

# Engagement Outcomes Report – Horsley Logistic Park Stage 2, 3 Johnston Crescent, Horsley Park

Prepared for  
ESR Australia

July 2024





# Project director

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Revision	Revision date	Status	Authorised: Name & Signature	
1	10/07/2024	Final	Mehra Jafari	

\* This document is for discussion purposes only unless signed and dated by the persons identified.  
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# 1 Introduction

Mecone was engaged by ESR Australia to undertake a supplementary community and stakeholder engagement process to support the proposed development of an industrial estate and associated works for 3 Johnston Crescent, Horsley Park (the site).

The site is located in the former 'CSR Estate', which has been subject to a number of development applications determine by the NSW Land and Environment Court (LEC) and Fairfield City Council (Council).

The conversion of the CSR Estate from an extractive industry to facilitate future employment has been completed in three stages, which was set out in DA893.1/2013 and originally approved by the LEC on 16 October 2015. Since the original DA, there has been several Section 4.55 modifications which have amended the staging and lot layouts.

The subdivision of the CSR Estate created a total of 14 lots (one which includes a conservation area) for employment purposes, new public roads and associated drainage. The subdivision created serviced and benched pads, which were sold on for the purposes of submitted build development applications.

ESR have acquired land in two tranches across the CSR Estate, including:

- Horsley Logistics Park Stage 1 (Lot 201, 202, 204 and 206 in DP 1265922)
- Horsley Logistics Park Stage 2 (Lot 301, DP 1244594)

Horsley Logistics Park Stage 1 was approved by the Department of Planning and Environment on 31 March 2021 (SSD-10436). It included construction of four warehouses, which have been delivered and are operational.

Horsley Logistics Park Stage 2, which is 3 Johnston Crescent, is a new SSD application (SSD-71144719). This application seeks construction of two warehousing buildings and ancillary office space following acquisition of the land in December 2023. This engagement report relates to the Stage 2 SSDA. It forms part of the Project's Environmental Impact Statement (EIS) required under Part 4 of the NSW Environmental Planning and Assessment Act 1979 (EP&A Act).

The Project is a State Significant Development (SSD) under State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP), of which a development application (DA) for the Project is required to be submitted under Part 4 of the EP&A Act.

## 1.1 Project Overview

The proposal seeks approval for the construction, fit-out, and use of Stage 2 Horsley Logistic Park development of two warehouses with a total GFA of 60,689m<sup>2</sup> across a single lot.

## 1.2 Report Overview

This Report is structured as follows:

**Section 1.0:** Introduction and Project Overview

**Section 2.0:** Stakeholder Analysis



**Section 3.0:** Summary of engagement activities

**Section 4.0:** Outcomes of the engagement process.



## 2 Stakeholder Analysis

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. Mecone collaborated with ESR Australia in managing the community stakeholders for Horsley Logistics Park Stage 2.

### 2.1 Level of Engagement

The engagement for the project utilised the International Association of Public Participation's (IAP2) Public Participation Spectrum and utilises the principles, which are set out in the below table.

	<b>Inform</b>	<b>Consult</b>	<b>Involve</b>	<b>Collaborate</b>	<b>Empower</b>
<b>Goal</b>	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 hand of the public
<b>Promise</b>	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 Spectrum of Public Participation



## 2.2 Stakeholder Identification

Understanding the local community and identifying stakeholders is critical to the success of a development and community engagement activities. A stakeholder is defined as any individual, group of individuals, organisation or political entity with an interest in the outcome of a proposal. They may be, or perceive that they may be, affected directly or indirectly by the development.

Consultation in this project has been undertaken in accordance with the requirements of *Undertaking Engagement Guidelines for State Significant Developments* (DPHI, 2021). Error! Reference source not found. outlines the stakeholders' group who formed part of the consultation process. Table 1 – Stakeholder Matrix

Stakeholder Group	Level of Engagement	Participation
Landowners located in Horsley Park	Inform/Consult	<ul style="list-style-type: none"><li>• Fact Sheet Mailout</li><li>• Door knock</li><li>• Information and feedback hotline and email</li></ul>
Government agencies	Inform/Consult	<ul style="list-style-type: none"><li>• One-on-one meetings (via phone calls or video calls)</li><li>• Email correspondence</li></ul>

**Table 1: Stakeholder Group Matrix**





## 3 Engagement Process

As part of the supplementary engagement and communication process, the following consultation was undertaken for Horsley Logistics Park Stage 2:

- Project fact sheet
- Letterbox drop
- Dedicated 1800 number and email feedback channels
- Target meetings with government agencies.

In addition, ESR Australia managed a parallel process of engagement with near neighbours and stakeholders due to existing relationships and understanding of preferred overarching outcomes from experience on Stage 1 SSDA.

### 3.1 Purpose of engagement

Effective communication and stakeholder engagement are fundamental to reducing risk, optimising route alignment, minimising social and environmental impacts, securing statutory approvals, and gaining and maintaining the social licence to operate.

The Stakeholder and community engagement process for the Project aimed to:

- Provide accurate information about the State Significant Development Application (SSDA) and the process for providing feedback
- Provide different ways for people to engage and provide feedback
- Create pathways for stakeholder interaction and feedback that are open and transparent
- Understand community views to inform the SSDA for Horsley Logistics Park Stage 2.



## 4 Overview of Engagement Activities

### 4.1 Government Agency Consultation

The following engagement and communication processes were undertaken by ESR Australia with the below government stakeholders:

- Department of Planning, Housing and Infrastructure
  - o Scoping meeting held 28 March 2024
    - Key outcomes included:
      - Overview of existing conditions of the site, including approval history
      - Discussion on use and relationship of warehouses to the SSDA threshold
      - Overview of operation characteristics and forecasted tenants
  - o Continuous written and verbal correspondence with project team members
- Fairfield City Council
  - o Scoping meeting held 26 June 2024
    - Key outcomes included:
      - Identification of changes to retaining walls
      - Presentation of landscape to minimise existing impacts to retaining walls
      - Overview of operation characteristics and forecasted tenants
      - B-double approval relationship to the SSDA
  - o Continuous written and verbal correspondence with project team members
- Heritage NSW
  - o Heritage consultant discussed scope of project with Heritage NSW and reporting requirements
  - o Continuous written and verbal correspondence with Heritage consultant on behalf of ESR Australia
- Endeavour Energy
  - o Edgewater discussed power requirements with Endeavour Energy
  - o No issues identified with providing the required supply.
- Transport for NSW
  - o Request for discussion submitted by ESR Australia
  - o Meeting held on 25 March 2024 with TfNSW to discuss forecast assumptions on network augmentation
    - Advised reliance on road upgrade contingent on Housing and Productivity Outcomes and structured Works-in-Kind framework, which Department of Planning, Housing and Infrastructure is currently drafting.
    - No foreseeable upgrades in the short term (0-5 years) led by government
- Sydney Water
  - o Sydney Water requested a feasibility application to be submitted by a WSC
    - Request is currently underway. No outcomes known at this stage.
    - Sewer and water augmentation was delivered as part of early works DA. Forecasted user is not anticipated to be a high-water user.



## 4.2 Landowner Consultation

A two-part engagement strategy was undertaken to consult with landowners surrounding the proposed development. The aim was to ensure relevant material was provided to the landowners prior to the submission of the SSDA.

### 4.2.1 FACT SHEET

A fact sheet was prepared to outline the key features of the proposal and invite members of the community to provide feedback. The fact sheet advertised details of a dedicated email and phone number managed by ESR Australia.

A copy of the fact sheet can be found in Appendix A.

The fact sheet was mailed to landowners on 24 June 2024 via Australia Post. Two mailouts were returned to ESR Australia citing vacant land at:

- 373-387 Delaware Road Horsley Park
- 237-249 Burley Road Horsley Park

No inquiry was received in relation to the fact sheet.

### 4.2.2 DOOR KNOCK AND LETTERBOX DROP

ESR Australia physically distributed the fact sheet on 27 June 2024.

A copy of the register of the mail out and letterbox drop, and a copy of the distribution catchment can be found in Appendix B and Appendix C.

No issues were raised during the doorknock and letterbox drop.

### ENGAGEMENT EMAIL AND PHONE LINE

Members of the public were invited to contact the ESR team through a dedicated 1800 phone number and/or an email address between 24 June and 16 July 2024. At the time of writing this report, there has been no enquires received for further information or to provide feedback on the proposal. The 1800 phone number and email address will remain live during the life of the project. ESR Australia regularly monitors and will advise if any feedback is received.



## 5 Engagement Feedback

At the time of writing this report no feedback has been submitted through the ESR enquiry line or email address and no mention of the project was detected on social media.

Based on previous consultation undertaken in a face-to-face capacity for the Stage 1 of the Project, and the nature of the project being well-known by the local community, it is unusual to have no further follow up from the local community and stakeholders.

Proactive engagement and communications previously undertaken by ESR Australia helped ensure a no surprises approach for this component of the project. This would explain the lack of response regarding this engagement and communication process. The feedback email and phone line will remain open until determination of the SSDA is completed.



# Appendix A – Fact Sheet

## Horsley Logistics Park Stage 2

Dear Neighbour,

ESR Australia is proposing to develop land located in the former CSR site. This proposed development builds off the first stage of Horsley Logistics Park, which was completed in May 2024.

It will offer two new warehouse and distribution facilities in the Western Sydney Employment Area, which will provide new jobs closer to homes, decrease travel times to and from work and create new local opportunities. The Stage 2 area is proposed to operate 24 hours a day, seven days a week.

The proposal for Stage 2 area includes:



Two warehouse and distribution facilities including office space



Loading dock facilities to support vehicles including b-doubles



Truck and car parking facilities



Landscaping and sustainability measures including 5-star Green star rating



Associate utility and services

ESR Australia is committed to keeping neighbours and members of the broader community informed throughout the planning process.

## Horsley Logistics Park Stage 2

To speak to someone in the project team about this proposal or find out more information, please contact us via

Phone: 1800 270 980

Email: [aus\\_development@au.esr.com](mailto:aus_development@au.esr.com)

Thank you,

**ESR Development Team**





LEGEND

SUN PATH

SITE BOUNDARY

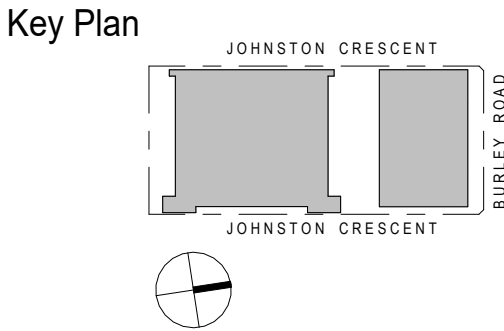
6/2024 4:58:57 PM Audited: Doc//14092 ESR BURLEY RD HORSLEY PARK/14092 ESR HORSLEY PARK\_ARCH.rvt



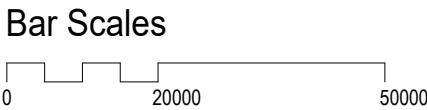
Issue	Description	Date
1	DRAFT ISSUE	05.06.2024

Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

DRAFT



Project Name  
**HORSLEY LOGISTICS PARK STAGE 2**  
Project Address  
**3, JOHNSTON CRESCENT, HORSLEY PARK, NSW**



Drawing Title: <b>LOCALITY &amp; CONTEXT PLAN</b>			
Author: <b>AB</b>	Checker: <b>MC</b>	Sheet Size: <b>A1</b>	Scale: <b>1:5000</b>
Drawing Number: <b>14092_DA001</b>			Issue: <b>1</b>

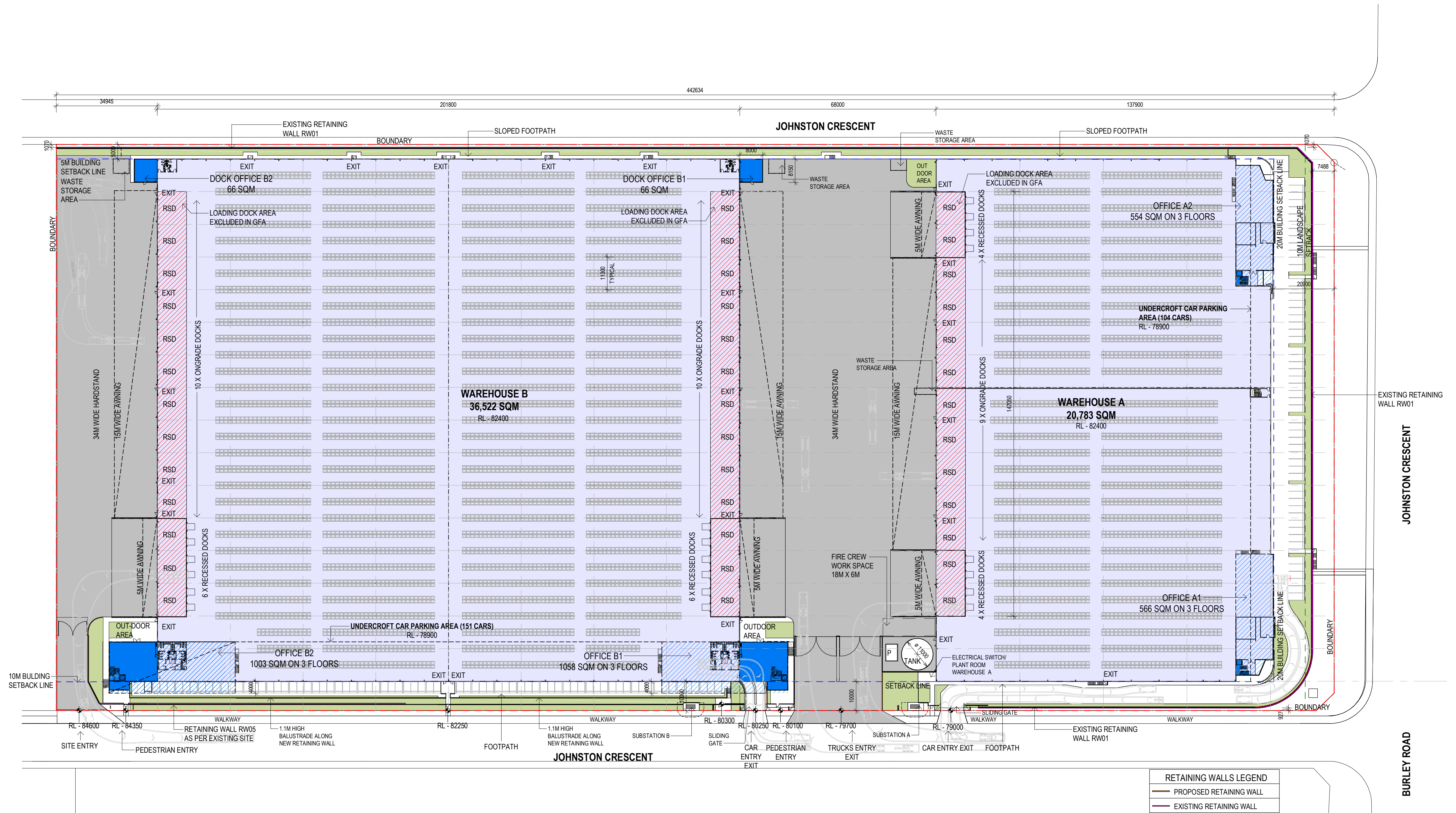
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DEVELOPMENT SUMMARY (APPROX.)

TOTAL SITE AREA	86,723 SQM
TOTAL BUILDING AREA (GLA)	60,618 SQM
EFFICIENCY	69%
BUILDING AREA GLA	60,618 SQM
TOTAL WAREHOUSE AREA	57,305 SQM
TOTAL OFFICES AREA	3,313 SQM
WAREHOUSE A	20,783 SQM
OFFICE A	1,120 SQM
WAREHOUSE B	36,522 SQM
OFFICE B INCLUDING DOCK OFFICES	2,193 SQM
BUILDING AREA GFA	55,808 SQM
TOTAL WAREHOUSE (GFA)	52,702 SQM
TOTAL OFFICES AREA	3,106 SQM
WAREHOUSE A	19,234 SQM
OFFICE A	1037 SQM
WAREHOUSE B	33,468 SQM
OFFICE B INCLUDING DOCK OFFICES	2,069 SQM
CAR PARKING PROVISIONS	
TOTAL CAR PARKING REQUIRED WH 1/300 SQM (GFA) OFFICE 1/40 SQM (GFA)	254 CARS
TOTAL CAR PARKING PROVIDED	255 CARS



1 SITE PLAN  
1:750

Client



Project Name  
**LOT 3 - ESR**

Project Address  
**LOT 3, JOHNSTON CRESCENT, HORSLEY PARK, NSW**

Drawing Title:  
**SITE PLAN**

Date:  
**03.06.2024**

Drawing Number:  
**14092\_SK001**

Sheet Size:  
**A1**

Issue:  
**P10**

Scale:  
**1:750**

nettletontribe



# Appendix B – Landowner Engagement Register



Address	Mail-out date	Letterbox drop date	Outcome
321-325 Burley Road, Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>No response to mailout.</li><li>Letter box dropped at 11:31am.</li><li>No response received to date from landowner.</li></ul>
315-319 Burley Road, Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>No response to mailout.</li><li>Letter box dropped at 11:32am.</li><li>No response received to date from landowner.</li></ul>
301-313 Burley Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>No response to mailout.</li><li>Letter box dropped at 11:33am.</li><li>No response received to date from landowner.</li></ul>
287-299 Burley Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>No response to mailout.</li><li>Letter box dropped at 11:33am.</li><li>No response received to date from landowner.</li></ul>
275-285 Burley Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>No response to mailout.</li><li>Letter box dropped at 11:34am.</li><li>No response received to date from landowner.</li></ul>
263-273 Burley Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>No response to mailout.</li><li>Letter box dropped at 11:36am.</li><li>No response received to date from landowner.</li></ul>
257-261 Burley Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>No response to mailout.</li><li>Letter box dropped at 11:37am.</li><li>No response received to date from landowner.</li></ul>
251-255 Burley Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>No response to mailout.</li><li>Letter box dropped at 11:38am.</li><li>No response received to date from landowner.</li></ul>
237-249 Burley Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>Mailout was returned to sender as Australia Post noted as vacant.</li></ul>
223-235 Burley Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>No response to mailout.</li><li>Letter box dropped at 11:41am.</li><li>No response received to date from landowner.</li></ul>
405-411 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>No response to mailout.</li><li>Letter box dropped at 11:42am.</li><li>No response received to date from landowner.</li></ul>
401-403 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>No response to mailout.</li><li>Letter box dropped at 11:43am.</li><li>No response received to date from landowner.</li></ul>
389-399 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>No response to mailout.</li><li>Letter box dropped at 11:44am.</li><li>No response received to date from landowner.</li></ul>
373-387 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>Mailout was returned to sender as Australia Post noted as vacant.</li></ul>
353-371 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>No response to mailout.</li><li>Letter box dropped at 11:45am.</li><li>No response received to date from landowner.</li></ul>
321-351 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>No response to mailout.</li><li>Letter box dropped at 11:45am.</li><li>No response received to date from landowner.</li></ul>
289-319 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>No response to mailout.</li><li>Letter box dropped at 11:46am.</li></ul>





			<ul style="list-style-type: none"><li>• No response received to date from landowner.</li></ul>
253-255 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mailout.</li><li>• Letter box dropped at 11:47am.</li><li>• No response received to date from landowner.</li></ul>
257-263 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mailout.</li><li>• Letter box dropped at 11:48am.</li><li>• No response received to date from landowner.</li></ul>
271-275 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mailout.</li><li>• Letter box dropped at 11:49am.</li><li>• No response received to date from landowner.</li></ul>
281-287 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mailout.</li><li>• Letter box dropped at 11:49am.</li><li>• No response received to date from landowner.</li></ul>
277-279 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mailout.</li><li>• Letter box dropped at 11:50am.</li><li>• No response received to date from landowner.</li></ul>
247-251 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mailout.</li><li>• Letter box dropped at 11:51am.</li><li>• No response received to date from landowner.</li></ul>
241-245 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mailout.</li><li>• Letter box dropped at 11:52am.</li><li>• No response received to date from landowner.</li></ul>
235-239 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mailout.</li><li>• Letter box dropped at 11:53am.</li><li>• No response received to date from landowner.</li></ul>
229-239 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mailout.</li><li>• Letter box dropped at 11:53am.</li><li>• No response received to date from landowner.</li></ul>
217-227 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mailout.</li><li>• Letter box dropped at 11:53am.</li><li>• No response received to date from landowner.</li></ul>
211-215 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mailout.</li><li>• Letter box dropped at 11:55am.</li><li>• No response received to date from landowner.</li></ul>
205-209 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mailout.</li><li>• Letter box dropped at 11:57am.</li><li>• No response received to date from landowner.</li></ul>
193-203 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mailout.</li><li>• Letter box dropped at 11:58am.</li><li>• No response received to date from landowner.</li></ul>
181-191 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mailout.</li><li>• Letter box dropped at 11:59am.</li><li>• No response received to date from landowner.</li></ul>
149-179 Delaware Road Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mailout.</li><li>• Letter box dropped at 12:00pm.</li><li>• No response received to date from landowner.</li></ul>
49-53 Greenway Place Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mailout.</li><li>• Letter box dropped at 12:13pm.</li><li>• No response received to date from landowner.</li></ul>



47-48 Greenway Place Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mail out.</li><li>• Letter box dropped at 12:15pm.</li><li>• No response received to date from landowner.</li></ul>
44-46 Greenway Place Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mail out.</li><li>• Letter box dropped at 12:15pm.</li><li>• No response received to date from landowner.</li></ul>
41-43 Greenway Place Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mail out.</li><li>• Letter box dropped at 12:16pm.</li><li>• No response received to date from landowner.</li></ul>
2B Aldington Road Kemps Creek	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mail out.</li><li>• Vacant property with no mailbox to leave flyer.</li></ul>
4 Johnston Crescent Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mail out.</li><li>• Talked to employee at 10:56am regarding the proposed development. Employee would circulate the flyer to the broader business.</li><li>• No further correspondence received.</li></ul>
2A Johnston Crescent Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mail out.</li><li>• Talked to employee at 11:02am regarding the proposed development. Employee would circulate the flyer to the broader business.</li><li>• No further correspondence received.</li></ul>
2 Johnston Crescent Horsley Park	24/06/2024	27/06/2024	<ul style="list-style-type: none"><li>• No response to mail out.</li><li>• Talked to a supervisor at 11:11am. Was interested to understand what was being developed. Had no objections.</li><li>• No further correspondence received.</li></ul>



# Appendix C – Landowner Engagement Catchment

