

SOCIAL IMPACT ASSESSMENT

Keyhole Lands - Planning Proposal

Prepared for:

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PREPARED BY

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BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Frasers Property Industrial (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

| Reference | Date | Prepared | Checked | Authorised |
|--------------------------|-------------------|---------------|--------------|--------------|
| 660.30129.00000-R01-v1.0 | 29 September 2021 | Kate McKinnon | Dan Thompson | Dan Thompson |
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1 Introduction

SLR Consulting have been engaged by Fraser's Property Industrial (Fraser's) to undertake a Social Impact Assessment (SIA) to address matters raised by Fairfield City Council with respect to the potential social impacts of a Planning Proposal relating to the Keyhole Lands. The planning proposal includes an amendment to *Fairfield Local Environmental Plan 2013* (FLEP) to rezone the Keyhole Lands from RU2 Rural Landscape to IN1 General Industrial and an Amendment to the Height of Buildings Map. This report has been prepared to provide a summary of the assessment of social impact of the Proposal and to report on the outcomes and findings of the study.

1.1 Site Description

The Site consists of 31 individual lots, which have been detailed in **Table 1** below. The Site has a combined area of approximately 60.2 hectares and is located on The Horsley Drive, Redmayne Road and Chandos Road.

Table 1 Site Location

| Address | Lot and DP |
|---|---|
| 1681 & 1677, 1671, 1667 & 1657, 1637-1647, 1627-1617, THE HORSLEY DRIVE | (LOT C & D, DP398446), (LOT 78B, DP347873), (LOT 79A & 79B, DP17288), (LOT 1, DP849699), (LOT 81A & 81B, DP348110), (LOT 74A & 74B, DP 17288) |
| 200-206 & 182-190, 172-180 & 152-170, 144 & 150, 136-142, 120-134, 195-201, 203-213, 215-223, REDMAYNE ROAD | (LOT 74A & 74B, DP 17288), (LOT A & B, DP377249), (LOT A & B, 357890), (LOT 77, DP13961), (LOT61B, DP17288), (LOT A&BDP347034) |
| 121-135, 155-169, 137-153, 171-185, 203-209, 211-217 CHANDOS ROAD | (LOT 54, DP13961), (LOT A & B, DP361393), (LOT 56 & 57, DP13961), (LOT58A & 58B, DP17288), (LOT 59A & 59B, DP362002), (LOT 1 & 2, DP5055934) |

The Site comprises predominantly of rural lots, with some rural or rural residential development on Site. The Site is surrounded by rural properties. Agriculture appears to have been the dominant Site land use, as lot boundaries are largely unchanged since 1955. Chandos Road bounds the Site to the North, while Horsley Drive bounds the Site to the South with Redmayne Road running through the middle of the Site.

1.2 Site Context

The subject Site is located within the suburb of Horsley Park which lies within the western part of the Fairfield Local Government Area (LGA). The Site is located approximately 30 km west of the Sydney CBD, 13.5 km south-west of Parramatta and 22 km south-east of Penrith. The Site is located within 14km of the Western Sydney Airport, which is an integral part of the draft Western Sydney Aerotropolis Plan 2020. The Site also sits just east of the Western Sydney Employment Area, south-east of the Greater Penrith to Eastern Creek Investigation Area and North of the South West Growth Area. The Site is surrounded by the Western Sydney Parklands Area, which is subject to separate planning controls (*State Environmental Planning Policy (Western Sydney Parklands) 2009*).

A detailed analysis of the Site's planning and strategic context can be found within the Planning Proposal Report prepared by WillowTree Planning (2021).

The site and surrounding context are illustrated in **Figures 1** and **2** below.



Data Source: Basedata NSW SS, 2021
Aerial imagery supplied by Nearmap (August, 2021)

SITE PLAN
Proposed Rezoning of Keyhole Lands

FIGURE 2



Data Source: Basedata NSW SS, 2021
Inset base supplied by © Department of Customer Service 2020
Aerial imagery supplied by Nearmap (August, 2021)

LOCALITY PLAN Proposed Rezoning of Keyhole Lands

FIGURE 1

1.3 Proposal Description

It is proposed to amend the current planning provisions of the FLEP to rezone the Site from RU2 Rural Landscape to IN1 General Industrial to permit industrial and warehouse land uses on the Site, in line with the existing IN1 zone located to the east at Smithfield-Wetherill Park Industrial Area. The proposal seeks to amend the FLEP Height of Buildings (HoB) map which currently permits a maximum building height of 9m, to remove any height limit on the site to allow for greater flexibility of built form. The proposal seeks to amend the Minimum Lot Size Map from 10ha down to 930sqm. The FLEP does not prescribe a Floor Space Ratio (FSR) control for the Site. The proposal seeks to maintain the current provision. The amended HoB and Minimum Lot Size controls would be in line with the existing industrial land to the east at Smithfield-Wetherill Park Industrial Area.

1.4 Scope of this Report

This report has been prepared in response to Fairfield City Council's request for further information dated 18 August 2021 in response to documentation submitted to date with respect to the Planning Proposal. The items within the request relating to social impact are provided in **Table 2** below inclusive of cross references to where the matters are addressed within this report.

Table 2 Additional Information Requested and Cross References

| Additional Information Requested | Report Cross Reference |
|---|------------------------|
| 6. Economic & Social Impact Assessment A. The Economic Impact Assessment was peer reviewed by Norling, issues were flagged with the social impact assessment incorporated into the study, including the following issues, which would typically be undertaken by a social impact assessment: | |
| i. Identified who and how many persons may be directly and/or indirectly adversely affected by the proposed rezoning and treating them as stakeholders in the change; | Section 2 |
| ii. Surveyed the local rural residential community to ascertain their attitudes to their current lifestyles, proposed changes to industrial zoning and the consequent disruption to their lives; | Section 3 |
| iii. Assessed the likely financial impacts upon property values to the displaced rural residential community; | Section 4 |
| iv. Built a greater awareness amongst the local community about the proposed changes; | Section 3.1 |
| v. Provided local stakeholders with an opportunity to be heard about their views; | Section 3.1 |
| vi. Fully assessed the risks and costs associated with issues raised by the local community; and | Section 4.1 |
| vii. Identified whether more socially sustainable outcomes could be achieved by considering alternatives to the proposed development. | Section 4.2 |
| Council officers request the above issues be incorporated into the social impact assessment and be addressed at this stage. | This Report |

2 Stakeholder Scoping and Identification

Stakeholder scoping was undertaken to obtain a baseline understanding of who the Stakeholders to the development were and to identify potential social impacts to these parties from the development.

A GIS review of the site and surrounds was undertaken, with a Stakeholder threshold determined by assessing general proximity to the site and connectivity to the site via the surrounding road network. All properties adjoining the site were identified as Stakeholders, as well as properties located on the same roads as the site, generally extending to the nearest intersection. In total 77 properties were identified, the majority of which included rural residential land uses. These properties were recorded, and their addresses acquired to be utilised in the notification and consultation process for the Proposal.

The captured Stakeholder properties are shown in **Figure 3** below. A list of identified addresses is included at **Appendix A**.



Data Source: Basedata NSW SS, 2021
 Aerial imagery supplied by Nearmap (August, 2021)



STAKEHOLDER IDENTIFICATION PLAN **Proposed Rezoning of Keyhole Lands**

FIGURE 3

3 Community Consultation

3.1 Consultation Strategy

Identified Stakeholders were notified of the development and invited to engage via formal letter, delivered via Australia Post to all properties identified in **Figure 3**. The engagement letter sought to introduce Frasers and SLR Consulting and their role in the planning proposal and provide awareness among the local community about the proposal. The correspondence included a summary of the changes proposed and an indicative site plan, subject to future development consent. Stakeholders were invited to participate in consultation regarding the proposal, with virtual platform meetings and phone interviews offered. An engagement period of 14 days was provided, from the 7th to the 22nd of September 2021. A copy of the engagement letter and attached materials are included at **Appendix B**.

This method of engagement was chosen as most effective for reaching geographically targeted community stakeholders given the reliability of the postal service. Alternative methods of contact (such as door knocking or community drop in sessions) were not considered given the current COVID 19 Pandemic. The engagement options offered within the mail out correspondence were designed to accommodate various preferences, abilities and willingness to engage in the consultation process.

The options included phone or virtual consultations with an email address provided for written submissions. It is considered that the method of engagement was appropriate in both scale and form, allowing for the sharing of information with the raising of awareness for surrounding Stakeholders to the Planning Proposal and its proposed changes while providing opportunities for feedback or enquiry. The approach taken provided information and avenues for comment and obtaining further information whilst respecting the privacy of surrounding landholders.

3.2 Outcomes of Consultation

In response to the invitation to engage, SLR consulting received two phone enquiries and one written submission, via email. The details of these engagements are provided in **Table 3** below.

Table 3 Summary of Engagement

| Community Stakeholder and nature of interaction | Summary of Consultation or Communication |
|--|--|
| Enquiry on behalf of a family member who resides on Redmayne Road (phone interview) | Stakeholder expressed concern regarding their family members property not being included within the Planning Proposal. Stakeholder advised that they had concerns with the future development of the site conflicting with existing land uses on their family members property if their property was not also rezoned. The stakeholder cited overshadowing as the land use conflict concern. Stakeholder advised they would put their concerns in writing and provide via email, see below. |

| Community Stakeholder and nature of interaction | Summary of Consultation or Communication |
|--|---|
| Submission on behalf of a family member who resides on Redmayne Road (email submission) | Email submission received following above phone interview. Email reiterated stakeholders concern that their family members property had not been included in the Planning Proposal and provided copies of strategic plans for the region showing their property as part of the area of land designated for rezoning. It was noted that the submission did not include matters of a social impact nature, rather a private commercial nature and did not object to the Planning Proposal. The submission was provided to Frasers for action and a response provided to the Stakeholder advising that Frasers would be in touch to discuss the matter. |
| Owner occupier Redmayne Road (phone interview) | Stakeholder expressed concern that their property was not included within the Planning Proposal. Stakeholder was advised that there was a limit to the land which Frasers were seeking to rezone. Stakeholder advised they had no concerns or objections relating to the Planning Proposal or changes to zoning proposed and advised they were generally in support of the shift from rural to industrial zoning in the area given they expected that it would create a precedent in the area for other rezonings which would result in an increase in the land value of their property. |

4 Impact Assessment

4.1 Identified Impacts

As indicated in **Section 3.2** above, the outcomes of the community engagement did not provide a high level of feedback relating to community concerns or feelings with respect to the social impacts of the Planning Proposal. There was some concern relating to land use conflict (and overshadowing in particular) raised, however all feedback generally centred on queries as to why surrounding properties were not included within the Planning Proposal, were not in objection to the Planning Proposal and were considered to relate to private commercial arrangements, to be addressed by Frasers where appropriate. In lieu of significant feedback regarding social impact, SLR Consulting have also identified a number of typically experienced potential social impacts relating the developments of this nature within this setting and have outlined measures proposed for mitigation (of negative impacts) or enhancement (of positive impacts) included within the Planning Proposal. The identified potential impacts and the Planning Proposal's response to these are provided in **Table 4** below.

Table 4 Potential Social Impacts and Planning Proposal Response

| Potential Social Impact | Response of Planning Proposal |
|--|--|
| Acoustic and Vibration The ultimate development of the site for the purposes of industry and/or warehousing has the potential for acoustic and vibration impacts to Stakeholders in the surrounding area through the construction phase and the ongoing operation of the site. | A noise assessment was prepared by Acousticworks to inform an assessment of the Planning Proposal. The report concluded that with the implementation of recommended management and mitigation measures that general compliance would be achieved with Fairfield City Council conditions and the NSW Noise Policy for Industry requirements. Further, the future development of the site will be subject to development consent, to be granted by either Fairfield City Council or the Department of Planning, Industry and the Environment (DPIE), dependant on the scale of the proposal. All development approval processes include a rigorous environmental assessment process for potential impacts, including noise and vibration. Future development of the site would be required to demonstrate that potential adverse impacts will be managed and or mitigated to the satisfaction of the determining authority. |
| Overshadowing The ultimate development of the site has the potential for solar access impacts to surrounding properties | As part of the development of the Planning Proposal, Hatch RobertsDay were engaged to prepare an Urban Design Report to assess the potential impacts and opportunities of the future development of the site. The report included a Solar Impact Assessment for the site which concluded that the configuration and height of proposed buildings would not provide any significant overshadowing impacts on surrounding properties. It is noted that the estate design utilised for the assessment is indicative only and subject to approval, at which time further analysis of the project will be undertaken by the determining authority to ensure any development on the site does not result in unacceptable impact to surrounding properties with respect to solar access. |
| Road network The ultimate development of the Site has the potential to impact upon the surrounding road network and its users | Ason Group were engaged to prepare a Transport Assessment to support the Planning Proposal. The assessment included a review of existing and future conditions, the road network and demography of the area and a prediction of future impacts of the development of the Site. Ason Group concluded that the development trips associated with the proposal could be appropriately accommodated by the local road network further to a suite of upgrades. |

| Potential Social Impact | Response of Planning Proposal |
|---|--|
| Land Values A change to the zoning of land is expected to result in a change to the value of land | <p>It is considered that with the proposed rezoning of the site that the properties located within the site boundary will experience an increase in land value, with industrially zoned land considered more fiscally valuable than rurally zoned land. This is considered a positive socio economic impact for the current landowners within the Site.</p> <p>It is more difficult to predict the impact of the Planning Proposal on surrounding land values, however it is considered that the precedent set by the current proposal may assist in facilitating similar rezonings of appropriate land in the vicinity and an increase in land values for those sites also. Where land is inappropriate for rezoning, it is considered that the value of such land would remain generally unchanged by the current Planning Proposal.</p> |
| Livelihood and Business Opportunity The Planning Proposal presents opportunity for job and business creation in the immediate and surrounding area. | <p>The site has been previously utilised for agricultural and low-density residential purposes, with a transition to industrial land use facilitated by the Planning Proposal.</p> <p>The execution of the ultimate development of the site will provide local employment and business opportunities to residents of the immediate and wider area.</p> <p>Construction will provide initial employment opportunities with ongoing employment and business opportunities provided through the operation of the site in perpetuity.</p> <p>The enhancement of this positive impact will be facilitated through the success of the proposed operation and increase in employee numbers associated with growth in the business.</p> |

4.2 Alternative Outcomes

Alternatives to the current Planning Proposal include:

- increased proposal footprint
- decreased proposal footprint
- a “do nothing” approach

It is considered that pursuing these alternatives would not result in a change to the level of social impact expected from the current proposal, given all potential negative impacts outlined within **Section 4.1** above can be demonstrated to have been addressed and adequately mitigated through studies prepared to inform the Planning Proposal and future assessment processes to be undertaken for development on the site. It is considered that the Planning Proposal in its current form presents a sound and rational outcome with respect to social impacts.

5 Conclusion

This SIA has been prepared to assess the potential social impacts of the Planning Proposal in response to Fairfield City Council's request for additional information. Following the community consultation campaign, the potential social impacts of the Planning Proposal were identified based on feedback from Stakeholders and generally considered impacts of industrial and warehousing developments. This SIA outlined how the Planning Proposal responds to potential impacts and the mitigation or enhancement measures proposed as part of the Planning Proposal and to be considered as part of the future development assessment of the Site. The SIA concludes that the potential negative social impacts identified can be adequately managed and mitigated.

It should also be recognised that there are long term, positive social and economic impacts resulting from the Planning Proposal, through changes to land values within the site and the provision of employment and business opportunity in the immediate and broader Western Sydney community.

Following assessment of the Planning Proposal through this SIA, it is considered on balance that the Planning Proposal is worthy of support with respect to social and economic impacts.

APPENDIX A

Address List – Identified Stakeholders

IDENTIFIED STAKEHOLDER ADDRESS LIST

67-71 FERRERS ROAD HORSLEY PARK
102-114 FERRERS ROAD HORSLEY PARK
102-118 REDMAYNE ROAD HORSLEY PARK
103-107 FERRERS ROAD HORSLEY PARK
105-119 CHANDOS ROAD HORSLEY PARK
108-112 CHANDOS ROAD HORSLEY PARK
109-125 FERRERS ROAD HORSLEY PARK
11-29 FERRERS ROAD HORSLEY PARK
116-130 FERRERS ROAD HORSLEY PARK
126-130 CHANDOS ROAD HORSLEY PARK
127-131 FERRERS ROAD HORSLEY PARK
132-142 CHANDOS ROAD HORSLEY PARK
132-142 FERRERS ROAD HORSLEY PARK
133-137 FERRERS ROAD HORSLEY PARK
137-141 REDMAYNE ROAD HORSLEY PARK
143-155 REDMAYNE ROAD HORSLEY PARK
144-148 CHANDOS ROAD HORSLEY PARK
150-154 CHANDOS ROAD HORSLEY PARK
156-166 CHANDOS ROAD HORSLEY PARK
1570 THE HORSLEY DRIVE HORSLEY PARK
157-165 REDMAYNE ROAD HORSLEY PARK
1576 THE HORSLEY DRIVE HORSLEY PARK
1578 THE HORSLEY DRIVE HORSLEY PARK
158-170 FERRERS ROAD HORSLEY PARK
1584 THE HORSLEY DRIVE HORSLEY PARK
1590 THE HORSLEY DRIVE HORSLEY PARK
1594 THE HORSLEY DRIVE HORSLEY PARK
1598 THE HORSLEY DRIVE HORSLEY PARK
1601 THE HORSLEY DRIVE HORSLEY PARK
1606 THE HORSLEY DRIVE HORSLEY PARK
1609 THE HORSLEY DRIVE HORSLEY PARK
1626 THE HORSLEY DRIVE HORSLEY PARK
1634 THE HORSLEY DRIVE HORSLEY PARK
1638 THE HORSLEY DRIVE HORSLEY PARK
1642 THE HORSLEY DRIVE HORSLEY PARK
1650 THE HORSLEY DRIVE HORSLEY PARK
1662 THE HORSLEY DRIVE HORSLEY PARK
167-183 REDMAYNE ROAD HORSLEY PARK
1672-1674 THE HORSLEY DRIVE HORSLEY PARK
168-174 CHANDOS ROAD HORSLEY PARK
1681A THE HORSLEY DRIVE HORSLEY PARK
1683 THE HORSLEY DRIVE HORSLEY PARK
1693 THE HORSLEY DRIVE HORSLEY PARK
1700 THE HORSLEY DRIVE HORSLEY PARK
172-184 FERRERS ROAD HORSLEY PARK
1725 THE HORSLEY DRIVE HORSLEY PARK
176-192 CHANDOS ROAD HORSLEY PARK
183-197 FERRERS ROAD HORSLEY PARK
185-193 REDMAYNE ROAD HORSLEY PARK

187-201 CHANDOS ROAD HORSLEY PARK
194-202 CHANDOS ROAD HORSLEY PARK
204-214 CHANDOS ROAD HORSLEY PARK
208-220 REDMAYNE ROAD HORSLEY PARK
219-241 CHANDOS ROAD HORSLEY PARK
222-230 REDMAYNE ROAD HORSLEY PARK
22-32 FERRERS ROAD HORSLEY PARK
225-245 REDMAYNE ROAD HORSLEY PARK
243-257 CHANDOS ROAD HORSLEY PARK
259-273 CHANDOS ROAD HORSLEY PARK
275-285 CHANDOS ROAD HORSLEY PARK
31-37 FERRERS ROAD HORSLEY PARK
34 FERRERS ROAD HORSLEY PARK
39-51 FERRERS ROAD HORSLEY PARK
46-56 FERRERS ROAD HORSLEY PARK
53-65 FERRERS ROAD HORSLEY PARK
58-68 FERRERS ROAD HORSLEY PARK
66-82 REDMAYNE ROAD HORSLEY PARK
676-680 WALLGROVE ROAD HORSLEY PARK
70-84 FERRERS ROAD HORSLEY PARK
712 WALLGROVE ROAD HORSLEY PARK
73-121 REDMAYNE ROAD HORSLEY PARK
73-77 FERRERS ROAD HORSLEY PARK
79-95 FERRERS ROAD HORSLEY PARK
84-100 REDMAYNE ROAD HORSLEY PARK
86-100 FERRERS ROAD HORSLEY PARK
91-95 FERRERS ROAD HORSLEY PARK
99 CHANDOS ROAD HORSLEY PARK

APPENDIX B

Engagement Letter and Attached Materials

7 September 2021

660.30129.00000-L01-v1.0-20210907 Consult Letter FINAL.docx

Attention: The Occupier

Planning Proposal

Proposed Rezoning of Keyhole Lands from RU2 Rural Landscape to IN1 General Industrial and Amendment to the Height of Buildings Map

To whom it may concern,

This letter has been prepared by SLR Consulting on behalf of Frasers Property Industrial (Frasers). Frasers are seeking an amendment to the Fairfield Local Environment Plan 2013 (FLEP 2013) by way of a Planning Proposal in relation to the Site, comprising land holdings on The Horsley Drive, Redmayne Road and Chandos Road, commonly known as 'Keyhole' (the Site).

The site consists of 31 individual lots as detailed in the table and figure below:

| Address | Lot and DP |
|---|---|
| 1681 & 1677, 1671, 1667 & 1657, 1637-1647, 1627-1617, THE HORSLEY DRIVE | (LOT C & D, DP398446), (LOT 78B, DP347873), (LOT 79A & 79B, DP17288), (LOT 1, DP849699), (LOT 81A & 81B, DP348110), (LOT 74A & 74B, DP 17288) |
| 200-206 & 182-190, 172-180 & 152-170, 144 & 150, 136-142, 120-134, 195-201, 203-213, 215-223, REDMAYNE ROAD | (LOT 74A & 74B, DP 17288), (LOT A & B, DP377249), (LOT A & B, 357890), (LOT 77, DP13961), (LOT 61B, DP17288), (LOT A & B, DP347034) |
| 121-135, 155-169, 137-153, 171-185, 203-209, 211-217 CHANDOS ROAD | (LOT 54, DP13961), (LOT A & B, DP361393), (LOT 56 & 57, DP13961), (LOT 58A & 58B, DP17288), (LOT 59A & 59B, DP362002), (LOT 1 & 2, DP5055934) |



The Planning Proposal seeks to amend the FLEP2013 to re zone the Site from RU2 Rural Landscape to IN1 General Industrial. The proposal also seeks to amend the FLEP2013 Height of Buildings (HoB) Map to remove the building height limit applicable to the Site and amend the Minimum Lot Size Map to reduce the minimum lot size. The proposed amendments to the FLEP 2013 seek to support the future development of a Warehouse, Logistics and Industrial Facilities Hub on the Site.

To demonstrate the potential future use of the Site as a Warehouse, Logistics and Industrial Facilities hub, a concept masterplan has been prepared which will facilitate approximately 14 Warehouses that have a total of 313,340m² Gross Floor Area (GFA). A copy of this concept masterplan is attached for your reference. Please note this concept is not fixed and may change at any time.

As part of the Planning Proposal preparation, Frasers seek to engage with the community and stakeholders to the development and to undertake a Social Impact Assessment for the changes proposed. SLR Consulting have been engaged to undertake this consultation and to prepare an SIA for the project.

We are writing to you today to introduce ourselves, inform you of the Planning Proposal and invite you to make contact with us to obtain further information, raise questions or make comments regarding the Planning Proposal. The options for contact are outlined as follows:

Phone or Online Consultation

Given current COVID 19 restrictions, SLR are providing the option for consultation either over the phone or via an online platform (such as Microsoft Teams) only. Members of the community or stakeholders to the development who would like to discuss the project or voice an opinion on the proposal are encouraged to contact SLR on the below number or email address for an informal conversation. Alternatively, we can set up a date and time for a more in-depth discussion. These conversations will take place up to and including **22 September 2021**. Please contact SLR at the below to discuss.

Contact: Kate McKinnon – Associate SLR Consulting

Ph: 02 4249 1010

Email: kmckinnon@slrconsulting.com

Your time and attention to this matter are greatly appreciated. Please contact the undersigned utilising the above contact details should you have any questions regarding the content of this letter or the project in general.

Yours sincerely



KATE MCKINNON
Associate – Environmental Assessment and Management

Checked/
Authorised by: DT



| DEVELOPMENT AREAS - NORTH | |
|-------------------------------|------------|
| TOTAL SITE AREA | 308430 SQM |
| ACCESS ROAD 1 | 114119 SQM |
| BIO-DIVERSITY ZONE | 6185 SQM |
| ON SITE DETENTION BASIN (OSD) | 9645 SQM |
| NET DEVELOPABLE AREA | 281181 SQM |

| LOT AREAS | |
|----------------------|------------|
| LOT 01 | 26511 SQM |
| LOT 02 | 36003 SQM |
| LOT 03 | 52522 SQM |
| LOT 04 | 45344 SQM |
| LOT 05 | 39981 SQM |
| LOT 06 | 44703 SQM |
| LOT 07 | 36117 SQM |
| NET DEVELOPABLE AREA | 281181 SQM |

| BUILDING AREAS | |
|---------------------|------------|
| WAREHOUSE 01 | 14215 SQM |
| OFFICE 01 | 750 SQM |
| WAREHOUSE 02 | 21930 SQM |
| OFFICE 02 | 1000 SQM |
| WAREHOUSE 03A | 15980 SQM |
| OFFICE 03A | 750 SQM |
| WAREHOUSE 03B | 15980 SQM |
| OFFICE 03B | 750 SQM |
| WAREHOUSE 04 | 27195 SQM |
| OFFICE 04 | 1200 SQM |
| WAREHOUSE 05A | 9220 SQM |
| OFFICE 05A | 550 SQM |
| WAREHOUSE 05B | 11540 SQM |
| OFFICE 05B | 550 SQM |
| WAREHOUSE 06A | 11095 SQM |
| OFFICE 06A | 750 SQM |
| WAREHOUSE 06B | 11095 SQM |
| OFFICE 06B | 750 SQM |
| WAREHOUSE 07 | 19960 SQM |
| OFFICE 07 | 1000 SQM |
| TOTAL BUILDING AREA | 166280 SQM |
| EFFICIENCY | 59.1% |

| DEVELOPMENT AREAS - SOUTH | |
|---------------------------|------------|
| GROSS SITE AREA | 293685 SQM |
| ACCESS ROAD 02 | 13466 SQM |
| ACCESS ROAD 03 | 4344 SQM |
| VEGETATED AREA 'A' | 8835 SQM |
| ROAD WIDENING | 759 SQM |
| REDMAYNE ROAD | |
| ROAD WIDENING | |
| HORSLEY DRIVE | 9607 SQM |
| NET DEVELOPABLE AREA | 256674 SQM |

| LOT AREAS | |
|----------------------|------------|
| LOT 08 | 30795 SQM |
| LOT 09 | 15696 SQM |
| LOT 10 | 46720 SQM |
| LOT 11 | 43160 SQM |
| LOT 12 | 49659 SQM |
| LOT 13 | 32112 SQM |
| LOT 14 | 38532 SQM |
| NET DEVELOPABLE AREA | 256674 SQM |

| BUILDING AREAS | |
|---------------------|------------|
| WAREHOUSE 08 | 16070 SQM |
| OFFICE 08 | 1000 SQM |
| WAREHOUSE 09 | 7015 SQM |
| OFFICE 09 | 500 SQM |
| WAREHOUSE 10 | 28270 SQM |
| OFFICE 10 | 1500 SQM |
| WAREHOUSE 11A | 12200 SQM |
| OFFICE 11A | 750 SQM |
| WAREHOUSE 11B | 12200 SQM |
| OFFICE 11B | 750 SQM |
| WAREHOUSE 12A | 12650 SQM |
| OFFICE 12A | 750 SQM |
| WAREHOUSE 12B | 12650 SQM |
| OFFICE 12B | 750 SQM |
| WAREHOUSE 13 | 17695 SQM |
| OFFICE 13 | 1000 SQM |
| WAREHOUSE 14 | 20330 SQM |
| OFFICE 14 | 1000 SQM |
| TOTAL BUILDING AREA | 147080 SQM |
| EFFICIENCY | 57.3% |



SYDNEY
15-17
101 Hordern Bay Drive
Rhodes
NSW 1570
TEL: 02 9767 2000 FAX: 02 9767 2033

KEY HOLE SITE HORSLEY DRIVE, HORSLEY PARK

MASTER PLAN

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All measurements are approximate and
only and are subject to confirmation by survey.

| SCALE | |
|-------------------|--------------------|
| SCALE 1:1500 @ A1 | |
| JOB | MP - HP - FS - 710 |
| DATE | 02/03/21 |
| MIR | A |

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