

COMMUNITY AND STAKEHOLDER PARTICIPATION STRATEGY

**Proposed Food Manufacturing Facility
2 & 14 Distribution Drive, Orchard Hills**

Prepared for:
Snack Brands Australia

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PREPARED BY

SLR Consulting Australia Pty Ltd
ABN 29 001 584 612
Tenancy 202 Submarine School, Sub Base Platypus, 120 High Street,
North Sydney NSW 2060 Australia

T: +61 2 9427 8100
E: sydney@slrconsulting.com www.slrconsulting.com

BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Snack Brands Australia (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

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1 Introduction

SLR Consulting have been engaged by Snack Brands Australia (SBA) to prepare a Community and Stakeholder Participation Strategy (CSPS) to address the planning, construction and operational stages of the Snack Brands Manufacturing Facility. The project includes the construction and operation of a food manufacturing facility attached to an existing warehouse and distribution facility to be located at 2 and 14 Distribution Drive, Orchard Hills. This Report has been prepared to provide a summary of the proposed approach to community and stakeholder engagement and consultation and to outline the outcomes of engagement undertaken to date.

1.1 Purpose

This CSPS has been prepared to:

- Provide an outline of key project and site details of relevance to the community and stakeholders
- Identify key community and agency stakeholders to the development
- Outline the Project's approach to communications and consultation at the planning, approval, construction and operational phases
- Provide a list of communications tools to be utilised
- Address the Secretaries Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Industry and Environment (DPIE).

1.2 Project Context

The Snack Brands Manufacturing Facility is a proposed industrial facility, adjacent to the recently constructed warehouse facility of SSD-9429. The proposed development would be operated by SBA, concurrently with the neighbouring site. Specifically, the proposal entails the following:

- A new purpose-built industrial food manufacturing facility (approximately 20,225m² of GFA) at 14 Distribution Drive, Orchard Hills; and
- An adjustment to the operations of the existing warehouse and distribution facility at 2 Distribution Drive, Orchard Hills, to include industrial food manufacturing (conversion of 5,217m² of GFA).

Whilst operating concurrently, SBA do not own both properties, and as such both properties will need to remain on separate lot titles. The site seeks to operate 24 hours per day, seven (7) days per week, and would generate approximately 70 (full time equivalent (FTE)) construction jobs for the new purpose-built industrial food manufacturing facility and approximately 415 operational jobs for the consolidated facility.

1.3 Site Context and Development History

The project site is legally described as 2 and 14 Distribution Drive, Orchard Hills, (Lots 10 & 11 DP 271141). The subject site comprises a total area of approximately 104,323m², with the following split:

- Lot 10 (proposed facility): 51,711m²
- Lot 11 (existing facility): 52,612m²

The subject site forms part of the "First Estate Precinct", a warehouse and logistics hub approved under SSD 7173 in 2016. The First Estate comprises the southern portion of a larger precinct referred to as the Mamre West Land Investigation Area, located in Precinct 13 of the Western Sydney Employment Area.

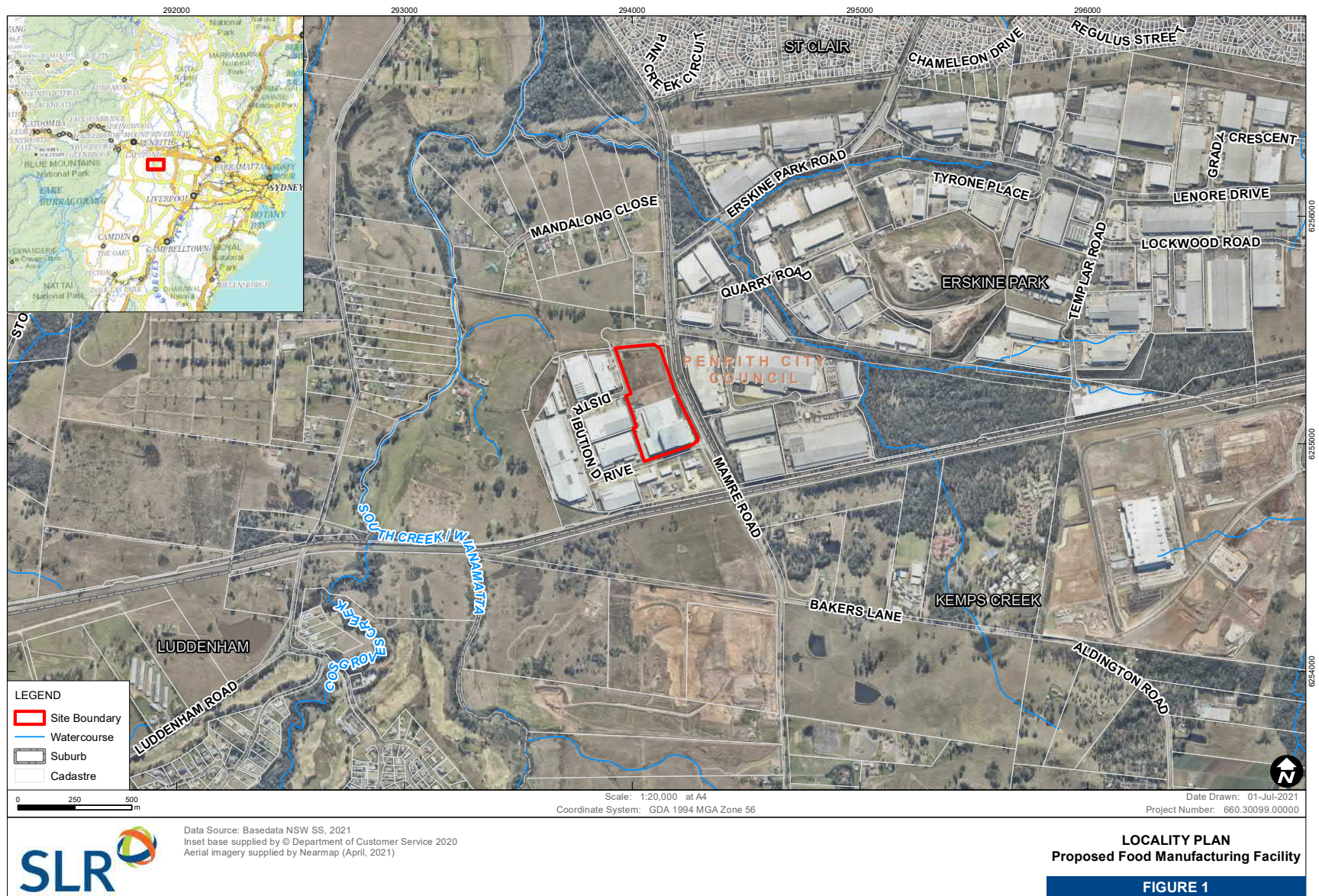
In its existing state, the subject site contains the newly constructed SBA warehouse and distribution facility, approved under SSD 9429. The northern portion of the subject site is undeveloped and accessible via Distribution Drive.

The immediate site context exhibits an industrial character, being a new industrial precinct of the wider Mamre Road Precinct. Other land uses in the vicinity of the subject site include:

- North –RU2 Rural Landscape land zoned under Penrith Local Environmental Plan 2010 (LEP), comprising of existing rural residential dwellings;
- South –IN1 General Industrial zoned landholdings within the Mamre Road Precinct, currently comprising primary production and logistics activities;
- East –IN1 General Industrial, E2 Environmental Conservation and RE2 Private Recreation zoned land located within the Mamre Road Precinct;
- West –IN1 General Industrial, RU2 Rural Landscape and E2 Environmental Conservation zoned land within the Mamre Road Precinct, currently primary production activities.

The surrounding regional road network is located in close proximity to the subject site, which includes Mamre Road and both the M4 and M7 Motorways, providing enhanced connectivity to the wider Sydney Metropolitan Area.

The Site and surrounding context are illustrated in **Figures 1** and **2** below.





1.4 Scope of this Report

This Report has been prepared to demonstrate how the proposal has met the requirement of the SEARs for the Project with respect to community and stakeholder engagement. SEARs were issued for the proposal on 27 May 2021. The relevant requirements of the SEARs and cross references to where these are addressed within this Report are included in **Table 1** below.

Table 1 SEARs Requirements and Report Cross References

SEARs Requirement	Report Cross Reference
The EIS must address the following specific matters: ...	
Community and stakeholder engagement – including:	
a community and stakeholder participation strategy identifying key community members and other stakeholders;	This Report Section 2
details and justification for the proposed consultation approach(s);	Sections 3 & 4
clear evidence of how each stakeholder identified in the community and stakeholder participation strategy has been consulted	Section 4.1
Issues raised by the community and surrounding landowners and occupiers	Section 4.2
clear details of how issues raised during consultation have been addressed and whether they have resulted in changes to the development; and	Section 4.2
details of the proposed approach to future community and stakeholder engagement based on the results of consultation.	Section 5
Consultation: During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: ·Penrith City Council ·Environment Protection Authority ·Environment, Energy and Science Group ·Transport for NSW ·NSW Fire and Rescue ·Sydney Water ·Department of Primary Industries: Food Authority ·WaterNSW ·surrounding local landowners and stakeholders ·any other public transport, utilities or community service providers. The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided	The EIS Section 4.1

1.5 Communication and Consultation Objectives

The objectives for communications and consultation with the community and other stakeholders for the Project are outlined for each stage of the Project's lifespan in **Table 2** below.

Table 2 Communication and Consultation Objectives

Project Phase	Objectives for Communications and Consultation
Planning	<p>Inform relevant community and agency stakeholders of the nature of the proposed project and provide avenue of contact should they require any further information</p> <p>Consult with targeted community and agency stakeholders on matters related to the development with the potential for impact or within their realm of responsibility/jurisdiction</p>
Approval	Respond to issues, queries and comments arising through the planning approval process
Construction	<p>Inform community and agency stakeholders of information relating to the Project of relevance to the party</p> <p>Receive feedback and respond via clearly communicated and established channels of communication</p>
Operation	<p>Inform community and agency stakeholders of information relating to the Project of relevance to the party</p> <p>Receive feedback and respond via clearly communicated and established channels of communication</p>

2 Community and Stakeholder Scoping

To inform this CSPS for the Project, SLR Consulting undertook early scoping to obtain a baseline understanding of who the stakeholders to the development were and to identify potential impacts to these parties from the development.

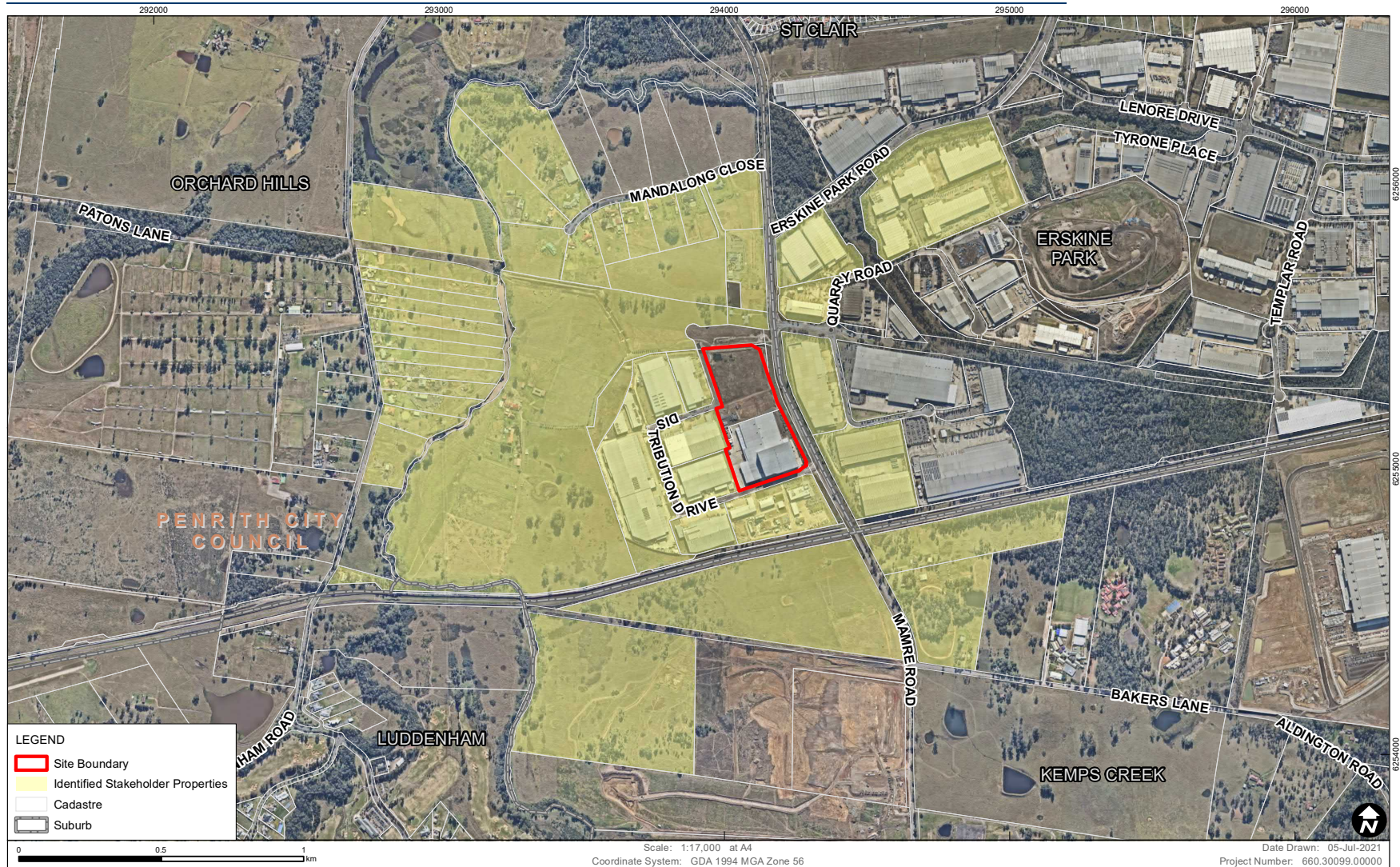
The scoping exercise was undertaken as a desktop study and utilised a modified version of the scoping tool provided within the *Social Impact Assessment Guideline for State significant mining, petroleum production and extractive industry development* (DPIE 2017). The scoping tool examined potential social impacts within the categories of amenity, access, built environment, heritage, community, economic, air biodiversity, land and water and determined who the potentially impacted stakeholders would be for these impacts. The scoping tool identified where these matters would be addressed in full through specialist studies (e.g. Acoustic Assessment for noise impacts) and where these matters should be included within the impacts identified and addressed within this CSPS. A copy of the Social Impact and Stakeholder Scoping Report is attached at **Appendix A**.

From this tool a list of potentially impacted stakeholders was developed, including:

- Adjacent land occupiers,
- The broader community (for example nearby residents beyond those immediately adjacent to the site and users of the surrounding road network), and
- Local Aboriginal Groups

The identified community stakeholder properties (adjacent and nearby) are shown in **Figure 3** below.

In addition to the stakeholders identified through the scoping tool, SBA identified their employees at their existing Blacktown and Smithfield operations as stakeholders to the proposed project given the potential for the project to involve the consolidation of current operations and the impact this might have on employees and the nature and location of their work.



Relevant local and State government agencies with an interest in the Project were identified by WillowTree Planning, who are preparing the Project EIS, through the scoping phase for the project and reinforced and confirmed through the DPIE issued SEARs. As part of the preparation of the EIS, these agency parties were consulted with by WillowTree Planning to obtain their early feedback on the Project. Identified and consulted agencies include:

- DPI Food Authority
- Environment, Energy and Science Group
- Environment Protection Authority
- Fire and Rescue NSW
- Penrith City Council
- Sydney Water
- Transport for NSW
- WaterNSW

Local Aboriginal groups were identified as stakeholders to the Project generally through the scoping exercise given their cultural knowledge and connection to the land on which the Project is proposed. Consultation with Aboriginal stakeholder parties was undertaken during the planning, approval and construction of the estate within which the project is located. As part of SSD7173 Biosis undertook the preparation of an Aboriginal Cultural Heritage Assessment Report (ACHAR) which included and documented consultation with relevant Aboriginal stakeholders in accordance with *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW 2010). It is understood that further consultation with these parties is not warranted by the proposed development given it constitutes construction only with bulk earthworks already completed in the formation of the estate. A summary of the outcomes of previous Aboriginal stakeholder consultation for the site is available within the ACHAR informing SSD 7173.

3 Engagement Strategy

The engagement strategy for the project has been tailored utilising tools appropriate to the stage of the Project's development (including planning, approval, construction and operation) and appropriate to the audience of the engagement, including community and agency stakeholders. Communications and engagement will be undertaken by the Project proponent and/or their representatives. This will include planning and engagement consultants engaged by the developer and contractors / subcontractors carrying out the construction activities.

To allow for clear and transparent record keeping, a communications and engagement register has been developed for the Project. This register will include a record of all community and stakeholder engagement undertaken for the Project over its lifespan, including consultation undertaken to inform this strategy, through to the recording of complaints and enquiries received during the construction phase of the Project. A copy of the register is attached at **Appendix B**.

An engagement tool kit has been developed to outline all of the potential methods of engagement that may be used to communicate and engage during the life of the Project. The engagement tool kit is outlined in **Table 3** below.

Table 3 Communication and Engagement Toolkit

Tool/ Technique	Description	Audience	Stage of Project	Specifications
Community Consultation Meetings, Workshops and Forums	Informal meetings, providing a Project update and opportunity for the community and stakeholders to discuss recent experiences and upcoming construction activities.	The wider community and key stakeholders.	Planning Approval Construction Operation	Project updates including a review of any complaints received and remedial actions, followed by informal discussion with stakeholders and the community.
Individual Meetings	Meetings with stakeholders as required to discuss a specific item.	The wider community and key stakeholders.	Planning Approval Construction Operation	Meetings may be held face to face, over the phone or via an online platform. Details and format subject to the meetings context, with a record of the discussion included in the consultation register and actioned as required.
Agency Meetings	Meetings with agencies to discuss matters relevant to their agency	Relevant Agency	Planning Approval Construction Operation	Meetings may be held face to face, over the phone or via an online platform. Meetings will be held as required to address matters relevant to specific agencies including the satisfaction SEARs requirements or of conditions of consent.
Newspaper Advertisement	Newspaper Advertisement(s) to be published in a local newspaper (for example The Western Weekender or Mt Druitt – St Marys Standard) identifying project commencement and details of the contact phone number and web page address.	The wider community and key stakeholders	Construction	An advertisement will be published advising of the commencement date of construction, a brief overview of the project and key contact details for enquires and complaints including the phone number, webpage and email address. Further advertisements will be published as required where intrusive events are scheduled advising of the nature and date(s) and time(s) of the event and key contact details for enquiries and complaints.

Tool/ Technique	Description	Audience	Stage of Project	Specifications
Letterbox Drop and Email Notifications	Letters would be provided to specific receivers identified as being potentially affected by the project generally or specific construction related activities. Letters to be distributed by mail or email	Residents of the immediate area	Planning Construction	Letter are to contain key information and avenues for contact (phone, email and post) should further information be required or the receiver wishes to make comment.
On Site Signage	Project information details.	Visitors to the site and residents of the immediate area	Construction Operation	Contain key project contact details including the hotline and web page, along with relevant project and safety information.
Project Information and Complaints Number	Project phone number available for 24 hours recording of project feedback.	The wider community and key stakeholders.	Construction	Phone number located on site signage, the web page and all project information material. Feedback provided to be incorporated into the consultation register and actioned as required.
Text Message and Email Alerts	Text messages and emails providing prompt updates	Residents of the immediate area	Planning Approval Construction Operation	Text Messages and email alerts will provide important information at short notice to potentially affected receivers where consent has been granted to utilise contact detail for this purpose
Website	A project website shall be developed to provide general information on the project and ongoing updates on project progress	The wider community and key stakeholders	Construction	Website address and phone number located on site signage and all project information material. Web page to provide contact details including phone number, email address and enquiry form, as well as project updates, along with environmental performance monitoring.

4 Engagement to Date

This section summarises engagement and consultation activities undertaken to date, during the planning stage of the Project's development.

4.1 Parties and Nature of Engagement

Engagement and consultation associated with the proposed development has been conducted with both Community and Agency Stakeholders. Consultation with Aboriginal parties has been undertaken previously for the site in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW 2010) by Biosis in association with SSD 7173.

Community Stakeholders were notified of the development and invited to engage via formal letter, delivered via post to all adjacent and nearby properties identified in **Figure 3**. The engagement letter included a summary of the proposed development and site plan and invited the receivers to participate in consultation on the project, offering virtual platform meetings, face to face meetings or phone interviews. A copy of the engagement letter is included at **Appendix C**.

This method of engagement was chosen as most effective for reaching geographically targeted community stakeholders given the reliability of the postal service. Alternative methods of contact (such as door knocking) were not considered given the current COVID 19 Pandemic. The engagement options offered within the mail out correspondence were designed to accommodate various preferences, abilities and willingness to engage in the consultation process. The options included face-to-face, phone or virtual consultations.

The traditional approach of hosting a community drop-in session was ruled out in this instance due to general COVID 19 risks and an unwillingness by venues in the area to accommodate such an event under the varying public health orders over the past 18 months. It is considered that the method of engagement was appropriate in both scale and form, allowing for the sharing of information with surrounding stakeholders on the proposed project. The information provided is shown in **Appendix C**. The approach taken provided avenues for comment and obtaining further information whilst respecting the privacy of surrounding landholders.

In response to the invitation to engage, SLR consulting received no return contact via phone nor email. Whilst this lack of response is disappointing, it is not necessarily unexpected given the level of consultation undertaken with landowners and occupiers in the area in recent times on both individual project proposals and overarching strategic planning for the precinct resulting in consultation fatigue. Nevertheless, SLR considers that the attempt to undertake consultation for this project has been comprehensive and satisfactory.

Engagement to date with Agency Stakeholders has been undertaken by WillowTree Planning, as part of their preparation of the overarching EIS for the project and prior to submission to DPIE. WillowTree contacted all relevant Agencies via email correspondence and provided each with a copy of the Project Scoping Report, inclusive of site plans for the development. Agencies consulted, as well as responses received are outlined in **Table 5** below.

Table 4 Summary of Agency Consultation

Agency or Authority	Summary of Consultation
Environment, Energy and Science Group (EES)	Comments dated 12 May 2021 received as part of the SEARs and are addressed in the EIS. No response received in response to the request for comment letter, consultation and/or comment expected during the EIS assessment period if required.
DPI Food Authority	A response to the request for comment letter was received from the DPI Food Authority on 28 June 2021 advising they had no comment and could not provide advice.
Environment Protection Authority	Comments dated 18 May 2021 received as part of the SEARs and are addressed in the EIS. No response received in response to the request for comment letter, consultation and/or comment expected during the EIS assessment period if required.
Fire and Rescue NSW	No response received in response to the request for comment letter, consultation and/or comment expected during the EIS assessment period if required.
Sydney Water	No response received in response to the request for comment letter, consultation and/or comment expected during the EIS assessment period if required.
Transport for NSW	Comments dated 19 May 2021 received as part of the SEARs and are addressed in the EIS. As offered in their letter dated 19 May 2021, a meeting with TfNSW was requested via email on 7 June 2021. A follow up phone conversation was held with Ms Laura van Putten on 10 June 2021, from which there has still been no acceptance of a meeting. A subsequent follow up email was sent via Willowtree Planning on 24 June 2021.
WaterNSW	A response to the request for comment letter was received from WaterNSW advising: "Thank you for requesting WaterNSW's input relating to the SEARs for the proposed Snack Brands Manufacturing Facility. Please note that as the subject site is not located in close proximity to any WaterNSW land or assets, and as an SSD any flood works or licensing approvals will be assessed by others, the risk to water quality is considered to be low and WaterNSW has no comments or particular requirements."

Agency or Authority	Summary of Consultation
Penrith City Council	<p>Comments dated 19 May 2021 received as part of the SEARs and are addressed in the EIS.</p> <p>A formal pre-lodgement meeting was held with Council on 2 June 2021 to present the proposal for the subject site and its future operations.</p> <p>Attendees included:</p> <ul style="list-style-type: none"> ▪ Lauren van Etten – Council ▪ Abby Younan – Council ▪ Joshua Romeo – Council ▪ Stephen Masters – Council ▪ Caleb O'Reilly – Council ▪ Paul Reynolds – Council ▪ Michael Middleton – Council ▪ Filip Milic – SBA ▪ Neville Tapp – SBA ▪ Nick Ingleby – TMX ▪ Andrew Cowan – Willowtree Planning ▪ Eleisha Burton – Willowtree Planning <p>The key planning consideration for the meeting includes the landscaping edge conditions and presentation to the public domain and the inclusion of additional car parking spaces.</p> <p>Both Landscape Plans and Visual Impact Analysis documents were provided to Council on 24 June 2021 for further comment with comments provided by Council on 1 July 2021.</p> <p>In response to Council's comments, the following changes were implemented through revisions to the proposed Landscape Plans:</p> <ul style="list-style-type: none"> - Tree species have been amended to taller species that were used on the approved SBA Stage 1 (SSD-9429). - Broader species selections have been accommodated in line with those that were used on the approved SBA Stage 1 (SSD-9429). - The proposed blister islands are consistent with those that were used on the approved SBA Stage 1 (SSD-9429), which did not use structural cells. - A full native corridor has been provided. - Trees cannot be placed within the swale as this area is a drainage easement, and such trees may adversely affect flows etc. However, a double row of trees has been accommodated in line with Council's suggestion. - Additional planting has been included within the northern and eastern setback areas, including maintained groundcovers and more shrubs. Trees are unsuitable for this area as it is too close to the electrical easement and swale embankment – root barriers have been indicated to appropriate locations. - As mentioned above, root barriers have been indicated to appropriate locations. It is noted that setbacks cannot be widened, as this would result in a reduction in driveway/parking/building areas. <p>Further detail can be found within the EIS Report</p>

With respect to consultation with current employees, SBA initiated a communication and consultation based campaign with employees from both Blacktown and Smithfield in February 2021. The primary objective of this consultation was to inform staff of SBA's plans and allow the opportunity to ask questions and have questions

addressed. This consultation included meeting with the various site-based works committees and the relevant Unions, as well as meeting with their employees face to face. **Figure 4** below outlines the timeline for operational decisions that has been shared with existing SBA employees.

Figure 4 Operational Timeline for Existing Employees

Expected Timeline



4.2 Outcomes of Engagement

Given no response was received from community stakeholders, the outcomes of engagement, and the project's ability to demonstrate measures proposed to address potential impacts is difficult to express. In lieu of direct community feedback, SLR have identified potential issues and impacts of the project derived from feedback received for other developments of this nature in the area and the potential impacts identified within the original stakeholder identification scoping tool as indicative of potential unmitigated project impacts. These issues or items for consideration are expressed within **Table 5** below, along with how the proposed development has or will respond to these matters.

Table 5 Issues or Considerations of Potential Impact

Issue or Consideration	Project Response
Noise – Construction and ongoing operation of development of this nature has the potential for acoustic impact on nearby receivers.	A Noise and Vibration Impact Assessment for construction and operation of the Project, including traffic noise, has been prepared by Renzo Tonin. The impact assessment provides analysis of potential impacts of the development and proposes mitigation measures to avoid impact on sensitive receivers, including residents of nearby properties.

Issue or Consideration	Project Response
Air Quality – Construction of development of this nature has the potential for impact on air quality with respect to dust and operations of industrial facilities have the potential for air quality impacts such as odour.	An Air Quality Impact Assessment Report has been prepared by North Star to assess potential air quality impacts of the project and to detail appropriate mitigation measures to be implemented through construction and ongoing operation to prevent impacts to the surrounding area.
Traffic – Construction and operation of developments of this nature have the potential to impact on traffic within the surrounding road network through initial construction related traffic and ongoing operational traffic.	A Traffic Impact Assessment has been prepared by Ason to consider the potential traffic related impacts as a result of the proposal (at both the construction and operational stages) on the surrounding road network; access and design; car parking; and trip generation (including relevant swept path analysis). The traffic and access intentions for construction related traffic will be formalised through inclusion in the Construction Traffic Management Plan for the development, to ensure compliance.
Light Spill and Visual Amenity – Given proximity to residential land uses to the North and the development's frontage to a public road (Mamre Road), the development once operational has the potential to impact on visual amenity and produce light spill impacting residents and road users	A Visual Impact Assessment of the development layout and design has been undertaken by Geoscapes. This assessment includes analysis of staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, signage and lighting and the developments potential impact (and mitigation of impact) upon nearby public and private receivers and users of the surrounding road network.

Matters raised through agency consultation and requests made through the requirements of the issued SEARs have been addressed within the EIS for the project and accompanying impact assessment reports.

With regard to SBAs consultation and communication with staff from existing facilities, a comprehensive and aligned presentation was utilised to ensure consistent messaging and information dissemination across all meetings. All staff were informed of the current status of the project and operational intentions moving forward. Further, regular written internal updates have been and will continue to be provided to staff in the form of a newsletter providing the status and progress to date of the project's roll out.

5 Ongoing and Future Engagement

Ongoing consultation and engagement shall be undertaken through all future stages of the Project.

Formal notification of the proposed development will be undertaken by DPIE during the assessment period for the SSD Project, with SBA committed to responding to all relevant issues and queries arising during this period through DPIE's formal response to submissions process.

During construction, consultation and engagement shall be undertaken with relevant parties in accordance with **Section 3** of this strategy and will include notification of the commencement of works and consultation on works with the potential for impact on nearby receivers. SBA and their contractors will continue to engage and work with all relevant agencies and authorities to meet all regulatory requirements and ensure compliance with conditions of consent.

As the Project progresses, refinement of this document and the tools located within the engagement strategy may be required to ensure the ongoing effectiveness of engagement measures proposed. It is recommended that this strategy forms the basis of a Community Consultation Strategy (CCS), which would be prepared and implemented throughout the construction and operational phases of the Project. The CCS would include engagement and complaints/enquiry protocols, the identification of engagement responsibilities and the maintenance of an engagement register. The CCS would ensure the positive approach to engagement undertaken for the Project to date continues through the Project lifecycle.

With respect to ongoing consultation with SBA employees, SBA are committed to providing their team with an update in October 2021 and will continue to provide updates as works progress and further decisions regarding operations at the project site are made.

APPENDIX A

Social Impact and Stakeholder Scoping Report

Social Impact and Stakeholder Scoping Matrix

Proposed Food Manufacturing Facility

		Potential Social Impact	Potentially Impacted Stakeholders	To be addressed by specialist study or impact assessment?	
What does the proposal mean for people?	AMENITY	acoustic	construction associated noise (heavy machinery and works) and operational noise	Adjacent occupiers	Yes - Noise and Vibration Impact Assessment
		visual	Development is not considered visually offensive and is consistent with a transition to industrial/warehousing. Potential for lightspill from site during operational phase	NA	NA
		odour	potential air quality impacts (dust) associated with construction and odour impacts during ongoing operations	Adjacent occupiers	Yes - Air Quality Assessment Report
		microclimate	no impact expected - development is not of an extent expected to impact on local microclimatic conditions	NA	NA
		other - please specify	NA	NA	NA
	ACCESS	access to property	potential temporary interruptions to access to neighbouring properties during construction	Adjacent occupiers	Yes - CTMP
		utilities	potential temporary interruption to service during works	Adjacent occupiers	No
		road and rail network	additional on road construction traffic and ongoing site user traffic	Adjacent occupiers Users of the broader road network	Yes - Traffic Assessment Report
		offsite parking	No impact expected - all parking associated with construction and operation accommodated on site	NA	NA
		other - please specify	NA	NA	NA
	BUILT ENVIRONMENT	public domain	no impact expected to the public domain - development is private domain and does not adjoin public domain	NA	NA
		public infrastructure	development will utilise public road system and access services (water, electricity etc) - potential for impact to shared infrastructure	Ancillary and Adjacent occupiers Users of the broader road network	Yes - Traffic Assessment Report and serviceability to be demonstrated
		other built assets	no impact expected	NA	NA
		other - please specify	NA	NA	NA
	HERITAGE	natural	no impact expected	NA	NA
		cultural	no impact expected	NA	NA
		Aboriginal cultural	unknown impacts	Registered Aboriginal Parties	No - ACHAR prepared previously for Estate SSD
		built	no impact expected	NA	NA
		other - please specify	NA	NA	NA
		health	no impact expected	NA	NA
		safety	no impact expected	NA	NA
		services and facilities	no impact expected	NA	NA
		housing	no impact expected	NA	NA

	COMMUNITY	cohesion, capital and resilience	project is part of a broader shift in land use in the precinct from residential/agriculture to industry - may have an impact on community cohesion during transition	Ancillary and adjacent occupiers	No
		other - please specify	NA	NA	NA
		natural resource use	no impact expected	NA	NA
		livelihood	positive impact expected due to employment and commercial opportunity	Broader community	No
		business opportunity	positive impact expected due to employment and commercial opportunity	Broader community	No
	ECONOMIC	other - please specify	NA	NA	NA
		particulate matter	potential air quality impacts (dust) associated with construction and odour/emissions during operation	Ancillary and adjacent occupiers	Yes - Air Quality Assessment Report
		gases	potential air quality impacts (dust) associated with construction and odour/emissions during operation	Ancillary and adjacent occupiers	Yes - Air Quality Assessment Report
		atmospheric emissions	potential air quality impacts (dust) associated with construction and odour/emissions during operation	Ancillary and adjacent occupiers	Yes - Air Quality Assessment Report
		other - please specify	NA	NA	NA
What does the proposal mean for the natural environment?	AIR	native vegetation	NA	NA	NA
		native fauna	NA	NA	NA
		other - please specify	NA	NA	NA
		stability and/or structure	NA	NA	NA
	BIODIVERSITY	soil chemistry	NA	NA	NA
		capability	NA	NA	NA
		topography	NA	NA	NA
		other - please specify	NA	NA	NA
	LAND	water quality	potential impact to downstream water quality	Ancillary and adjacent occupiers	Yes - Stormwater Management Plan
		water availability	potential impact to downstream water availability	Ancillary and adjacent occupiers	Yes - Stormwater Management Plan
		hydrological flows	potential impact to hydrological flows	Ancillary and adjacent occupiers	Yes - Stormwater Management Plan
		other - please specify	NA	NA	NA
	WATER				

APPENDIX B

Communications and Engagement Register

[illegible]

APPENDIX C

Engagement Letter (Copy)

7 June 2021

Attention: The Occupier

Community and Stakeholder Consultation
Proposed Food Manufacturing Facility at 14 & 2 Distribution Drive, Orchard Hills

To whom it may concern,

This letter has been prepared by SLR Consulting on behalf of Snack Brands Australia (SBA). SBA are preparing to seek Consent to construct and operate a food manufacturing facility, at 14 Distribution Drive, Orchard Hills (Lot 10 DP 2771141), directly adjacent to the new automated Distribution Centre (SSD-9429) of 2 Distribution Drive, Orchard Hills (Lot 11 DP 271141).

The proposed development consists of an industrial facility, adjacent to the recently constructed warehouse facility of SSD-9429. The proposed development would be operated by SBA, concurrently with the neighbouring site. This involves:

- earthworks, provision of infrastructure and construction of a new industrial manufacturing facility (approximately 20,225m² of GFA) at 14 Distribution Drive, Orchard Hills; and
- an adjustment to the operations of the existing warehouse and distribution facility at 2 Distribution Drive, Orchard Hills, to include industrial food manufacturing (conversion of 3,500m² of GFA).

An indicative site plan identifying the proposed development area is attached.

As part of the development application for the proposed development, SBA seek to engage with the community and stakeholders to the development. SLR Consulting have been engaged to undertake this consultation.

We are writing to you today to introduce ourselves, outline the proposed development and identify ways you can obtain further information on the development and raise questions or make comments. The two options are outlined as follows:

Face to Face Community and Stakeholder Meetings

Given COVID restrictions, face to face consultation meetings are available by appointment only. Please contact us on the below phone number or email address to arrange an appropriate time and day to meet. These meetings are open to anyone who would like to come discuss the project in person and are an available option up to and including **18 June 2021**.

Phone or Online Consultation

SLR are providing the option for consultation either over the phone or via an online platform (such as Microsoft Teams). Members of the community or stakeholders to the development who would like to discuss the project or voice an opinion on the proposal is encouraged to contact SLR on the below number or email address for an informal conversation. Alternatively we can set up a day and time for a more in depth discussion. These conversations will take place up to and including **18 June 2021**. Please contact SLR at the below to discuss.

Contact: Kate McKinnon – Associate SLR Consulting

Ph: 02 4249 1010

Email: kmckinnon@slrconsulting.com

Your time and attention to this matter are greatly appreciated. Please contact the undersigned utilising the above contact details should you have any questions regarding the content of this letter or the project in general.

Yours sincerely



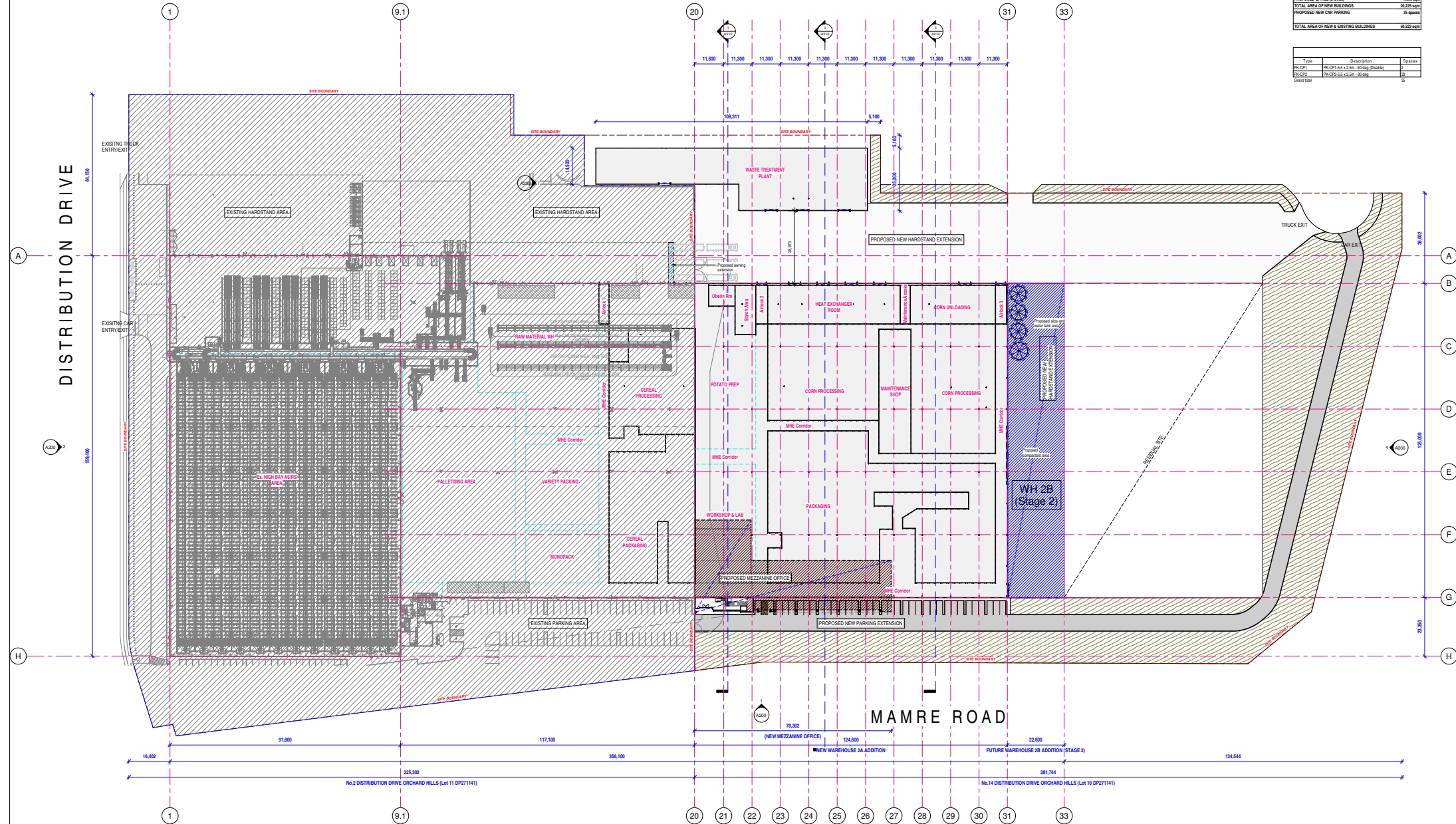
KATE MCKINNON

Associate – Environmental Assessment and Management

Checked/
Authorised by: DT

LOT 11 SITE AREA (Existing Building)	52,812 sqm
LOT 15 SITE AREA (Proposed Addition)	52,311 sqm
TOTAL SITE AREA	105,123 sqm
EXISTING HIGH BAY WAREHOUSE	11,125 sqm
EXISTING LOW BAY WAREHOUSE (Warehouse 1)	18,500 sqm
EXISTING OFFICE (2 Levels)	500 sqm
EXISTING DOCK OFFICE (2 Levels)	500 sqm
TOTAL AREA OF EXISTING BUILDINGS	30,625 sqm
EXISTING CAR SPACE PROVIDED	114 spaces
PROPOSED WAREHOUSE 2A ADDITION	15,812 sqm
PROPOSED WAREHOUSE 2B ADDITION (STAGE 2)	2,812 sqm
PROPOSED OFFICE (2 Levels)	1,800 sqm
TOTAL AREA OF NEW BUILDINGS	20,424 sqm
PROPOSED NEW CAR PARKING	35 spaces
TOTAL AREA OF NEW & EXISTING BUILDINGS	51,049 sqm

Type	Description	Spaces
PLC/PT	PLC/PT 5.5 x 3.0m (10m x 10m)	15
PLC/PT	PLC/PT 5.5 x 3.0m (10m x 10m)	15
Grand Total		30



Site Plan (Overall)
1:500 (A4)

Rev	Description	Date
01	Issue for discussion	11/03/21
02	Issue for discussion	22/03/21
03	Issue for discussion	22/03/21

HL Architects Pty Ltd A.C.N. 161 638 320
11/03/21
22/03/21
22/03/21

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11/03/21
22/03/21
22/03/21

ASIA PACIFIC OFFICES

BRISBANE

Level 2, 15 Astor Terrace
Spring Hill QLD 4000
Australia
T: +61 7 3858 4800
F: +61 7 3858 4801

CANBERRA

GPO 410
Canberra ACT 2600
Australia
T: +61 2 6287 0800
F: +61 2 9427 8200

DARWIN

Unit 5, 21 Parap Road
Parap NT 0820
Australia
T: +61 8 8998 0100
F: +61 8 9370 0101

GOLD COAST

Level 2, 194 Varsity Parade
Varsity Lakes QLD 4227
Australia
M: +61 438 763 516

MACKAY

21 River Street
Mackay QLD 4740
Australia
T: +61 7 3181 3300

MELBOURNE

Level 11, 176 Wellington Parade
East Melbourne VIC 3002
Australia
T: +61 3 9249 9400
F: +61 3 9249 9499

NEWCASTLE

10 Kings Road
New Lambton NSW 2305
Australia
T: +61 2 4037 3200
F: +61 2 4037 3201

NEWCASTLE CBD

Suite 2B, 125 Bull Street
Newcastle West NSW 2302
Australia
T: +61 2 4940 0442

PERTH

Ground Floor, 503 Murray Street
Perth WA 6000
Australia
T: +61 8 9422 5900
F: +61 8 9422 5901

SYDNEY

Tenancy 202 Submarine School
Sub Base Platypus
120 High Street
North Sydney NSW 2060
Australia
T: +61 2 9427 8100
F: +61 2 9427 8200

TOWNSVILLE

12 Cannan Street
South Townsville QLD 4810
Australia
T: +61 7 4722 8000
F: +61 7 4722 8001

WOLLONGONG

Level 1, The Central Building
UoW Innovation Campus
North Wollongong NSW 2500
Australia
T: +61 2 4249 1000

AUCKLAND

Level 4, 12 O'Connell Street
Auckland 1010
New Zealand
T: 0800 757 695

NELSON

6/A Cambridge Street
Richmond, Nelson 7020
New Zealand
T: +64 274 898 628

WELLINGTON

12A&B Waterloo Quay
Wellington 6011
New Zealand
T: +64 2181 7186