



8.10

Community Consultation Plan



Mr Riley Sampson  
Assistant Development Manager  
ESR Developments (Australia) Pty Ltd  
Level 29, 20 Bond Street  
SYDNEY NSW 2000

22/06/2021

Dear Mr Sampson

**ESR Horsley Logistics Park (SSD-10436)  
Construction Environmental Management Plan and  
Staging of the Submissions of the Management Plan**

I refer to the Lot 201 and Lot 204 Construction Environmental Management Plan (CEMP) submitted in accordance with Conditions C2 and C3, Schedule 2 of the development consent for the ESR Horsley Logistics Park (SSD-10436) and the Staging Plan submitted in accordance with Condition A14, Schedule 2 of SSD-10436 development consent.

The Department has carefully reviewed the CEMP and concludes it addresses the relevant conditions. As such, the following plans are approved:

- Construction Environmental Management Plan, prepared by Hanson Yunken, dated 11 June 2021, Revision 6
- Landscape Management Plan with all attachments, prepared by Site Image Landscape Architects, dated 6 May 2021
- Construction Traffic Management Plan, prepared by Ason Group, dated 11 June 2021, Revision 04
- Construction Noise and Vibration Management Plan, prepared by PWNA, dated 10 June 2021, Revision 5
- Stormwater Management Plan with all attached drawings, prepared by Costin Roe Consulting, dated 28 May 2021, Revision A
- Biodiversity Management Plan, prepared by Eco Logical Australia, dated 11 June 2021 (Ref: 20SYD – 15468)
- Community Consultation Plan, prepared by Urbis, dated 28 April 2021.

The staging of the submission of the management plans is also approved subject to the construction staging set out in the letter dated 17 May 2021 and, in your memo dated 28 May 2021.

Please ensure you continue to consult regularly with the neighbouring residences regarding the progress of construction activities and promptly respond to any queries or concerns they raise. Please note that the Stormwater Management Plan is approved for the construction phase only. Prior to commencement of operation of Lots 201 and 204, you must submit a Stormwater Management Plan for the operational phase and have the Secretary approve this plan.

You are also required to update and submit the CEMP to the Planning Secretary for approval should any modifications to Lot 201 and Lot 204 warehouse buildings be approved. You are reminded of the need to promptly install the 4 m wide landscape area to the south of the Lot 201 warehouse building.

Please ensure that the approved CEMP is placed on the project website at the earliest convenience.

Should you have any questions in relation to this matter, please contact Bruce Zhang on 9274 6137 or [bruce.zhang@planning.nsw.gov.au](mailto:bruce.zhang@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read "C. Ritchie". The signature is fluid and cursive, with a prominent initial "C" and a long, sweeping tail.

Chris Ritchie  
Director  
Industry Assessments  
**As nominee of the Planning Secretary**

The logo for URBIS, featuring the word "URBIS" in a bold, sans-serif font. The text is contained within a square frame that is open on the right side. A thick black horizontal line extends from the right side of the square frame across the top of the page. A thick black vertical line extends from the top of the page down to the top of the square frame.

**URBIS**

# **COMMUNITY CONSULTATION PLAN**

ESR Horsley Logistics Park

Prepared for  
**ESR AUSTRALIA**  
28 April 2021

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

Associate Director	Stephanie Potter
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Project Code	P0033382
Report Number	Final

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

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# CONTENTS

<b>1.</b>	<b>Introduction.....</b>	<b>1</b>
1.1.	Cross-reference of consent requirements .....	1
<b>2.</b>	<b>Project overview.....</b>	<b>3</b>
2.1.	The site .....	3
2.2.	The surrounding community .....	3
<b>3.</b>	<b>People to be consulted during the development.....</b>	<b>4</b>
<b>4.</b>	<b>Stakeholder contacts .....</b>	<b>6</b>
<b>5.</b>	<b>Mechanisms and procedures .....</b>	<b>8</b>
5.1.	Consultation mechanisms.....	8
5.2.	Enquiries and feedback response.....	9
5.3.	Sensitive receiver consultation procedure.....	9
5.4.	Complaints and disputes resolution procedure.....	10
	<b>Disclaimer .....</b>	<b>11</b>

## TABLES

Table 1	Consent requirements .....	1
Table 2	Stakeholders, activities, and concerns .....	4
Table 3	Stakeholder contacts.....	6
Table 4	Consultation mechanisms.....	8
Table 5	Project contact point.....	9
Table 6	Response times .....	9



# 1. INTRODUCTION

This Community Consultation Plan (the plan) has been prepared in line with the requirements of Development Consent Condition B56 and B57 for ESR Horsley Logistics Park (SSD 10436). This Strategy has been prepared by Urbis Pty Ltd, a consultant engaged by ESR Developments (Australia) Pty Ltd (ESR).

This Plan will be implemented and maintained throughout the development by ESR. This plan covers a period no later than two weeks before the commencement of site preparation works and for the life of the development.

## 1.1. CROSS-REFERENCE OF CONSENT REQUIREMENTS

Table 1 identifies the reference/s within this Strategy as they relate to the requirements under Development Consent Condition B56 and B57 – Community Consultation Plan.

Table 1 Consent requirements

Consent condition Reference	Consent condition	Report reference
B56	The Applicant must consult with the community regularly throughout the development, including consultation with the nearby sensitive receivers identified on Figure 7, relevant regulatory authorities and other interested stakeholders.	Sections 3 and 5
B57	The Applicant must prepare a Community Consultation Plan for the development, to the satisfaction of the Planning Secretary. The Plan must:	This document
a)	be approved by the Planning Secretary prior to the commencement of site preparation works;	Noted
b)	be implemented for the life of the development, or as otherwise agreed by the Planning Secretary;	Noted
c)	assign a central contact person to keep the nearby sensitive receivers regularly informed throughout the development;	Section 5.2
d)	detail the mechanisms for regularly consulting with the local community throughout the development, such as holding regular meetings to inform the community of the progress of the development and report on environmental monitoring results;	Section 5
e)	detail a procedure for consulting with nearby sensitive receivers to schedule high noise generating works, vibration intensive activities or manage traffic disruptions;	Section 5.3
f)	include contact details for key community groups, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders; and	Section 4
g)	include a complaints procedure for recording, responding to and managing complaints, including:	Section 5.4



<b>Consent condition Reference</b>	<b>Consent condition</b>	<b>Report reference</b>
	<p>email, toll-free telephone number and postal address for receiving complaints;</p> <p>advertising the contact details for complaints prior to and during operation, via the local newspaper and through on-site signage;</p> <p>a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint; and</p> <p>procedures to resolve any disputes that may arise during the course of the development.</p>	
B58	<p>The Applicant must:</p> <p>not commence construction until the Community Consultation Plan is approved by the Planning Secretary; and</p> <p>implement the approved Community Consultation Plan for the duration of the development.</p>	Noted

## 2. PROJECT OVERVIEW

ESR Horsley Logistics Park (the project) involves the construction, fit-out and operation of eight warehouse and distribution tenancies in four buildings with a total gross floor area (GFA) of 112,819m<sup>2</sup> including offices, loading docks, hardstand areas, truck and car parking areas, landscaping, associated infrastructure and signage.

### 2.1. THE SITE

The site is located at 6 Johnston Crescent, Horsley Park (Figure 1, site shown in red). It is 35 kilometres (km) west of the Sydney CBD and 18 km west of the Parramatta CBD. The site is located within the Fairfield City Council (Council) Local Government Area (LGA) and situated within the Western Sydney Employment Area.

Figure 1 Aerial photograph of the site



Source: Urbis

### 2.2. THE SURROUNDING COMMUNITY

The project is located within the former CSR quarry lands. It sits south of the Sydney Water Pipeline within the western extent of the Western Sydney Employment Area (WSEA). The project is currently undergoing earthworks to support future industrial development. The project is immediately bordered to the north by the remainder of the original CSR quarry site. The remainder of the CSR quarry has been excised from Horsley Logistics Park and subdivided into future Stage 3 as part of DA 893.1/2013. Beyond the immediate vicinity, the surrounding land uses include:

- **North:** The Oakdale Central Business Hub (SSD-6078)
- **East:** Land zoned RU4 – Primary Production which includes a number of rural residential lots
- **South:** Land zoned RU4 – Primary Production and a rural residential subdivision fronting Greenway Place
- **West:** The Horsley Park Warehousing Hub (MP10\_0129 and MP10\_0130)

### 3. PEOPLE TO BE CONSULTED DURING THE DEVELOPMENT

The sensitive receivers, relevant regulatory authorities and other interested stakeholders who will be informed and consulted are outlined in Table 2. The table also outlines communication mechanisms and potential stakeholder concerns. Section 5 describes the mechanisms in detail. This table will be reviewed and updated as needed by ESR.

Table 2 Stakeholders, activities, and concerns

<b>People to be consulted (Stakeholders)</b>	<b>Communication mechanisms (see Section 5)</b>	<b>Concerns</b>
Individual households and businesses within a 500m radius of the project including: <ul style="list-style-type: none"> <li>- Greenway Place</li> <li>- Old Wallgrove Rd and</li> <li>- Burley Rd, Horsley Park</li> <li>- Jacfin Industrial Estate.</li> </ul>	Enquires and feedback response Issues resolution and mediation of disputes Notifications Signage	Traffic management, truck noise and movements View impacts and privacy Vegetation and landscaping Noise management and minimisation Light spill Impacts of construction activities including noise, dust and vibrations 24-hour operation impacts
Sensitive receivers in three identified noise catchment areas (NCAs) outlined in Figure 2. <ul style="list-style-type: none"> <li>- NCA01 – South</li> <li>- NCA02 – South</li> <li>- NCA03 – East.</li> </ul>	Enquires and feedback response Issues resolution and mediation of disputes Sensitive receiver consultation	Traffic management Noise management and minimisation Lighting Impacts of construction activities including noise, dust and vibrations
Regulatory agencies and utilities: <ul style="list-style-type: none"> <li>- Fairfield City Council</li> <li>- New South Wales Environment Protection Authority</li> <li>- Endeavour Energy</li> <li>- Transport for NSW</li> <li>- Sydney Water</li> <li>- New South Wales Rural Fire Service</li> </ul>	Communication is covered by relevant approvals	Traffic management Visual impacts Construction activities Environmental impacts

People to be consulted (Stakeholders)	Communication mechanisms (see Section 5)	Concerns
- Fire and Rescue New South Wales		
Department of Planning, Industry and Environment	Communication is covered by relevant approvals.	Regulatory oversight of Development Consent for SSD-10436

Figure 2 Sensitive receivers



Source: Development Consent SSD-10436



## 4. STAKEHOLDER CONTACTS

Table 3 Stakeholder contacts

Stakeholder	Contact details
Department of Planning, Industry and Environment	Bruce Zhang Senior Environmental Assessment Officer T +612 9274 6137 E Bruce.Zhang@planning.nsw.gov.au
Department of Planning, Industry and Environment – Biodiversity and Conservation Division	Bronwyn Smith Senior Conservation Planning Officer T +612 9873 8604 E Bronwyn.smith@environment.nsw.gov.au
Penrith City Council	Robert Craig Acting Development Assessment Coordinator T +612 4732 7593 E Robert.Craig@penrith.city
Fairfield City Council	Kerren Ven Strategic Planner T +612 9725 0878
New South Wales Environment Protection Authority	Kyle Browne Operations Officer T +612 9995 6107 E kyle.browne@epa.nsw.gov.au.
Endeavour Energy	Cornelis Duba Development Application Specialist Network Environment & Assessment E property.development@endeavourenergy.com.au E Construction.Works@endeavourenergy.com.au
Heritage NSW	Senior Team Leader Aboriginal Cultural Heritage Regulation - South T +612 6229 7089 E jackie.taylor@environment.nsw.gov.au.
Transport for NSW	Robert Rutledge Principal Transport Planner Land Use Planning and Development E robert.rutledge@transport.nsw.gov.au.
Sydney Water	Growth Planning Team T 13 20 92 E urbangrowth@sydneywater.com.au

<b>Stakeholder</b>	<b>Contact details</b>
WaterNSW	Justine Clarke T +612 9865 2402 E justine.clarke@waternsw.com.au. E Environmental.Assessments@waternsw.com.au
New South Wales Rural Fire Service	Kalpana Varghese Team Leader, Development Assessment & Planning Planning and Environment Services T +612 8741 5555
Resident	30-32 Greenway Place, Horsley Park
Resident	38-40 Greenway Place, Horsley Park
Resident	33-35 Greenway Place, Horsley Park
Resident	41-43 Greenway Place, Horsley Park
Resident	44-46 Greenway Place, Horsley Park
Resident	47-48 Greenway Place, Horsley Park
Resident	49-53 Greenway Place, Horsley Park
Resident	54-56 Greenway Place, Horsley Park
Jacfin Pty Ltd	HWL Ebsworth Lawyers on behalf of Jacfin Pty Ltd Paul Lalich T +612 9334 8830 E plalich@hwle.com.au
Registered Aboriginal Parties	There was no requirement for Aboriginal consultation in the project's SEARs and as such no RAPs were identified.

# 5. MECHANISMS AND PROCEDURES

## 5.1. CONSULTATION MECHANISMS

Information about the Project will be provided to residents in line with the requirements of Development Consent Condition B56 and B57 through the mechanisms outlined in Table 4 Consultation me

Table 4 Consultation mechanisms

Activity	Description	Stakeholder	Timing
Enquires and feedback response	<p>The community will use a project contact point (See Section 5.2) to provide feedback or make enquiries and complaints.</p> <p>This contact point will also be the central contact person for nearby sensitive receivers.</p> <p>The process for responding is outlined in Sections 5.2, 5.3 and 5.4.</p>	<p>Individual households and businesses within a 500m radius of the project</p> <p>Sensitive receivers in Figure 2</p>	Ongoing
Signage	Signage at the front of the site will include details for providing feedback or making enquires and complaints.	Individual households and businesses within a 500m radius of the project	Ongoing
Notifications	At the start of construction and at key development milestones, ESR will place an ad in the local newspaper and send a letter to neighbours outlining construction timeline, impacts and mitigations, and the project contact point	Individual households and businesses within a 500m radius of the project	No less than 14 days before start of construction
Sensitive receiver consultation procedure	For high noise generating works, vibration intensive activities or potential manage traffic disruptions sensitive receivers will be informed ahead of time. See Section 5.3 for more detail.	Sensitive receivers in Figure 2	No less than 7 days before works planned, or when reasonably practical
Community meetings	Depending on the level of stakeholder interest and feedback in the first three months of construction, ESR will consider the establishment of regular community meetings to inform the community of the progress of the development and report on environmental monitoring results.	Individual households and businesses within a 500m radius of the project	As required

## 5.2. ENQUIRIES AND FEEDBACK RESPONSE

As outlined in Table 4, a project contact point will be established and maintained for the project.

Table 5 Project contact point

Channel	Details
Point of contact	Grace Macdonald, Senior Planner
Mailing address	Level 29, 20 Bond Street Sydney, NSW 2000
Phone number	+612 9186 4759
Email	developmentAU@esr.com

All feedback and enquires will be answered in accordance with the timeframes below:

Table 6 Response times

Channel	Response time
Email	Two business days
On-site inquiry or mail	Five business days
Phone	Thirty minutes (during business hours)

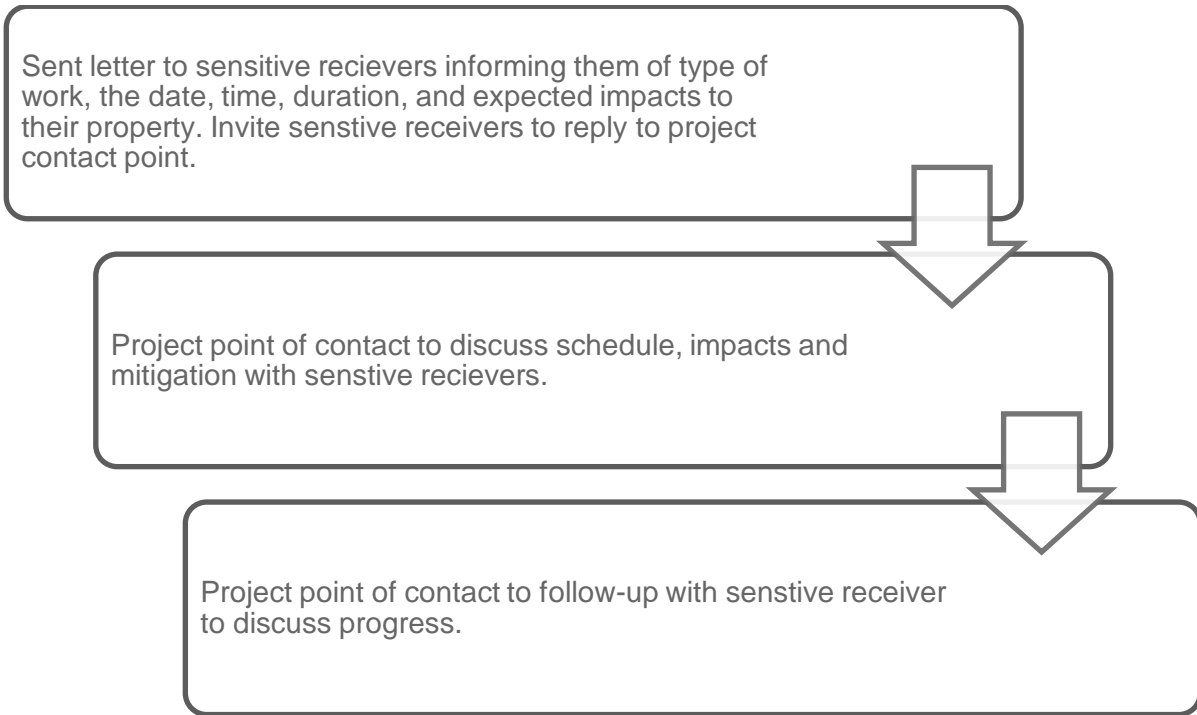
## 5.3. SENSITIVE RECEIVER CONSULTATION PROCEDURE

ESR will consult with nearby sensitive receivers to schedule high noise generating works, vibration intensive activities and management of any potential traffic disruptions. This includes ensuring the community is informed of disruptive works in advance. This mechanism is outlined in



Figure 3 Sensitive receivers consultation procedure.

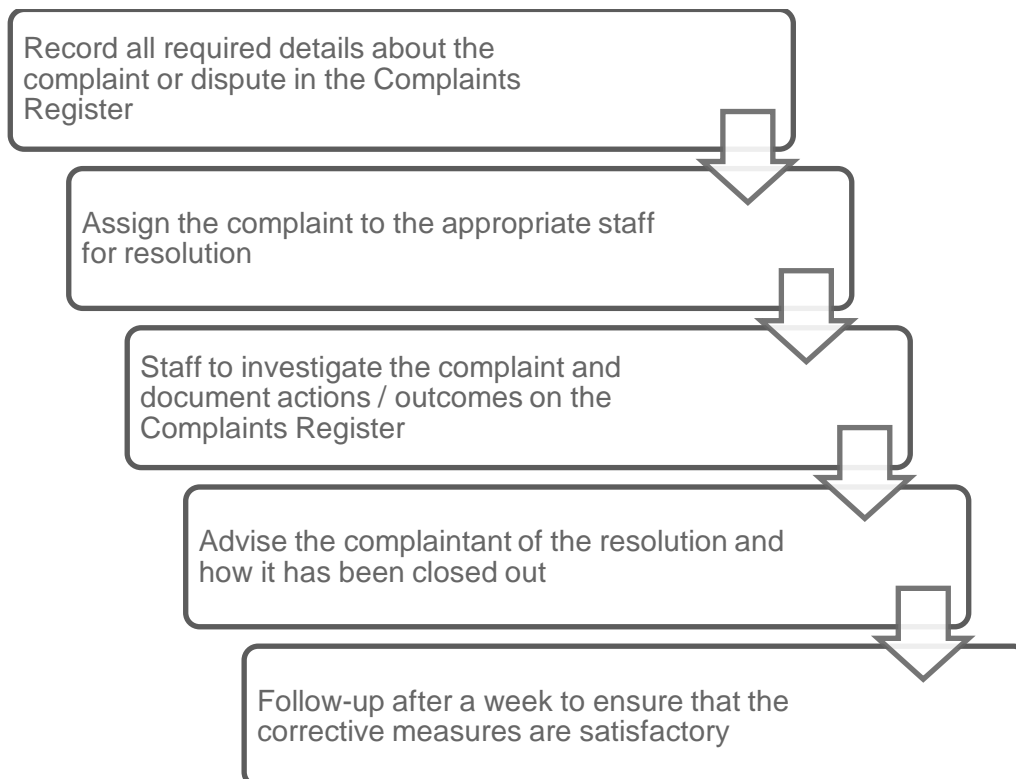
Figure 3 Sensitive receivers consultation procedure



## 5.4. COMPLAINTS AND DISPUTES RESOLUTION PROCEDURE

The mechanism in Figure 4 Complaints and disputes resolution procedure outlines the procedure for complaints and disputes raised through the project contact point. The required details to be recorded in the complaints register include the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint.

Figure 4 Complaints and disputes resolution procedure





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