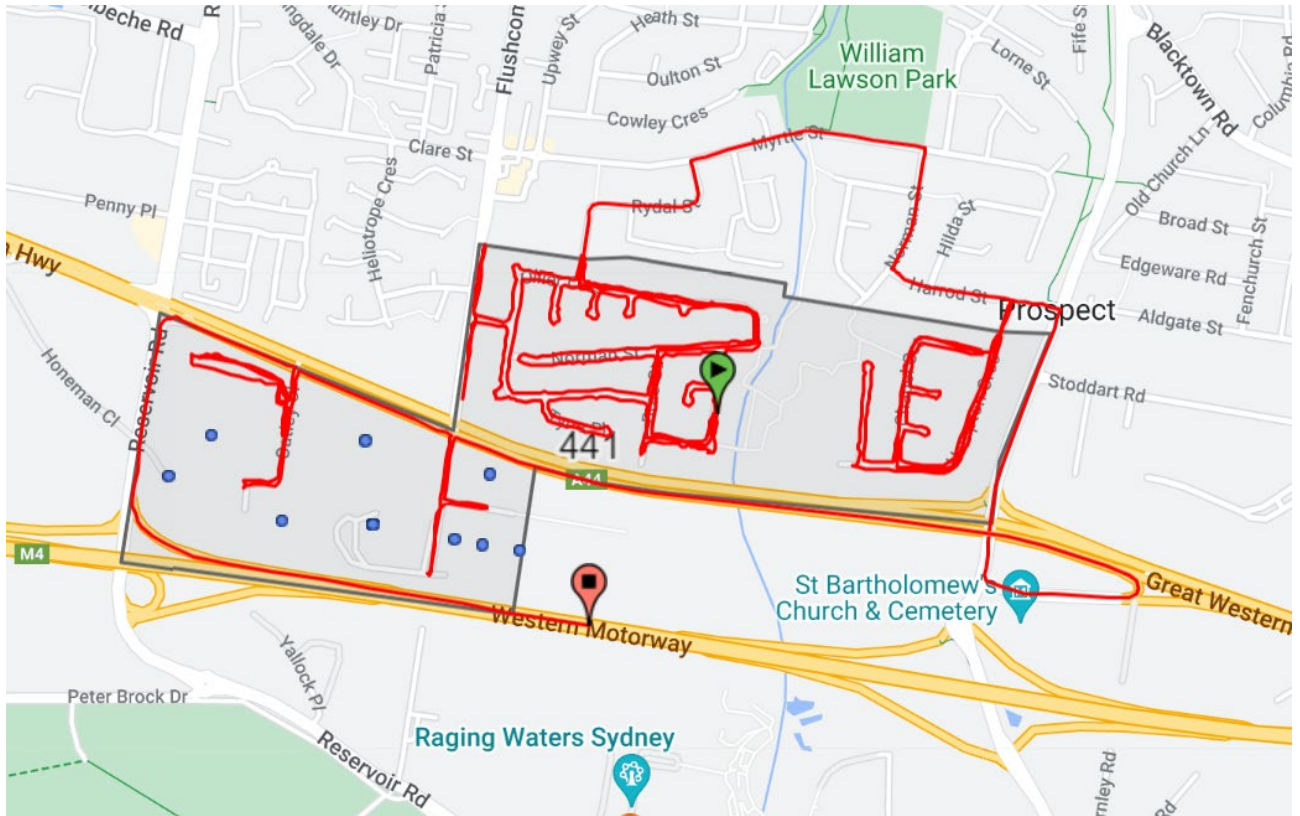
☎ 1800 244 863

💻 [augustastreethuntingwood.com](http://augustastreethuntingwood.com)



**APPENDIX B**

**NEWSLETTER DISTRIBUTION RECORD**



## **APPENDIX C**

## **DOOR KNOCK MAP**



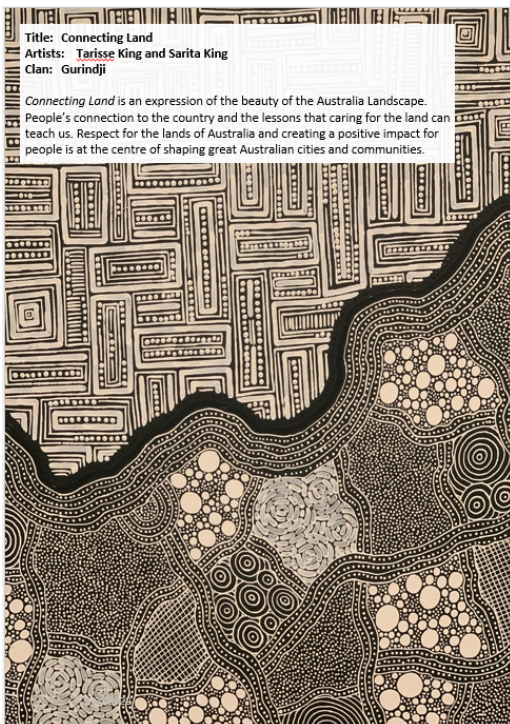
## **APPENDIX D**

## **PRESENTATION SLIDES**

# AUGUSTA STREET, HUNTINGWOOD

## SSDA Application Community Webinar

Logos  
22 June 2022



## ACKNOWLEDGEMENT OF COUNTRY

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

# INTRODUCTIONS

Logos has commissioned Urbis to collect your feedback and to keep you updated.

21/07/2022

LOGOS 

## TODAY'S SESSION



Presentation followed by a Q&A.



Ask questions through the chat function or during the Q&A session.



This session will be recorded.

21/07/2022

LOGOS 

## **AGENDA**

21/07/2022

1. Overview of the project
2. Traffic
3. Noise
4. Visual impact
5. Approvals process
6. Questions

LOGOS 

## **PROJECT OVERVIEW & SITE PLAN**

LOGOS 

## PROJECT OVERVIEW

The project will include:



Five industrial warehouses



Office space associated with each unit



Conservation areas bordering Blacktown Creek



Riparian planting and landscaping within the Conservation areas and along the site boundaries



Car parking

Located at Huntingwood, between Prospect Highway, the Great Western Highway, the M4 and Flushcombe Road



Eastern warehouse

22/07/2022

LOGOS URBIS

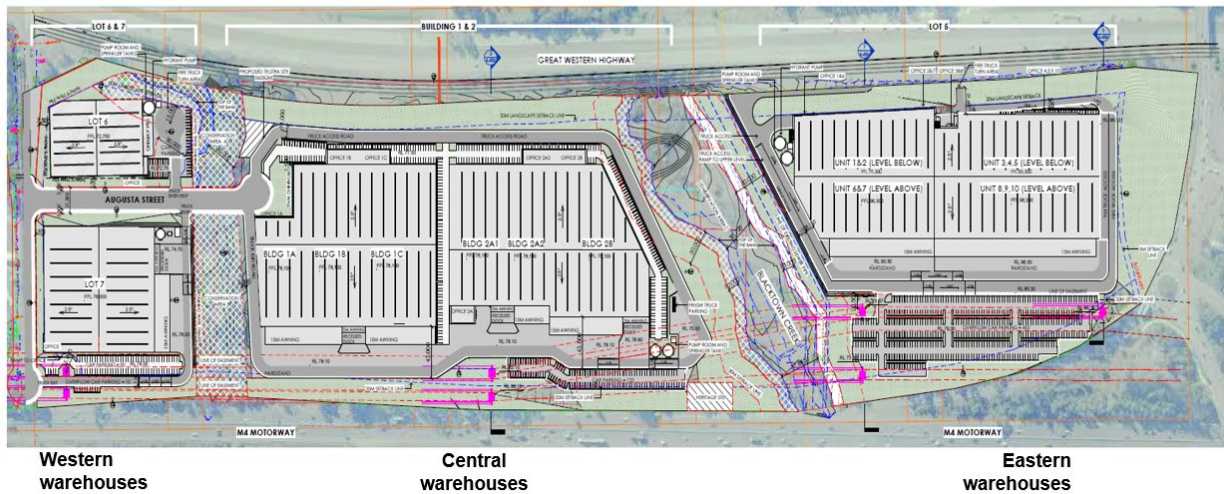
## CENTRAL WAREHOUSES



22/07/2022

LOGOS URBIS

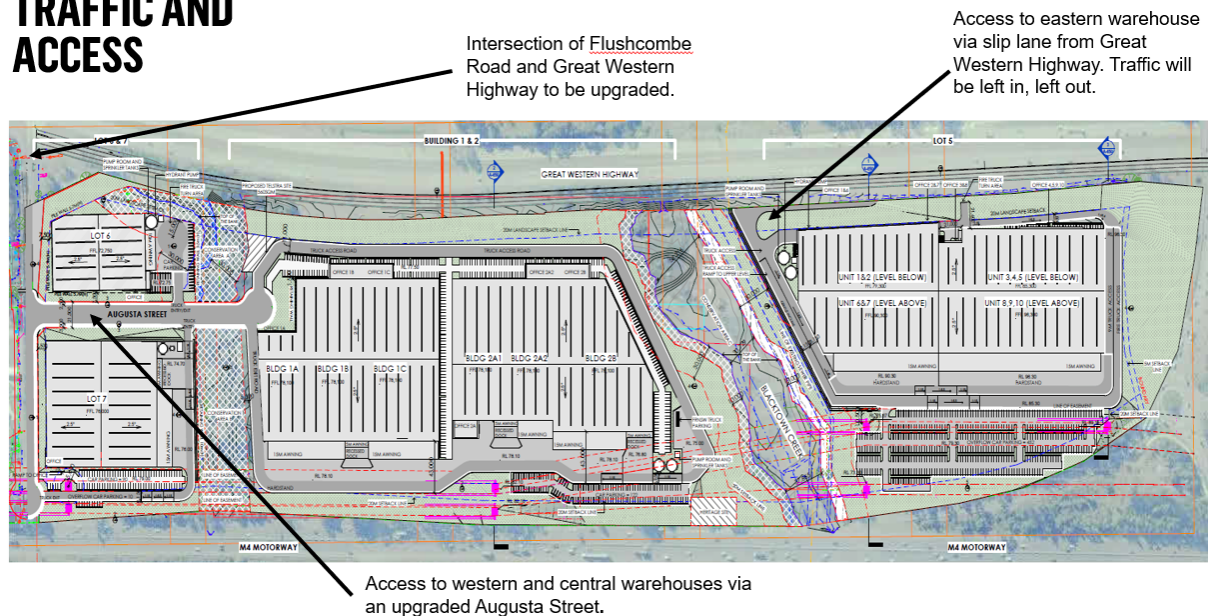
# SITE MASTERPLAN



22/07/2022

LOGOS URBIS

## TRAFFIC AND ACCESS



22/07/2022

LOGOS URBIS

## VISUAL IMPACT

LOGOS URBIS

## ANALYSIS POINTS

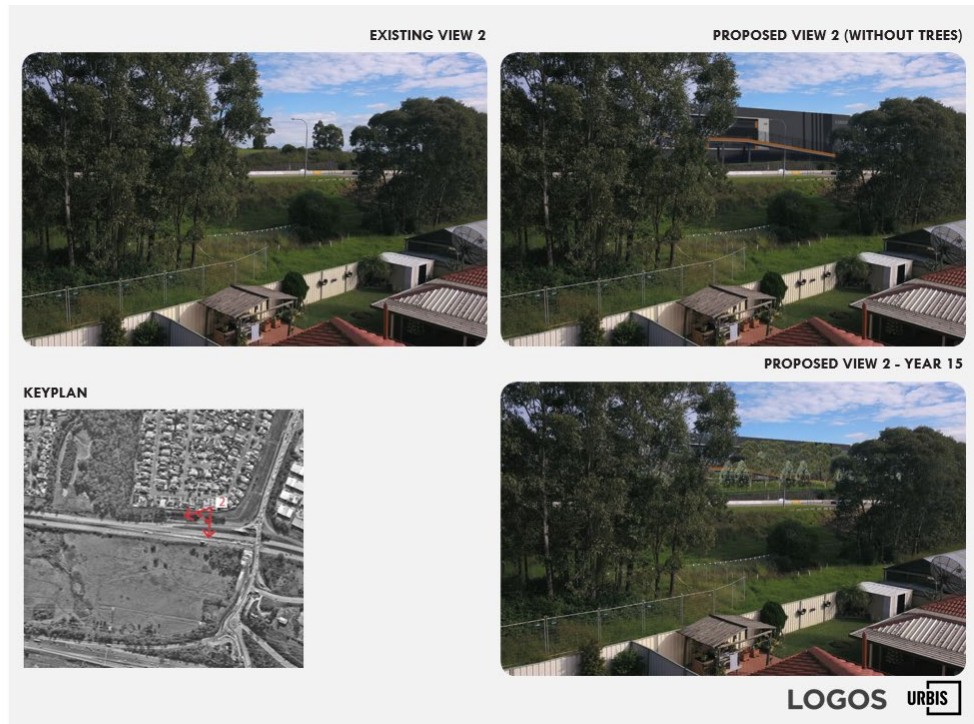


22/07/2022

LOGOS URBIS

## VIEW POINT #2

22/07/2022



## VIEW POINT #3

22/07/2022



## VIEW POINT #6

22/07/2022

EXISTING VIEW 6



PROPOSED VIEW 6 (WITHOUT TREES)



PROPOSED VIEW 6 - YEAR 15



KEYPLAN



LOGOS URBIS

## VIEW POINT #8

22/07/2022

EXISTING VIEW 8



PROPOSED VIEW 8 (WITHOUT TREES)



PROPOSED VIEW 8 - YEAR 15



KEYPLAN



LOGOS URBIS

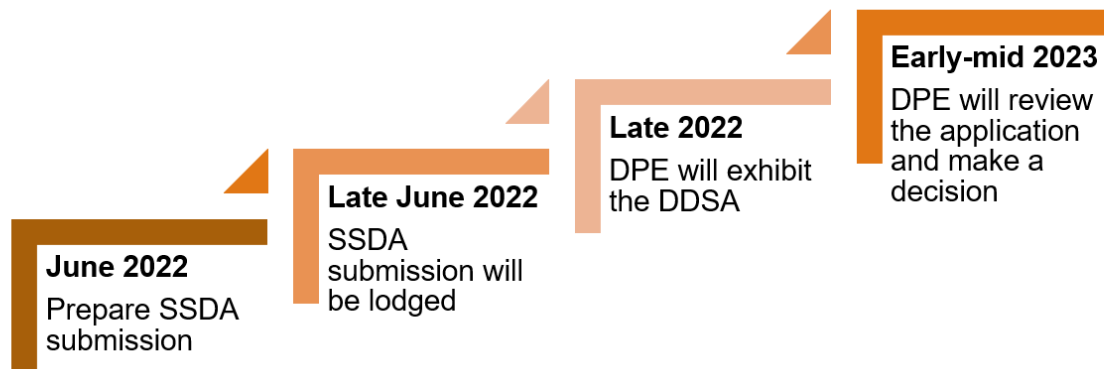
## MANAGING CONSTRUCTION AND OPERATIONAL NOISE

22/07/2022



LOGOS URBIS

## APPROVAL TIMELINE



22/07/2022

LOGOS URBIS

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## QUESTIONS?

12/07/2022

LOGOS 

## **APPENDIX E**

## **PROJECT WEBSITE**

# AUGUSTA STREET WAREHOUSE AND DISTRIBUTION CENTRE

[Home](#) [Project Timeline](#) [Community Information Session](#) [Contact](#)



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- Car parking
- Riparian planting and landscaping within the conservation areas and along the site boundaries
- Upgrade to the intersection of Flushcombe Road and the Great Western Highway
- Upgrade to Augusta Street and Flushcombe Road

# MANAGING IMPACTS

LOGOS is working to understand the potential impacts of building and operating the facility, and the ways to mitigate these impacts. To understand these impacts, LOGOS are preparing detailed traffic, visual impact and community impact assessments. These assessments will form part of the Environmental Impact Statement (EIS).

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## FOR MORE INFORMATION

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You can reach the team on:  
E: [engagement@urbis.com.au](mailto:engagement@urbis.com.au)  
P: 1800 244 863

**APPENDIX F**

**LETTER**

## **An update on the Augusta Street, Huntingwood warehouse and distribution centre**

Dear neighbour,

Throughout June 2022, we consulted with the local community on our State Significant Development Application (SSDA) for a warehouse and distribution facility at Augusta Street, Blacktown.

As we approach the lodgement of our application with the Department of Planning and Environment, we wanted to provide the community with an update on how we have progressed our plans.

Originally, we proposed a left-in-left-out vehicle pathway along the Great Western Highway. Given the existing upgrades to the Prospect Highway, specifically the planned intersection opposite the site, LOGOS has amended the proposed vehicle pathways to increase vehicle safety when entering and exiting the site.

Access to the site will now be via this intersection. This intersection will be guided by traffic lights and enable both left-in-left-out and right-in-right-out movements.

If you have any questions or would like further information on the changes, we encourage you to get in touch with our engagement team via the details below:

Phone: 1800 244 863

Email: [engagement@urbis.com.au](mailto:engagement@urbis.com.au)



**APPENDIX G**

**LETTER DISTRIBUTION RECORD**

