



INGHAM PROPERTY GROUP

Engagement Outcomes Report

Prepared for
INGHAM PROPERTY GROUP
17 June 2024



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1. PROJECT DESCRIPTION

The Ingham Property Group (IPG) site is located at 475 Badgerys Creek Road, Bradfield, and has an approximate site area of 184 hectares. The site is legally defined as Lot 99 and Lot 100. The site forms part of the Aerotropolis Core Precinct within the Western Sydney Aerotropolis and is predominately zoned for ENT Enterprise use under the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (WPC SEPP).

The site comprises a total area of 184 hectares along Badgerys Creek Road, strategically located within the heart of the Western Parkland City. The large majority of the site is under the ownership of IPG, with a small portion of land earmarked for the North Bradfield Zone Substation to be owned by Endeavour Energy. The site is largely defined by grass land and is largely clear of vegetation as it is currently used for agricultural purposes. There is also an internal road network within the site which had previously connected the now demolished sheds and ancillary structures dispersed across the site. The site is suitable for development and free of contamination which has been confirmed by environmental testing and site investigations.

The site is situated within the Western Sydney Aerotropolis, with a direct interface with the Western Sydney International Airport (WSI). The site is bound by two significant riparian corridors which define Western Sydney, with South Creek to the east and Badgerys Creek to the north-west. The immediate surroundings of the site are characterised by large rural landholdings used predominately for agricultural and light manufacturing purposes, all of which will be redeveloped in accordance with the Aerotropolis Precinct Plan vision.

IPG is currently undertaking the Master Plan pathway with the Technical Assurance Panel (TAP), which is an optional design process established under the WPC SEPP to amend the Aerotropolis Precinct Plan as it applies to the site. IPG is in the process of preparing a Master Plan, as part of a co-design process with the TAP, for the site which will be formally lodged to the Department of Planning, Housing and Infrastructure (DPHI) in accordance with the Western Sydney Aerotropolis Master Plan Guidelines.

The IPG Master Plan was informed by a detailed assessment of the site-specific considerations through preliminary site investigations. The Master Plan breaks down the general application of the Enterprise zone across the site and provides a more granular approach to land use planning with considerations made to the opportunities and constraints of the site. The structure plan is made up of four key land uses which include enterprise and light industry, business and enterprise and employment zone centres.

IPG has engaged Urbis to prepare an Engagement Outcomes Report to inform community consultation of the master plan and co-design process.

1.1. INTRODUCTION

This community and stakeholder engagement outcomes report (Report) has been prepared by Urbis Pty Ltd (Urbis) for Ingham Property Group (IPG). The Report informs part of the Master Plan submissions to support the staged redevelopment of a significant land holding (184 hectares) at 475 Badgerys Creek, Bradfield, known as Ingham&Co.

The approach to community and stakeholder engagement for the project was prepared in line with the Department of Planning, Housing and Infrastructure (DPHI) *Undertaking Engagement Guide: Guidance for State Significant Projects* and the International Association of Public Participation's (IAP2) Public Participation Spectrum.

1.2. MASTER PLANNING IN THE AEROTROPOLIS

This Report has been prepared to inform the master planning pathway that IPG selected as the planning pathway for this state significant site in the Aerotropolis.

Master planning is an alternative development approval pathway, which exists for certain land within the Western Sydney Aerotropolis. The Department of Planning, Housing and Infrastructure (DPHI) describes the main role of a master plan are to:

- Establish alternate development guidance for sites that are important due to size or impact on other areas.
- Be generally consistent with the vision and principles of the Aerotropolis planning framework.
- Create a complying development pathway for nominated development in large-scale precincts where upfront strategic assessment can suitably manage identified risks.

This Report aligns with the site-specific Master Plan Requirements realised by DPHI on 7 September 2022. The Master Plan Requirements were released in accordance with the Master Plan Guidelines and Supplementary Guidance informed by consultation with government agencies and Liverpool City Council.

The Master Plan Requirements set out items that the proponent must address as part of the co-design process with a Technical Assurance Panel (TAP).

Given the ongoing discussions and advice from the TAP, we designed an approach through a comprehensive consultation strategy (outlined in Section 2 of this document) that maintains ultimate flexibility and collaboration with IPG and the broader project team.

The engagement activities outlined in this Report delivered an appropriate and relevant engagement process informed by the International Association of Public Participation's (IAP2) Public Participation Spectrum.

This report acknowledges that consultation with local and state government stakeholders (including government agencies and service providers and local councils) was addressed as part of the TAP process. Therefore, the following report outlines the approach and outcomes of community consultation.

1.3. PLANNING CONTEXT

The vision for IPG Master Plan aligns with DPHI's commitment to the Aerotropolis Core set out in the Precinct Plans to create an attractive place for workers, residents and visitors – complementing the metropolitan cluster of Greater Penrith, Liverpool and Campbelltown-Macarthur.

The engagement approach communicated this vision in line with advice from the TAP members and TAP Chair, which was to engage with the community as the master plan was developed.

The Aerotropolis Precinct Plan is intended to be a flexible and performance-based planning framework, designed to respond to changing business needs over a 30-year period.

The Precinct Plan provides the place-based objectives and requirements to guide development in the Aerotropolis in a consistent and sustainable manner over time. The Plan sets out the finer details to support the land use zoning and other provisions of the Aerotropolis SEPP.

DPHI, through its Central Western, Central River City & Western Parkland City, Place Design and Public Spaces Group delivered a finalised planning framework to the Minister for Planning and Public Spaces in early 2022.

DPHI's vision for the Aerotropolis:

Benefiting from proximity to the new Western Sydney International (Nancy-Bird Walton) Airport, the Aerotropolis will contribute towards 200,000 new jobs in the broader Western Parkland City and become a high-skill jobs hub across aerospace and defence, manufacturing, healthcare, freight and logistics, agribusiness, education and research industries.

1.4. THE SITE LOCATION

The site has a total area of 184 hectares along Badgerys Creek Road. It is strategically located within the heart of the Western Parkland City. The site was formerly an operational chicken farm run by the Ingham family and characterised by a series of now demolished sheds and ancillary structures grouped into seven clusters.

The site is largely defined by grass land, clear of vegetation and currently used for agricultural purposes. There is also an internal road network within the site which traditionally connected the sheds and ancillary structures dispersed across the site.

The site is situated within the Western Sydney Aerotropolis, with a direct interface with the Western Sydney International Airport (WSI). The site is bound by two significant riparian corridors which define Western Sydney, with South Creek to the east and Badgerys Creek to the north-west. The immediate surroundings of the site are characterised by large rural landholdings used predominately for agricultural and light manufacturing purposes.

Figure 1 The site



1.5. RESPONSE TO MASTER PLAN REQUIREMENTS

Table 1 outlines the Master Plan Requirements (WSA_MP01) items for the project that relate to place vision and consultation.

Table 1 Response to Master Plan Requirements

Master Plan Requirement	Project Response
Site specific requirements	
1. Vision, values, and objectives Drawing upon the established vision and objectives within the Aerotropolis planning framework, the draft master plan must develop a clear vision statement, values, and objectives for the entire site.	In accordance with the site-specific requirements, IPG conducted a strategic alignment and place vision workshop with the larger group of the project team, which was communications through the TAP. The workshop sought to identify: <ul style="list-style-type: none"> Overarching vision and purpose for the site

Master Plan Requirement	Project Response
<p>This must be supported with evidence demonstrating that these have been prepared in consultation with relevant stakeholders, including council, agencies, industry, the local community and Aboriginal stakeholders.</p>	<ul style="list-style-type: none"> ▪ Strategic pillars that will underpin the emerging place vision ▪ Strategic and statutory planning context and alignment ▪ Initial stakeholder mapping ▪ Stakeholder risks and opportunities ▪ Key messages to underpin the place vision and stakeholder conversations.
Consultation	
<p>Prior to submitting the draft master plan to the TAP for co-design, you should consult with adjoining landowners to provide them with the opportunity to provide early comments and feedback to inform the preparation of the draft master plan.</p>	<p>In accordance with NSW Department of Planning, Housing and Infrastructure (DPHI) expectations around early and effective engagement for state significant projects, Urbis (on behalf of IPG) prepared an engagement program and implemented a series of engagement activities that aligned with the site-specific Master Plan Requirements and is consistent with DPHI's <i>Undertaking Engagement Guide: Guidance for State Significant Projects</i>.</p> <p>Outcomes of this engagement have been outlined in this report.</p>

2. COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

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

2.1. ENGAGEMENT APPROACH

In accordance with DPHI's expectations around early and effective engagement, the approach was prepared and implemented to ensure IPG delivered an engagement program consistent with DPHI's *Undertaking Engagement Guide: Guidance for State Significant Projects*.

The approach to engagement was also discussed during the TAP Meeting #2 (16 March 2023). The community consultation approach consolidated both general and Social Impact Assessment (SIA) consultation through the following methods:

- Near neighbour letterbox drop.
- Western Sydney Aerotropolis Community Consultative Committee (CCC) – the newsletter was issued to CCC members via the Independent Community Commissioner. The topic areas we sought feedback on from the CCC have been outlined in Section 4.2.

Outcomes of consultation have been collated to inform both this report (the Engagement Outcomes Report), and part of the SIA (refer to SIA for detail).

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 project, the engagement objective aligned with the goal of **consulting and informing** with stakeholders and the community. This means our objective was to provide balanced and objective information to assist stakeholders in providing feedback on the project.

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

2.2. ENGAGEMENT PURPOSE

The stakeholder and community participation process for IPG aimed to:

- Deliver clear and factual key messages throughout the Master Plan development process
- Articulate the facts of the proposal and the potential impact on key stakeholders
- Provide opportunities for stakeholders to contribute feedback on the proposal
- Collate feedback to inform the planning and development of the project
- Deliver an independent, transparent, and accountable consultation process.

To achieve these objectives, the engagement approach:

- Provided consistent, relevant, jargon-free and up-to-date information on the proposal, impacts, benefits, and the Master Plan process through accessible, tailored open lines of communication.
- Provided methods for the community to give feedback to help inform the planning process.
- Responded appropriately and in a timely manner to concerns or questions raised by the community and other stakeholders.
- Facilitated information to the project team to ensure stakeholder and community views and local knowledge were appropriately incorporated into the design of the project.

3. STAKEHOLDER ANALYSIS

Effective engagement with stakeholders and the community has been crucial to raising the awareness of IPG Master Plan's strategic importance, helping to realise the goals of the Aerotropolis, and reducing project risk by building strong acceptance of the master plan.

Stakeholders for this project have been categorised into the following three areas.

Table 2 Stakeholder categories

Category 1: Technical Assurance Panel	Category 2: Aboriginal stakeholders	Category 3: Relevant community
<p>Independent Chair:</p> <ul style="list-style-type: none"> Stephen Murray (Independent Chair) <p>TAP members:</p> <ul style="list-style-type: none"> Catherine Van Laeren (DPHI) Simon Hunter (TfNSW) Pete Mann (TfNSW) Graham Richardson (TfNSW) Gina Metcalfe (WPCA) Renee Ingram (Sydney Water) Lina Kakish (Liverpool City Council) Angela Jeffery (Sydney Metro) Peter Mould (Government Architect representative) 	<ul style="list-style-type: none"> Traditional Owners – Dharug Women Deerubbin Local Aboriginal Land Council (LALC) 	<ul style="list-style-type: none"> Neighbouring landowners <ul style="list-style-type: none"> CSR (adjoining landowners to the north) Greenfield Development Company (adjoining landowners to the south) Local community and resident action groups Neighbouring residents in properties bounded by: <ul style="list-style-type: none"> Badgerys Creek Road Devonshire Road Bringelly Road The Northern Road Elizabeth Drive Aerotropolis Community Consultative Committee. <p><i>Engagement with Category 3 has been undertaken in line with advice received from the NSW Independent Community Commissioner.</i></p>

The relevant community outlined in Table 2 were identified due to their proximity to the site and likely impact or interest during construction and operation.

As the proposal is located within the rapidly developing Aerotropolis Core and forms part of the broader Western Sydney Employment Area (WSEA), the relevant community is already experiencing change and is likely to be familiar with the type of impact from this proposal. Therefore, engagement with the relevant community focused on the specific potential impacts of this proposal, including noise and traffic during construction and operation.

Figure 3 below shows the site and surrounding community. This includes those landowners and occupiers potentially impacted noise immediately surrounding the site and those on Elizabeth Drive (between Badgerys Creek Road), Devonshire Road (between Elizabeth Drive and Bringelly Road) and The Northern Road (between Bringelly Road and the Airport).

Figure 3 The site and surrounding community



3.1. STAKEHOLDER ANALYSIS

Table 3 outlines the key stakeholders who were 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.

As part of the larger development approval process and through TAP facilitation, IPG and Urbis Planning were responsible for engagement with the relevant Department assessment teams, relevant agencies and council (this will take place through the TAP process).

Urbis Engagement was responsible for engagement with the community. Engagement activities included letterbox drop, stakeholder briefings and enquiry management through an 1800 number and engagement email address. The engagement process was endorsed by the TAP Chair throughout the process.

Table 3 Stakeholder identification

Stakeholder	Engagement objective	Forms of engagement
Technical Assurance Panel (TAP)		
The relevant Department assessment team Independent Chair: <ul style="list-style-type: none"> Stephen Murray (Independent Chair) 	Collaborate: Work directly with the TAP throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	Regular TAP meetings (including working group sessions)

Stakeholder	Engagement objective	Forms of engagement
TAP members: <ul style="list-style-type: none"> Catherine Van Laeren (DPHI) Simon Hunter (TfNSW) Pete Mann (TfNSW) Graham Richardson (TfNSW) Gina Metcalfe (WPCA) Renee Ingram (Sydney Water) Lina Kakish (Liverpool City Council) Angela Jeffery (Sydney Metro) Peter Mould (Government Architect representative) 		
Aboriginal stakeholders		
<ul style="list-style-type: none"> Traditional Owners – Dharug Women Deerubbin Local Aboriginal Land Council (LALC) 	Consult: Obtain feedback on the proposal by providing balanced and objective information to assist in understanding the proposal's potential to incorporate Connecting to Country.	<p>Detail Connecting with Country process undertaken via Yerrabingin (Indigenous Consultant).</p> <p>Refer to Connecting with Country report for detail and outcomes of engagement with Aboriginal stakeholders.</p>
Community		
Adjoining landowners <ul style="list-style-type: none"> CSR (adjoining landowners to the north) Greenfield Development Company (adjoining landowners to the south) 	Collaborate: Work directly with adjoining landowners throughout the process to ensure that local infrastructure and surrounding landuses were consistent and agreed.	<p>Regular meetings</p> <p>Working sessions</p> <p>Email correspondence</p>
<p>Surrounding local landowners, businesses and stakeholders, particularly:</p> <ul style="list-style-type: none"> Local community and resident action groups Neighbouring residents in properties bounded by: 	Consult: Obtain feedback on the proposal by providing balanced and objective information to assist in understanding the proposal's impacts and benefits.	<p>Community newsletter</p> <p>1800 number</p> <p>Engagement email</p>

Stakeholder	Engagement objective	Forms of engagement
<ul style="list-style-type: none"> ▪ Devonshire Road ▪ Bringelly Road ▪ The Northern Road ▪ Elizabeth Drive. 		
<ul style="list-style-type: none"> ▪ Aerotropolis Community Consultative Committee 		<p>Written correspondence</p> <p>Project fact sheet</p> <p>Questions to inform SIA</p>

4. FORMS OF ENGAGEMENT

The community consultation activities consolidated both general and Social Impact Assessment (SIA) consultation through the following methods.

4.1. COMMUNITY NEWSLETTER

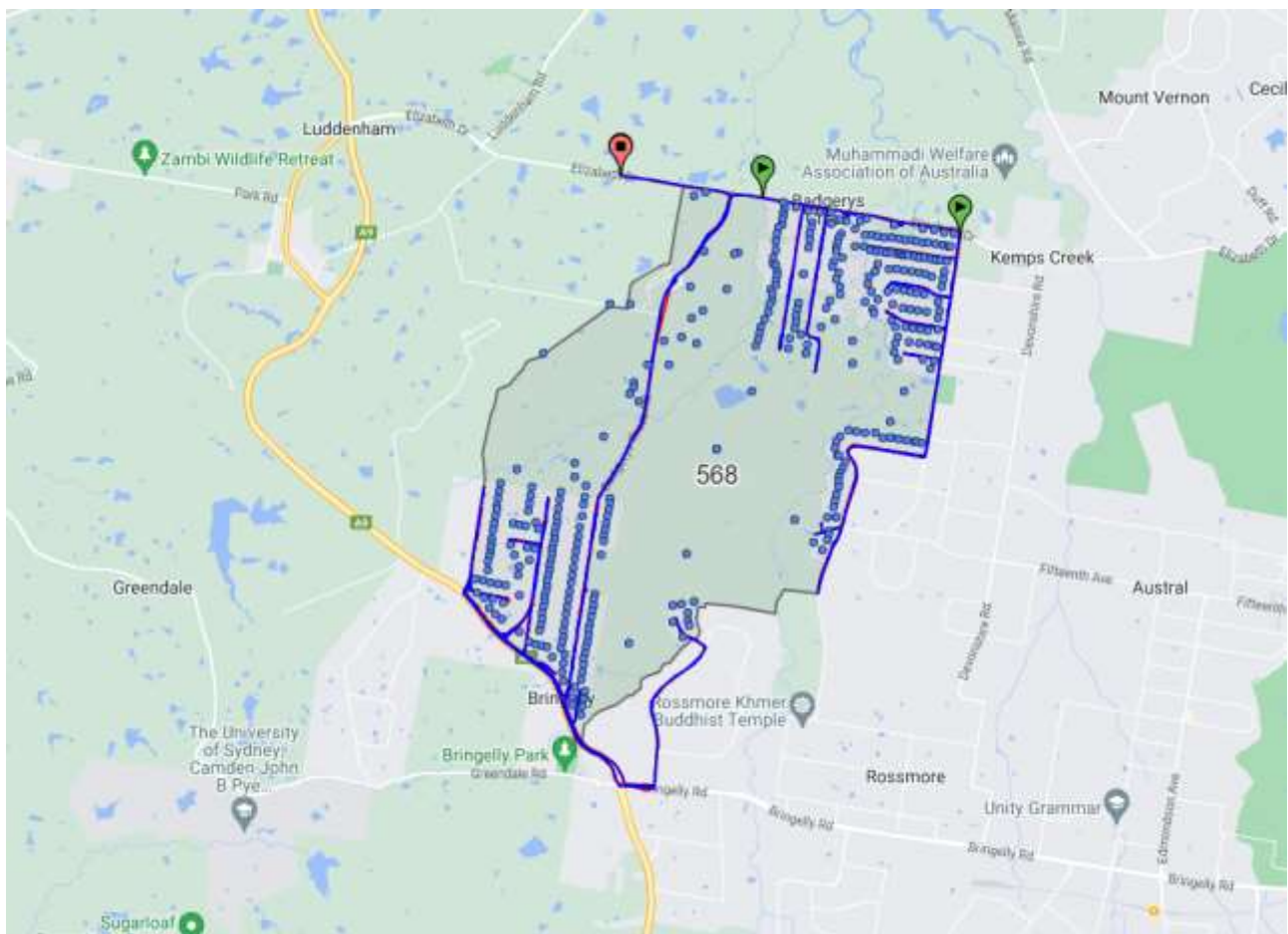
The community newsletter outlined key features of the project and invited feedback. It included details of the project email and phone number managed by Urbis Engagement to answer questions and collect feedback.

As part of the community consultation required for the SIA, the community newsletter also included a series of questions for the community to consider as part of their feedback. Questions included:

- Are you a resident or a business owner/employee? How long have you been residing at your current home or working at your current workplace?
- What social challenges or impacts do you think the proposed development would create for the community during construction and operation? How could these be mitigated or managed?
- What social benefits do you think the proposed development would create for the community during construction and operation? How could these be maximised?
- Are there any vulnerable members of the community that may be impacted by the proposed development? Which groups are these?

It was distributed on Thursday 29 June 2022 by letterbox drop to 568 residents and businesses surrounding the site. The newsletter distribution footprint is outlined in Figure 4 below. The community newsletter is included in Appendix A.

Figure 4 Newsletter distribution zone



4.2. COMMUNITY GROUPS AND ONLINE NETWORKS

Via the Independent Community Commissioner, IPG shared project information with the Aerotropolis Community Consultative Committee on 29 June 2023.

This included details of how to get in touch, and a series of questions (outlined in Section 4.1 above) to inform the SIA.

The Community Consultative Committee were encouraged to share this information with their networks and on relevant neighbourhood Facebook pages on neighbourhood Facebook pages. At the time of writing this report, no feedback has been received from CCC members.

4.3. EMAIL AND PHONE LINE

Members of the public were invited to contact IPG through a phone number and email address managed by Urbis Engagement. These contact details enabled stakeholders and the community to provide feedback on the project.

At the time of writing this report, one enquiry has been submitted through the phone number and email address by a close neighbour. As the proposal is located within the rapidly developing Aerotropolis Core, the community is already experiencing change and is likely to be familiar with the type of impact of this proposal. Therefore, the one enquiry from the community is not unexpected.

5. ENGAGEMENT FEEDBACK

Table 4 Engagement feedback and project response

Stakeholder	How this group was consulted	Issues and feedback discussed	Project response
Technical Assurance Panel (TAP)			
<p>The relevant Department assessment team</p> <p>Independent Chair:</p> <ul style="list-style-type: none"> Stephen Murray (Independent Chair) <p>TAP members:</p> <ul style="list-style-type: none"> Catherine Van Laeren (DPHI) Simon Hunter (TfNSW) Pete Mann (TfNSW) Graham Richardson (TfNSW) Gina Metcalfe (WPCA) Renee Ingram (Sydney Water) Lina Kakish (Liverpool City Council) Angela Jeffery (Sydney Metro) Peter Mould (Government Architect representative) 	<p>Regular TAP meetings:</p> <ul style="list-style-type: none"> Meeting #1 – 10 October 2022 Meeting #2 – 13 March 2023 Meeting #3 – 24 April 2023 Meeting #4 – 5 June 2023 Meeting #5 – 3 July 2023 Meeting #6 – 28 August 2023 Meeting #7 – 13 November 2023 Meeting #8 – 19 April 2024 	<p>IPG has worked directly with the TAP through a comprehensive co-design process.</p> <p>Feedback / items discussed with TAP members include:</p> <ul style="list-style-type: none"> Traffic and transport management and approach, including: <ul style="list-style-type: none"> Transport Management Assessment Plan Program for resolving transport corridors Evaluation framework to test corridor realignments Transport requirements to test any impacts on changes to travel demands, such as transport and traffic modelling Discussion of the program, including approval timeframes Discussion on likely issues and resolution processes. Urban design, including: <ul style="list-style-type: none"> Masterplan structure and function 	<p>IPG has worked in collaboration with the TAP and relevant technical consultants to address key project considerations.</p> <p>Details of TAP feedback and project response have been outlined in detail throughout the Master Plan Report and relevant technical studies.</p>

Stakeholder	How this group was consulted	Issues and feedback discussed	Project response
		<ul style="list-style-type: none"> – Public domain – Connecting with country – Design excellence strategy – Water and drainage, specifically implementation of stormwater corridors and infrastructure ▪ Other technical studies – alignment and approach, including: <ul style="list-style-type: none"> – Infrastructure and utilities – Aviation Safeguarding – Complying Development Code – Height strategy. 	
Additional government and agency consultation (as part of TOA)			
Liverpool City Council	Ingham has engaged with Liverpool City Council and Sydney Water about Land Acquisition and the confirmation of the Land Reservation Acquisition Map. Meetings were undertaken on 22 May 2024.	Written confirmation to agree on the appropriate areas within the master plan site to be acquired by each authority was confirmed in writing.	Details of written confirmation have been outlined in detail throughout the Master Plan Report and relevant technical studies.
Sydney Water			
Urban Design Branch of the Government Architects office	Ingham has engaged with the Urban Design Branch of the Government Architects office to resolve outstanding matters raised by DPHI and the TAP		Refer to the Urban Design Report (6 June 2024).

Stakeholder	How this group was consulted	Issues and feedback discussed	Project response
	Independent Urban Designer in relation to the proposed design quality review process, key site location map and the design quality verification checklist.		
Aboriginal stakeholders			
<ul style="list-style-type: none"> Traditional Owners – Dharug Women Deerubbin Local Aboriginal Land Council (LALC) 	<p>IPG engaged with the Aboriginal Community through a Connecting with Country process undertaken via Yerrabingin (Indigenous Consultant).</p> <p>Refer to the Designing With Country Framework (May 2024) for a detailed overview of consultation and outcomes.</p>	<p>A Walk on Country was completed on 9 November 2022 with the project team and local indigenous community members. It allows conceptual ideas to emerge as the walk is being undertaken and enables the community to ask questions to the project team. These ideas and concerns were carried over to the Design Jam where the project team and community members collaboratively developed design concepts and proposed ideas for change.</p> <p>Three overarching Connecting with Country design principles were developed through the Design Jam process. They were also informed by the discussions between the First Nations community members and the design team.</p> <p>These themes include:</p> <ul style="list-style-type: none"> The Convergence of 3 Clans Water Landscape Community Driven. 	<p>These three themes have been included in the CWC report as recommendations as well as being integrated into the design process of all other consultants. Specifically, landscape architect, public art, and architect design reports.</p> <p>Refer to the Designing With Country Framework (May 2024) for details of how feedback has been considered in the Master Plan.</p>

Stakeholder	How this group was consulted	Issues and feedback discussed	Project response
		Refer to Connecting with Country Report for detail and outcomes of engagement with Aboriginal stakeholders.	
Community			
Adjoining landowners <ul style="list-style-type: none"> CSR (adjoining landowners to the north) 	Regular meetings Working sessions Email correspondence	IPG worked closely with CSR on the following: <ul style="list-style-type: none"> Alignment of Eastern Ring Road Draft Precinct Plans Land use configuration. 	IPG has worked in collaboration with CSR to address key project considerations. Details of feedback and project response have been outlined in detail throughout the Master Plan Report and relevant technical studies. IPG is committed to continuing to work with CSR post lodgement to ensure any arising feedback is continued to be addressed as plans progress.
<ul style="list-style-type: none"> Greenfield Development Company (adjoining landowners to the south) 	Regular meetings Working sessions Email correspondence	IPG worked closely with Greenfield Development Company on the following: <ul style="list-style-type: none"> Alignment of Bradfield Link Road Draft Precinct Plans Land use configuration. 	IPG has worked in collaboration with Greenfield Development Company to address key project considerations. Details of feedback and project response have been outlined in detail throughout the Master Plan Report and relevant technical studies.

Stakeholder	How this group was consulted	Issues and feedback discussed	Project response
			IPG is committed to continuing to work with Greenfield Development Company post lodgement to ensure any arising feedback is continued to be addressed as plans progress.
<p>Surrounding local landowners, businesses and stakeholders, particularly:</p> <ul style="list-style-type: none"> Local community and resident action groups Neighbouring residents in properties bounded by: <ul style="list-style-type: none"> Devonshire Road Bringelly Road The Northern Road Elizabeth Drive. 	<p>A community newsletter was sent on Thursday 29 June 2023 to 568 residents and businesses located nearby the proposed site.</p> <p>The newsletter outlined key features of the project and invited feedback. It included details of the project email and phone number managed by Urbis Engagement to answer questions and collect feedback.</p> <p>At the time of writing this report, one enquiry has been submitted through the phone number and email address by a close neighbour.</p>	<p>Enquiry received regarding exact site location and proposed plans.</p> <p>Enquiry also sought further information about potential road upgrades, with specific mention to Fifteenth Avenue. No further concerns raised.</p>	<p>An extension of Fifteenth Avenue is proposed as part of the Master Plan. The proposed extension would intersect with the Eastern Ring Road.</p> <p>IPG will respond accordingly to any future enquiries received post-lodgement. IPG will continue to consult with neighbouring businesses as plans progress.</p>
Aerotropolis Community Consultative Committee	A community newsletter was sent on Thursday 29 June 2023 to all members of the CCC.	At the time of writing this report, no enquiries have been received from the CCC.	IPG will respond accordingly to any future enquiries received post lodgement. IPG will continue to

Stakeholder	How this group was consulted	Issues and feedback discussed	Project response
	CCC members were also encouraged to distribute the newsletter further through their network, including on local Facebook pages.		consult with the CCC as plans progress.

6. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

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

- Providing information through a letterbox drop on how the community's views have been addressed.
- Enabling the community to seek clarification about the project through the two-way communication channels.

7. DISCLAIMER

This report is dated 17 June 2024 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 Ingham Property Group (**Instructing Party**) for the purpose of Engagement Outcomes Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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

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

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

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

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

APPENDIX A

COMMUNITY NEWSLETTER

INGHAM PROPERTY GROUP, BADGERYS CREEK

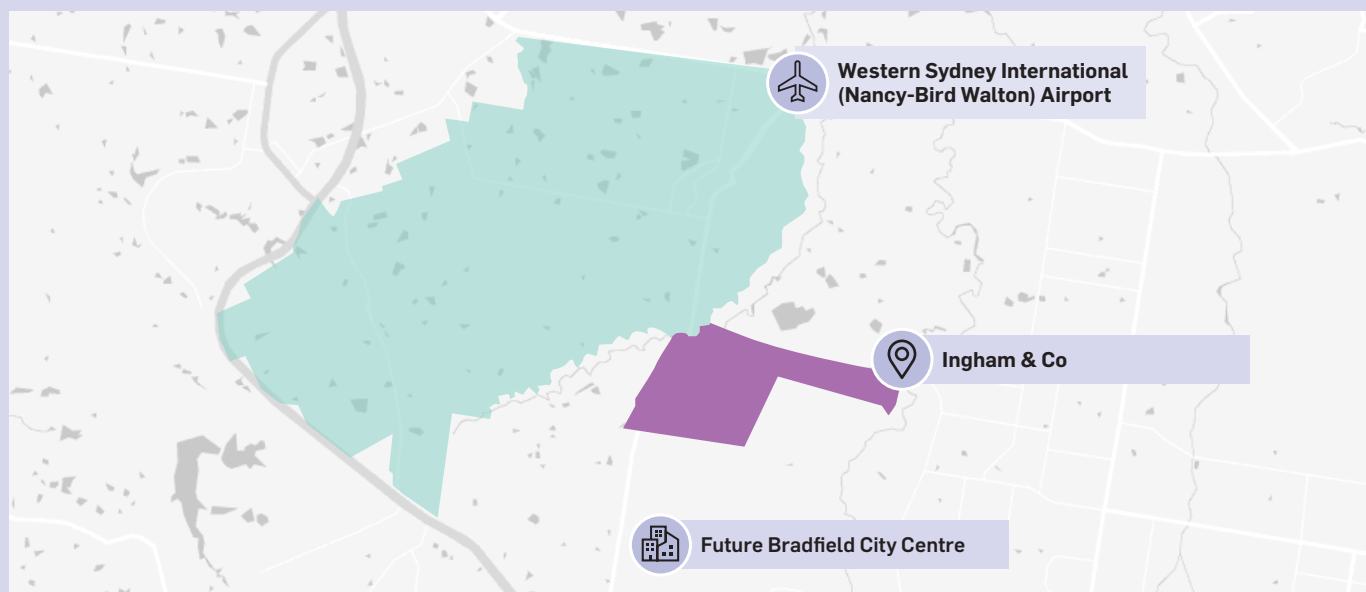
SUPPORTING THE FUTURE OF BRADFIELD CITY CENTRE AND THE NEW INTERNATIONAL AIRPORT

June 2023

Ingham Property Group (IPG) is planning to develop Ingham & Co, within the Aerotropolis Core Precinct of the Western Sydney Aerotropolis.

It will be a significant project, supporting the International (Nancy-Bird Walton) Airport and the NSW Government's vision to improve jobs, services and connections within the Greater Sydney Region.

The development of Ingham & Co will support the local economy and create jobs closer to home.



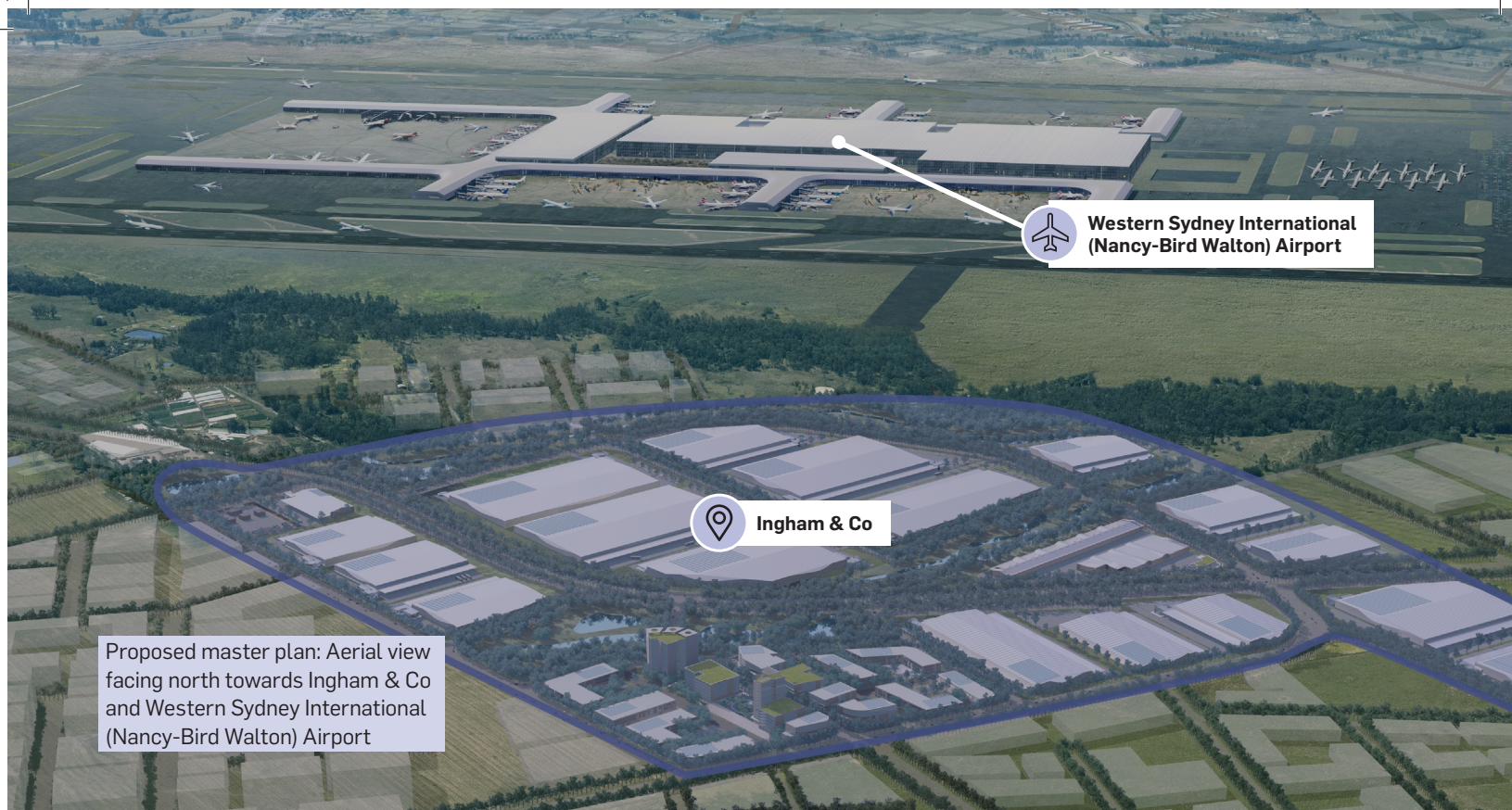
About the proposal

- The site is located at 475 Badgerys Creek Road, Bradfield (directly between the Western Sydney International Airport and the future Bradfield City Centre).
- We're calling the project Ingham & Co.
- The intent of Ingham & Co is to become a logistics, business and employment hub to support the early and ongoing success of Bradfield and the new international airport.
- The design will respect Aboriginal cultural values and integrate with the local environment.

At 182 hectares and located between the Western Sydney International Airport and the future Bradfield City Centre, the project will play a critical role in supporting the Government's vision for the Aerotropolis.

If approved, Ingham & Co will:

- Deliver a fast connection to the future Bradfield CBD, Liverpool CBD and the region.
- Create more than 5,300 jobs from 2030 retail, commercial, industrial.
- Deliver 29 lots consisting of warehouse buildings, open public space, green landscaping, office space and retail shopping options.
- Complement the functions of Bradfield to become a cyber-secure, advanced, green and connected hub for advanced industries.



Next steps

We are committed to engaging with near neighbours and the community as plans for Ingham & Co develop.

The master plan application is being prepared through a Technical Assurance Panel (TAP). The TAP is a process that enables us to work closely with the NSW Government's Department of Planning and Environment (DPE) to deliver on this shared vision.

The TAP is due to make a recommendation on our master plan to DPE by November 2023. Plans will then go on public exhibition. At this time, the community will have the opportunity to review plans in detail and provide a formal submission via DPE to be considered.

Managing social impacts and benefits

Urbis is also preparing a Social Impact Assessment (SIA) to inform the master plan. A SIA is an independent, objective study undertaken to identify and analyse potential social impacts and benefits associated with a proposed development. The SIA is being prepared in accordance with the NSW Department of Planning and Environment's (DPE) Social Impact Assessment Guideline (2023) and will be reviewed by DPE.

To inform the SIA, Urbis is engaging with the community and key stakeholders to better understand the local area and to obtain feedback on potential social impacts and benefits of the proposal.

The following questions have been prepared to seek feedback from the community and key stakeholders:

- Are you a resident or a business owner/employee? How long have you been residing at your current home or working at your current workplace?
- What social challenges or impacts do you think the proposed development would create for the community during construction and operation? How could these be mitigated or managed?
- What social benefits do you think the proposed development would create for the community during construction and operation? How could these be maximised?
- Are there any vulnerable members of the community that may be impacted by the proposed development? Which groups are these? How could this impact be minimised?

HOW TO GET IN TOUCH

We are committed to engaging with near neighbours and the community as plans for Ingham & Co develop. IPG are working with consultants from Urbis to manage any enquiries associated with this project.

For feedback managing social impacts and benefits (in response to questions above), please email communityplanningteam@urbis.com.au

To register for updates, ask questions, or for more information you can contact us on:

✉ engagement@urbis.com.au

☎ 1800 244 863



