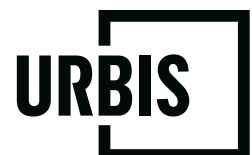




ENGAGEMENT OUTCOMES REPORT

Horsley Logistics Park

Prepared for
ESR AUSTRALIA
30 June 2020



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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INTRODUCTION

Urbis Pty Ltd (Urbis) 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 at the land legally described as 327-335 Burley Road, Horsley Park.

Located within the 'CSR Estate', which has been subject to a number of development applications determined by the NSW Land & Environment Court (LEC) and Fairfield City Council (Council). The CSR Estate is comprised of the following four lots, owned and operated by CSR Building Products Pty Ltd (CSR):

- Lot 2 in DP 1228114; and
- Lots 101, 102 and 103 in DP 1214912.

Conversion of the CSR Estate from extractive industry to facilitate future employment uses has been approved in three (3) stages, which was set out in DA893.1/2013 and originally approved by the LEC on 16 October 2015. Since then DA893.1/2013 has been subject to several section 4.55 modifications which have amended the staging and lot layouts. DA893/2013 and subsequent modifications are for the development of the entire CSR Estate lands as follows:

The subdivision of land at 327-335 Burley Road, Horsley Park in three stages to create a total of 14 lots (one of which includes a conservation area) for employment purposes, new public roads and associated drainage. The proposal (SSD-10448) is considered a State Significant Development Application (SSDA) in the NSW planning system.

Consistent with a best practice approach, engagement and communication activities were undertaken by ESR Australia prior to lodgement of the State Significant Development Application with the Department of Planning, Industry and Environment for the proposal.

The activities outlined in this report delivered an engagement process informed by the International Association of Public Participation's (IAP2) Public Participation spectrum. This engagement and communication outcomes report documents the engagement process, feedback received and considerations in response to feedback undertaken for ESR Australia during 23 June - 30 June 2019.

1. OVERVIEW OF PROPOSAL

The proposal comprises of six warehouse and distribution buildings on four lots, including office space, loading docks, truck and car parking, landscaping and associated utilities and services.

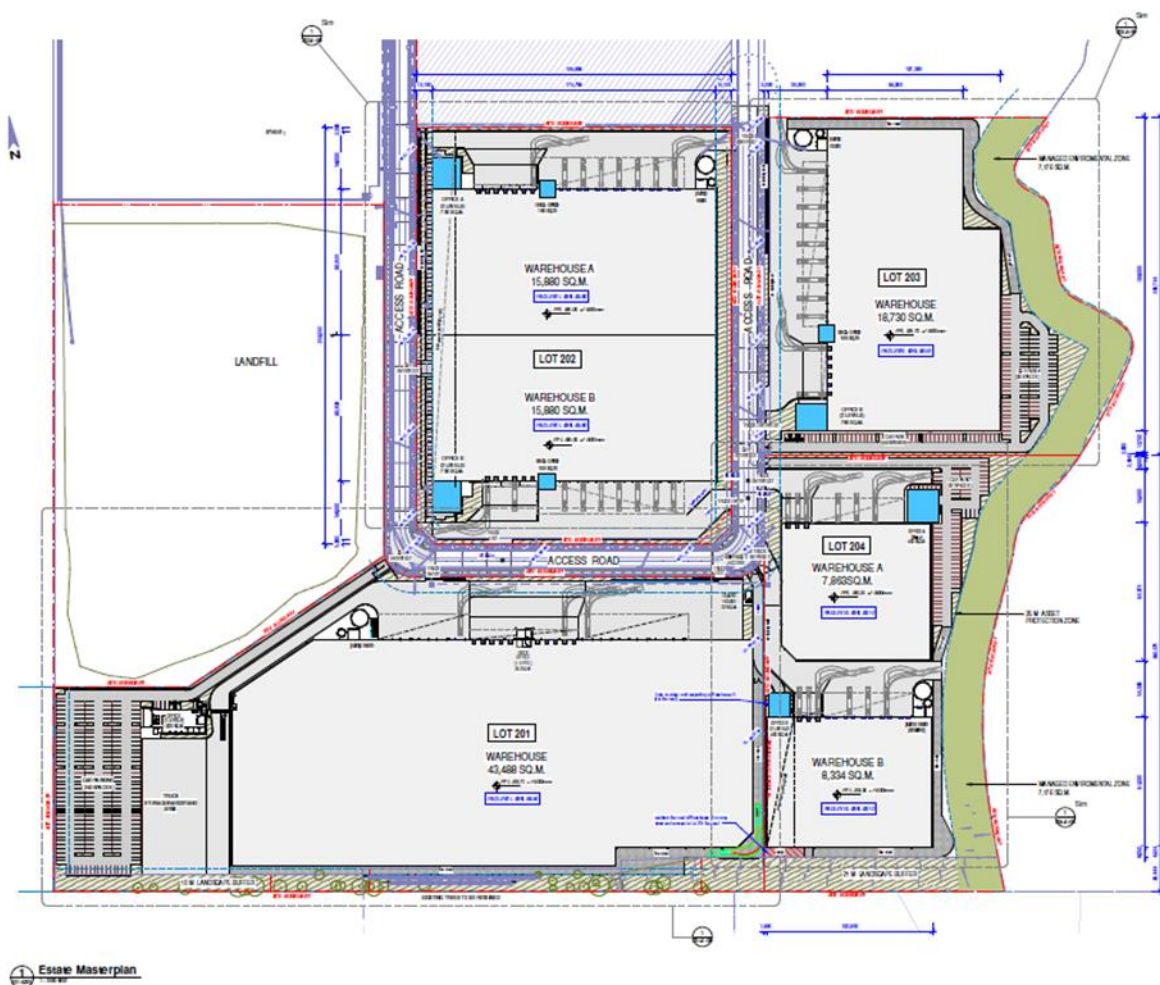
The Horsley Logistics Park offers warehouse and distribution opportunities via modern, custom designed facilities with access to major transport locations.

Importantly, the Horsley Logistics Park is located in the Western Sydney Employment Area and will provide new jobs closer to home, decreasing travel times to and from work and creating new local opportunities. It is expected the Horsley Logistics Park will be active 24 hours a day, seven days a week.

ESR Australia was established in 2018 and is now a leading manager of industrial and business park real estate. With a presence across Asia, ESR pair their international standards with local expertise to achieve strong customer outcomes and a strategic approach to property investment management

Future stages of the site will be subject to separate development applications.

Figure 1 – Architectural site plan



2. STAKEHOLDER ANALYSIS

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

2.1. LEVEL OF ENGAGEMENT

Urbis Engagement works in line with the International Association of Public Participation's (IAP2) Public Participation spectrum and utilises the participation principles of:

	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 Spectrum of Public Participation

The following table outlines the key stakeholders who formed part of the consultation process. The stakeholder identification matrix is based on the principles in accordance with the International Association of Public Participation's (IAP2) Public Participation spectrum as outlined above.

Table 1 - Stakeholder matrix

Stakeholder	Level	How this group participated
Residential neighbours located on Greenway Place, Horsley Park	▪ Inform/Consult	<ul style="list-style-type: none"> ▪ Fact sheet letterbox drop ▪ Door knock ▪ Information and feedback hotline and email.
Community and government stakeholders	▪ Inform/Consult	<ul style="list-style-type: none"> ▪ Fact sheet ▪ Information and feedback hotline and email

3. ENGAGEMENT PROCESS

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

- High level Engagement and Communication Plan
- Project fact sheet
- Letterbox drop
- Door knock
- Dedicated 1800 number and email feedback channels.

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.

3.1. PURPOSE OF ENGAGEMENT

The stakeholder and community engagement process for Horsley Logistics Park aimed to:

- Provide accurate information about the State Significant Development Application (SSDA) and the process for providing feedback
- Deliver an independent, transparent and accountable consultation process and provide a range of ways for people to engage and give feedback
- Create pathways for stakeholder interaction and feedback that are open and transparent
- Understand community views to inform the SSDA for Horsley Logistics Park

4. OVERVIEW OF ENGAGEMENT ACTIVITIES

4.1. PRIOR CONSULTATION UNDERTAKEN BY ESR AUSTRALIA

The following engagement and communication processes were undertaken by ESR Australia with below stakeholders between 27 February and 30 June 2020:

- Department of Planning, Industry and Environment
 - Scoping meeting
 - Continuous written and verbal correspondence with project team members.
- Fairfield City Council
 - Scoping meeting
 - Continuous written and verbal correspondence with project team members.
- New South Wales Environment Protection Authority
 - Notice of impending lodgement provided
 - Request for commentary.
- Endeavour Energy
 - Receipt of enquiry received.
- Transport for New South Wales
 - Receipt of enquiry received.
- Sydney Water
 - Receipt of enquiry received.
- New South Wales Rural Fire Service
 - Bushfire report provided
 - Request for commentary.
- Fire and Rescue New South Wales
 - Bushfire report provided
 - Request for commentary.
- Near neighbour engagement: 41-43 Greenway Place, Horsley Park
 - Email correspondence undertaken
 - Teleconference undertaken.
- Near neighbour engagement: 44-46 Greenway Place, Horsley Park
 - Email correspondence undertaken
 - Teleconference undertaken.
- Jacfin
 - Email correspondence undertaken
 - Teleconference postponed due to illness.

5. SUPPLEMENTARY CONSULTATION UNDERTAKEN BY URBIS ENGAGEMENT

5.1. FACT SHEET AND LETTERBOX DROP

A fact sheet was prepared to outline 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 Urbis Engagement, to make further enquires.

The fact sheet was distributed on 24 June 2020 to the mailboxes of approximately 9 households on Greenway Place Kemps Creek.

A copy of the fact sheet and distribution catchment can be found in Appendix A and Appendix B.

5.2. DOOR KNOCK

A face to face door knock was undertaken to provide further information to potentially affected residents via a fact sheet, Engagement and Planning Team member.

The door knock was undertaken on 24 June 2020 and six houses were visited on Greenaway Place, Horsley Park. Those that were not home were provided with a "Sorry I missed you" letter and fact sheet.

A copy of the fact sheet, door knock catchment and door knock summary are available in Appendix A, Appendix C and Appendix D.

5.3. ENGAGEMENT EMAIL AND PHONE LINE

Members of the public were invited to contact Urbis Engagement through a dedicated 1800 phone number and/or an email address between 23 June and 30 June 2020. At the time of writing this report, there has been no enquires received for further information or to provide feedback on the proposal.

6. ENGAGEMENT FEEDBACK

Overall feedback

Overall feedback about the Horsley Logistics Park was neutral.

Residents on Greenway Place Kemps Creek provided feedback about the importance of the visual aspects of the proposed development, in particular from site boundaries at the front and rear of properties.

This was the only concern noted by residents and ESR Australia and Urbis Engagement will be providing further information regarding the visual impact assessment to near neighbours who requested this information.

In addition, the design of the buildings closest to near neighbour boundaries have been altered to reduce the size and slant of the roof in response to feedback received in an effort to minimise potential visual impact.

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

With close near neighbour consultation activities undertaken in a face to face capacity, it is unusual to have no further follow up from the local community and stakeholders, however not unexpected given the nature of this proposal and previous uses of the site.

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.

DISCLAIMER

This report is dated 30 June 2020 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 ESR AUSTRALIA (**Instructing Party**) for the purpose of 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.

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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

FACT SHEET

HORSLEY LOGISTICS PARK

Dear Neighbour,

ESR Australia is proposing to develop land located in the existing CSR site, located to the north and west of your residence.

To be known as the Horsley Logistics Park, it will offer new warehouse and distribution opportunities via modern, custom designed facilities.

Importantly, the Horsley Logistics Park is located in the Western Sydney Employment Area and will provide new jobs closer to home, decreasing travel times to and from work and creating new local opportunities. It is expected the Horsley Logistics Park will be active 24 hours a day, seven days a week.

The proposal for the Horsley Logistics Park includes:



Six warehouse and distribution buildings, including office space



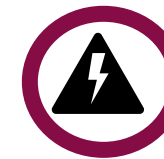
Loading dock facilities



Truck and car parking facilities



Landscaping and sustainability measures



Associated utilities and services

High quality landscaping will complement and enhance the architectural design of the future warehouse estate and present an attractive appearance within the site and to the streetscape.

The proposed landscaping will provide visual screening of the proposed buildings from the surrounding road network with minimal to no impact on surrounding residential views due to their distance from the site.



ESR

HORSLEY LOGISTICS PARK



ABOUT THE SITE:

Located in the identified green space on the picture, the site comprises of 20.76ha of land and contributes to the objectives of the Western Sydney Employment Area by creating a high-quality warehouse and logistics estate which maximises the employment generating potential of the land to create an efficient and attractive employment zone for Western Sydney.



Environmental protection and management are always a priority for ERS as part of their standard development processes. Where possible the existing natural environment and heritage on site will be protected and maintained with caution and care.



Onsite car parking will be provided to support uses of the site, avoiding adverse impacts with the surrounding road network. Over 680 car parking spaces will be provided on site for use by employees and visitors.



The timing of the planning pathway is subject to the Department of Planning, Infrastructure and Environment. In June 2020, an Environmental Impact Statement will be submitted for approval. In the public exhibition period, there will be more opportunities for you to provide feedback on the proposal

ESR Australia is committed to keeping neighbours and members of the broader community informed throughout the planning process. Urbis Engagement will provide supplementary support for this project in engagement and communication activities.

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

Phone: 1800 244 863

Email: engagement@urbis.com.au

Thank you
URBIS ENGAGEMENT TEAM



APPENDIX B

LETTERBOX DROP CATCHMENT



Greenway Pl

Greenway Pl

APPENDIX C

DOOR KNOCK CATCHMENT



Greenway Pl

APPENDIX D

DOOR KNOCK SUMMARY

RECORD OF DOOR KNOCK

Date: 24 June 2020

Time: 2:00pm – 3:30pm

Location: Greenway Place, Horsley Park

No.	Comment
38	<ul style="list-style-type: none">• Female owner – spoke to in person• Aware of proposal• Would like to see detailed plans especially in regard to the building locations in relation to the boundary• Assume neutral regarding proposal
41-43	<ul style="list-style-type: none">• Male owner - spoke to over intercom• Had Zoom meeting and requested roof line and architectural drawings about four weeks ago which haven't been received• Ended conversation abruptly when hung up speaker phone and did not answer when rung back• Assume negative regarding proposal
44-46	<ul style="list-style-type: none">• Male owner - spoke to in person• Had Zoom meeting and requested roof line and architectural drawings about four weeks ago which haven't been received• Concerned about view impact of buildings from driveway rather than backyard• Assume neutral regarding proposal
47-48	<ul style="list-style-type: none">• Male owner - spoke to in person• Advised he as not been contacted like his neighbours• Concerned regarding view impact of buildings from driveway and also has a gap in vegetation which will mean he can see buildings• Assume neutral regarding proposal
49 - 53	<ul style="list-style-type: none">• Door knock – no answer• Fact sheet and Sorry I missed you letter provided
54-56	<ul style="list-style-type: none">• Man in property greeted and provided no interest in speaking when approached• Fact sheet provided in letterbox
33-35	<ul style="list-style-type: none">• Fact sheet provided in letterbox
57-60	<ul style="list-style-type: none">• Fact sheet provided in letterbox
30-32	<ul style="list-style-type: none">• Fact sheet provided in letterbox

