

ENGAGEMENT OUTCOMES REPORT

Jalco Manufacturing Facility
Horsley Logistics Park

September 2021



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1. Introduction

ESR is undertaking community engagement in support of the change of use SSDA being proposed for the development of Jalco's Manufacturing Facility at ESR Horsley Logistics Park.

Jalco Australia seeks a change of use from 'Warehouse & Distribution Centre' to 'General Industry' to enable future operations within Lot 201, Warehouse 1 as proposed under SSD-10436 Modification 1. Warehouse 1 is located at 8 Johnston Crescent, Horsley Park (the Site) and is legally described as Lot 201 DP 1244593.

SSD-10436 was granted development consent on the 31 March 2021 for the construction, fit-out and use of four warehouse and distribution buildings and ancillary office space. Following this approval, Lot 201 was subject to a Section 4.55(1A) Modification Application for minor revisions of the approved footprint and building form of the warehouse. This modification was approved in August 2021.

Broadly, the project involves the permit of general industrial uses within Lot 201, Warehouse 1 for the fit-out and operation of a home and personal care consumer liquids packaging plant which would operate on a 24-hour, seven day a week basis, and that includes:

- The manufacturing of liquid soap, detergent, and cleaning agents within the general industrial component of Warehouse 1;
- The continuation of warehouse and distribution in part of Warehouse 1;
- The fit-out to support the Applicant's operation for both General Industrial and Warehouse & Distribution Centre components (Appendix B); and
- The storage of dangerous goods in part of Warehouse 1.

The building form, office fit-out, car parking layout and hardstand arrangement is currently being addressed within the Modification Application to SSD-10436 (MOD 1).

Figure 1 Site Aerial



Source: Urbis, 2021

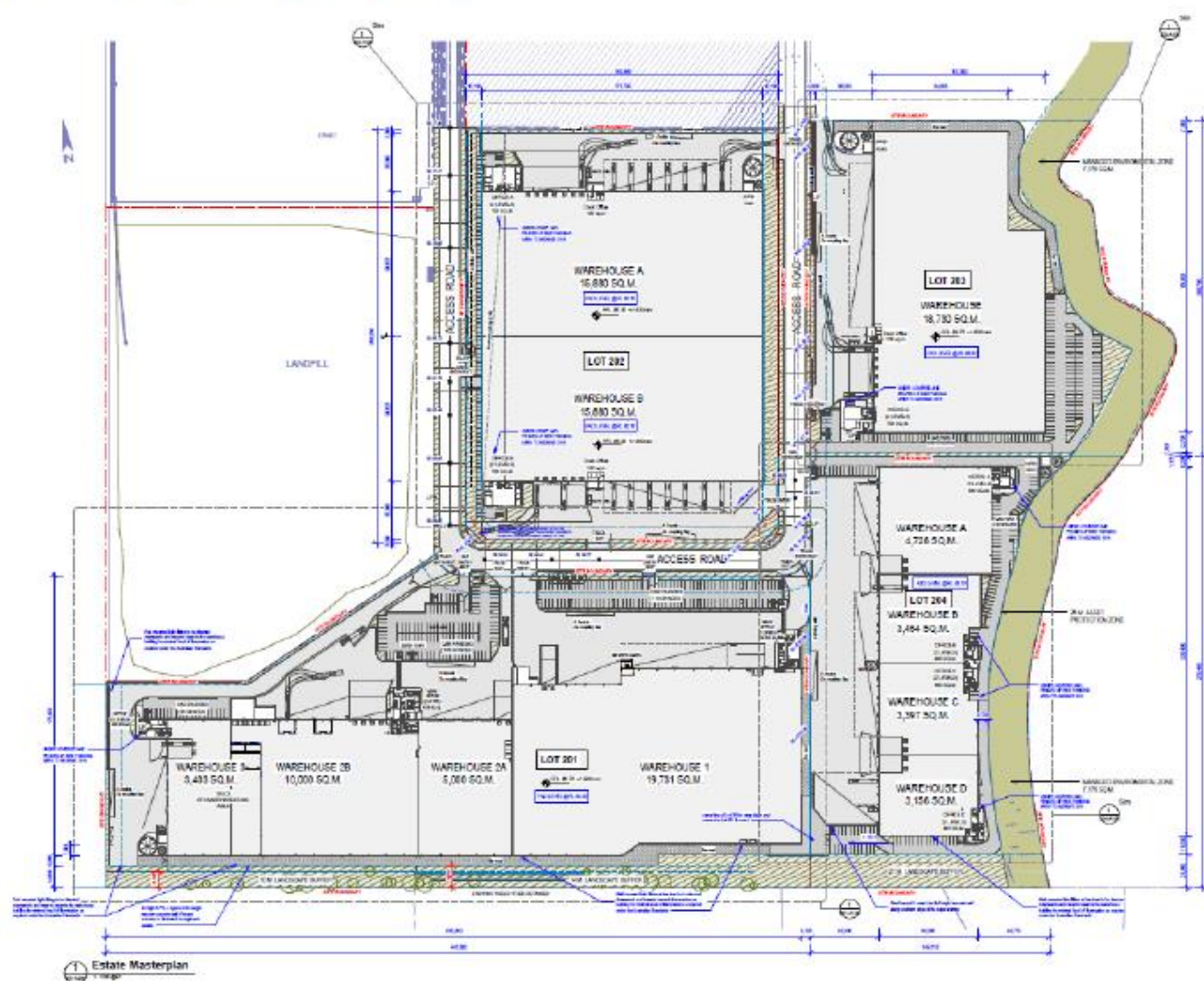
Pursuant to Section 4.36(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act):

(2) A state environmental planning policy may declare any development, or any class or description of development, to be State significant development.

The proposal is categorised as State Significant Development (SSD) under Section 4.36 of the EP&A Act as the development has a capital investment value (CIV) in excess of \$30 million for the purpose of 'chemical, manufacturing or related industries' for the purpose of manufacturing or reprocessing of soap, detergent or cleaning agents, being a land use contained within Schedule 1, clause 10(1)(a) of the State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP).

The context of the site within the wider HLP is provided below in Figure 2.

Figure 2 HLP MOD 1 Proposed Layout



Source: HLA Architects, 2021

1.1 Development of the Western Sydney Region

The proposed Jalco facility sits within the future industrial estate to be known as Horsley Logistics Park. ESR's Horsley logistics Park will play an important role in the development of Western Sydney by providing employment opportunities and responding to the shortfall of industrial zoned land across the region.

1.2 Site Considerations

The site is surrounded by rural residential uses. Beyond the immediate vicinity, the surrounding land uses include:

- North – The Oakdale Central Business Central Hub (SSD-6078).
- South – Undeveloped IN1 General Industrial, RU4 Primary Production, and rural residential subdivision fronting Greenway Place.
- East – Lot 204 of the HLP, which is approved for warehouse and distribution uses.
- West – The Horsley Park Warehousing Hub (MP10_0129 & MP10_0130).

The nearest residential premises are predominately located in Greenway Place within the residential area to the south-east of the site.

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 by ESR from July 2021 – September 2021.

2. Overview of Proposal

The proposed development comprises a change of use to permit *General Industrial* use within Lot 201 of Warehouse 1 of SSD-10436, as well as works associated with the fit-out and operation of a manufacturing facility for the production of liquid soap, detergent and home and personal care consumer liquid products.

Overall, the facility will support the mixing and production of over 200 different retail cleaning products. At peak production, the facility supports the manufacture of up to 12-13 products concurrently if required by consumer demand. In terms of volumes of liquid outputs, the forecast ultimate production is approximately 180,000,000 litres per year. This would equate to approximately 3,500,000 litres per week of liquid product.

3. Stakeholder Analysis

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project.

3.1. Level of Engagement

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	▪ Fact sheet emailed to stakeholder ▪ Information and feedback hotline and email provided
Community and government stakeholders	▪ Inform/Consult	▪ Fact sheet emailed to stakeholder ▪ Information and feedback hotline and email provided

4. Engagement Process

As part of the engagement and communication process, the following consultation was undertaken for the change of use DA at Horsley Logistics Park.

- Project fact sheet
- Residents information letter
- Letterbox drop
- 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.

4.1. Purpose of Engagement

The stakeholder and community engagement process for the Jalco change of use SSDA aimed to:

- Provide accurate information about the change of use 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 Jalco change of use SSDA.

5. Overview of Engagement Activities

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 ESR, to make further enquires and an invitation to attend a face to face briefing with the project team.

In response to Covid-19 lockdown measures, the fact sheet was distributed on 01 July 2021 via mail to the neighbouring residents on Greenway Place, Horsley Park. A copy of the fact sheet and distribution catchment can be found in Appendix A and Appendix C.

5.2. Near Neighbour Information Letter

A letter to accompany the fact sheet was distributed on 01 July 2021 via mail to the effected households on Greenway Place, Horsley Park. A copy of the near neighbour information letter can be found in Appendix B.

5.3. Stakeholder Notification

The fact sheet and information letter in Appendix A and Appendix B, along with an invitation to contact the project team for a face to face briefing, were also provided via email to the following stakeholders:

- Greenway Place, Horsley Park
- Jacfin Horsley Park

5.4. Engagement Email and Phone Line

Members of the public were invited to contact ESR through a dedicated 1800 phone number and/or an email address between 01 July 2021 and 16 September 2021. At the time of writing this report, there was one enquiry which sought to discuss the approved height of the Horsley Logistics Park. No comments were raised in consultation in relation to Jalco's use and operation.

5.5. Agency Consultation Undertaken

In addition to the DPIE who the Project Team have previously met with, the following engagement and communication processes were undertaken by ESR Australia with the below Stakeholders:

Table 2 – Agency / Authority Consultation undertaken by ESR

Stakeholder	Consultation
Fairfield City Council	- Continuous written and verbal correspondence with project team members.

Endeavour Energy	<ul style="list-style-type: none"> - Continuous written and verbal correspondence with project team members
Environmental Protection Authority	<ul style="list-style-type: none"> - Jalco commenced discussion with EPA for an Environmental Protection Licence at Lot 201, Warehouse 1. They are currently going through the application process.
SafeWork NSW	<ul style="list-style-type: none"> - Continuous written and verbal correspondence with project team members.
Sydney Water	<ul style="list-style-type: none"> - Continuous written and verbal correspondence with project team members.
Transport for NSW	<ul style="list-style-type: none"> - Continuous written and verbal correspondence with project team members.
Energy, Environment and Sciences Division	<ul style="list-style-type: none"> - BDAR waiver submitted to EES division. - Request was granted.
Surrounding local landowners and stakeholders	<p>Jacfin Development</p> <ul style="list-style-type: none"> - Email correspondence undertaken on 25 August 2021 to Jacfin representatives. No feedback received at time of lodgement of SSDA for Test of Adequacy.
Near neighbour engagement: Greenway Place, Horsley Park	<p>30-32 Greenway Place, Horsley Park</p> <ul style="list-style-type: none"> - Postal mail correspondence undertaken <p>33-35 Greenway Place, Horsley Park</p> <ul style="list-style-type: none"> - Postal mail correspondence undertaken <p>38 Greenway Place, Horsley Park</p> <ul style="list-style-type: none"> - Postal mail correspondence undertaken <p>41-43 Greenway Place, Horsley Park</p> <ul style="list-style-type: none"> - Postal mail correspondence undertaken - Phone call with resident on 21 July 2021 <p>44-46 Greenway Place, Horsley Park</p> <ul style="list-style-type: none"> - Postal mail correspondence undertaken <p>47-48 Greenway Place, Horsley Park</p> <ul style="list-style-type: none"> - Postal mail correspondence undertaken <p>49-53 Greenway Place, Horsley Park</p> <ul style="list-style-type: none"> - Postal mail correspondence undertaken <p>54-56 Greenway Place, Horsley Park</p> <ul style="list-style-type: none"> - Postal mail correspondence undertaken <p>57-60 Greenway Place, Horsley Park</p> <ul style="list-style-type: none"> - Postal mail correspondence undertaken

6. Engagement Feedback

At the time of writing this report, one person provided feedback to the ESR Engagement feedback line. The main concern raised was the height of building for Lot 201 and Lot 204, and its visual obtrusion into the neighbouring residential properties. ESR advise this was considered during the assessment of the Horsley Logistics Park SSD-10436. There was no concern raised in relation to Jalco's use and operation.

Proactive engagement and communications were previously undertaken by ESR regarding the SSD-10436. This engagement focused on items associated with the built form and scale of the development. The proposed changes in relation to Jalco's use and operation do not seek to amend the base building approval under SSD-10436.

6.1. Response to Agency Consultation

The engagement with authorities provided assist in providing an update on the infrastructure requirements associated with the main base build. There were no comments which changed the preparation of the use and fit out DA for Jalco.