



Preliminary Environment Assessment



Lot 101 Phiney Place, Ingleburn

Prepared for : Cronulla Pty Ltd
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table of contents

1	Introduction	1
2	Site and Surrounding Locality	2
2.1	Regional Context	2
2.2	Local Context	2
2.3	Existing Development	3
2.4	EP&A Act and Relevant Environmental Planning Instruments	4
3	Advance Metal Pty Ltd	7
4	The Project	8
5	Key Environmental Issues and Management Measures	9
5.1	Permissibility & Site Suitability	9
5.2	Metro Strategy	9
5.3	Traffic and Car Parking	10
5.4	Noise, Air and other Environmental Effects	10
5.5	Built Form/Design	10
5.6	Signage	10
5.7	Landscaping	10
6	Conclusion	11

Preliminary Environmental Assessment

1 Introduction

This assessment has been prepared to identify key potential issues associated with the preparation of a Concept Plan for the redevelopment of the Advance Metal Products.

In accordance with Part 3A of the EP&A Act and associated guidelines, this preliminary Environmental Assessment has been prepared to provide an overview of the Advance Metal Products project, to inform consultation with relevant agencies in a Planning Focus Meeting (PFM) (if required).

In summary, the project involves the erection of a new metal manufacturing warehouse with associated offices, car parking, stormwater management and landscaping. Advance Metal Products is proposing to consolidate their two (2) existing warehouses in Ingleburn into a large single warehouse which will accommodate space for the business to grow.

Preliminary Environmental Assessment

2 Site and Surrounding Locality

2.1 Regional Context

The site is located in Ingleburn in the south-west of Sydney within the Campbelltown Local Government Area (LGA), approximately 44 kilometres from the CBD. The site is situated within the Ingleburn Industrial Area, which is part of the Macarthur Region to the south-west of Sydney.



2.2 Local Context

The site is located at Lot 101 Phiney Place, Ingleburn which is to the east of Henderson Road in a vacant cleared allotment intended for industrial land uses. The south-western railway line adjoins the site to the east, and to the south the site adjoins another existing vacant allotment. The site is located in an industrial area which is easily accessible to the M5 Motorway, and is surrounded by industrial warehouses and non-residential land uses.



Preliminary Environmental Assessment

2.3 Existing Development

The site is currently vacant, and sits within a group of cleared allotments which are intended to be developed for industrial land uses. Photographs of the site are shown below.



Figure 1 – The site looking from the south.



Figure 2 – The site looking from the corner of Phiney Place and Austool Road.



Figure 3 – Industrial warehouse in close proximity to the site.



Figure 4 – Looking to the east towards the south-western train line.

Preliminary Environmental Assessment

2.4 EP&A Act and Relevant Environmental Planning Instruments

2.4.1 EP&A Act

Part 3A of the EP&A Act 1979 provides an assessment and approvals regime specifically tailored for major infrastructure and other projects of state significance, for which the Minister for Planning is the approval authority. The provisions of Part 3A apply to major projects where the Minister has made a declaration relating to the specific development or a class of developments to which that project belongs.

Part 3A the Act came into force on 1 August 2005. It established new assessment procedures for various forms of 'major development' of state or regional significance. Such significance can be established in a number of ways, including being a form of development listed at Schedule 1 of State Environmental Planning Policy (Major Projects). The proposed development falls within two groups under Schedule 1 of the SEPP:

- Group 2: Mining, petroleum production, extractive industries and related industries

Clause 9 – Metal, mineral or extractive material processing

Development that has a capital investment value of more than \$30 million or employs 100 or more people for any of the following purposes:

- (a) metal or mineral refining or smelting; metal founding, rolling, drawing, extruding, coating, fabricating or manufacturing works; metal or mineral recycling or recovery,*
- (b) brickworks, ceramic works, silicon or glassworks or tile manufacture,*
- (c) cement works, concrete or bitumen pre-mix industries or related products,*
- (d) building or construction materials recycling or recovery.*

- Group 4: Other manufacturing industries, distribution and storage facilities

Clause 11 – Other manufacturing industries

Development that employs 100 or more people or with a capital investment value of more than \$30 million for the purpose of:

- (a) laboratory, research or development facilities, or*
- (b) medical products, or*
- (c) printing or publishing, or*
- (d) textile, clothing, footwear or leather manufacturing, or*
- (e) furniture manufacturing, or*
- (f) machinery or equipment manufacturing, or*

Preliminary Environmental Assessment

(g) the vehicle, defence or aerospace industry, or

(h) vessel or boat building.

2.4.2 State Environmental Planning Policies

• State Environmental Planning Policy (Major Project)

State Environmental Planning Policy (Major Project) came into effect on 25 May 2005 and was subsequently amended on 31 October 2005. This SEPP defines what development is state significant development and is determined by the Minister of Planning.

• State Environmental Planning Policy No. 11 – Traffic Generating Development

SEPP 11 aims to ensure that the Roads and Traffic Authority is made aware of and is given an opportunity to make representations in respect of certain types of development referred to in Schedule 1 or 2 of the SEPP.

The proposed development falls into Schedule 2 of SEPP 11, as it is a building for the purposes of industry with a gross floor area greater than 5,000 square metres.

• State Environmental Planning Policy No. 64 – Advertising and Signage

SEPP 64 aims to improve the amenity of urban and natural settings by managing the impact of outdoor advertising.

The proposed development will contain business identification signage, and will be assessed against the aims and provisions of the SEPP.

2.4.3 Campbelltown (Urban Area) Local Environmental Plan 2002

Zoning

The site is zoned 4(a) General Industry under the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002 (LEP 2002).

Permissibility

Development which is permissible within this zone is anything not listed as prohibited (see below):

boarding-houses; bulky goods retailing; caravan parks; commercial premises (other than those associated with, or ancillary to, any other permissible development and located on the same site as that development); dwellings (other than conjoint dwellings); exhibition homes; extractive industries; hazardous industries; hazardous storage establishments; hospitals; institutions; liquor stores; offensive industries; offensive storage establishments; places of assembly; religious establishments (other than those in existing industrial buildings); retail plant nurseries; roadside stalls; shops (other than those primarily intended to serve people employed or occupied in land uses permitted in the industrial zones).

The proposed development is defined as an 'industry' under the provisions of LEP 2002:

Preliminary Environmental Assessment

Industry means the manufacturing, assembling, altering, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, processing or adapting of any goods or articles for commercial purposes.

The proposed industrial building is therefore permissible, with consent of Campbelltown City Council.

Special provisions under LEP 2002

- Clause 37 – Setbacks within industrial areas
- Clause 39 – Earthworks and preservation of trees

2.4.4 Development Control Plans

- Interim Development Policy No. 5.2.13

The table below lists the main development controls from Policy No. 5.2.13:

Car parking	One (1) space per 80 sqm + additional space for office space
Front setback	30m from the main southern railway line, Henderson Road
Side and rear setback	4.5m of the side boundary of the site area
Landscaping	<p>Minimum 50% of the landscaping setback may be used for access and off-street car parking provided such areas are properly integrated within the landscaped area.</p> <p>Minimum landscaped widths to street frontages shall be as follows:</p> <ul style="list-style-type: none"> • 30 metres – 15m • 15 metres – 10m • 10 metres – 5m

- DCP 52 – Off Street Car Parking

1 car parking space per 80m² of gross floor area plus 1 space per 35m² of office space. Minimum of 3 spaces per industrial unit.

Preliminary Environmental Assessment

3 Advance Metal Pty Ltd

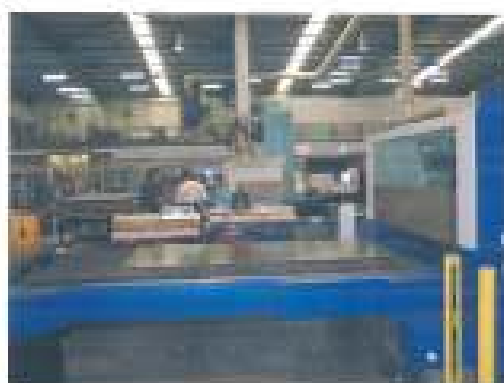
Advance Metal Products is Australasia's leading sheetmetal component manufacturer, utilising the latest technology to provide superior quality products. The company offers the complete sheetmetal manufacturing solution, from single part or sub-assembly manufacture to turnkey solutions for mechanical and electrical assemblies. Advance Metal Products undertake the following work:

- Laser profiling
- CNC punching
- Power press
- Roll levelling
- CNC bending
- Welding
- Inserting
- Product finishing
- Powdercoating
- Assembly

For example, Advance Metal fabricates products such as filing and locker cabinets from unformed sheet metal to finished products.

Advance Metal Products currently have two existing operations within the Ingleburn Industrial Area. As the company has grown and expanded, these existing operations are at capacity resulting in high demand for more storage and operation space. The proposed development represents a logical, high quality designed industrial building which is of a size that will allow room for Advance Metal Products to grow and operate efficiently. Photos of existing operations are included below.

Photographs of the current internal operations:



Preliminary Environmental Assessment

4 The Project

Advance Metal is seeking major project approval for the erection of a new high-quality designed industrial warehouse for metal manufacturing. In particular, the development comprises:

- Partial excavation of the site.
- Erection of a single storey warehouse industrial building with a total GFA of approximately 17980m² which comprises:
 - Office (2865m²)
 - Factory (14555m²)
 - Miscellaneous buildings of garages, carports and storage (560m²)
- Associated landscaping.
- Car parking for 170 vehicles.
- Business identification signage.
- Approximately 156 employees.

Photomontages of the proposed major project:



Preliminary Environmental Assessment

5 Key Environmental Issues and Management Measures

5.1 Permissibility & Site Suitability

The site is located within a vacant allotment in which the proposed industrial uses are permissible. The nature of the proposed use is suited to the site and surrounding development, being close to transport and distanced considerably from any noise sensitive land uses.

5.2 Metro Strategy

The Metro Strategy was released on 4 December 2005 and represents the State Government's latest strategic policy for the future development of greater metropolitan Sydney.

The site is located within the Ingleburn 'employment lands' area identified on the Metro Strategy Map below. The Metro Strategy identifies employment lands as precincts containing "various employment activities such as factories, warehouses, high-tech manufacturing, transport logistics or major storage operations with some associated offices. As such, the proposed development will be providing an industrial manufacturing which will be employing over 100 employees."



Preliminary Environmental Assessment

5.3 Traffic and Car Parking

The surrounding road system is purpose built for industrial type developments, and is easily accessible to the M5 Motorway. The majority of vehicles that will be frequenting the site will be small-medium scale trucks, with semis only entering the site 1-2 times a day.

Approximately 170 car parking spaces are proposed, in accordance with Council's Parking DCP.

A Traffic Report will be provided with the Major Project Application.

5.4 Noise, Air and other Environmental Effects

The proposed development will produce small amounts of noise associated with the daily operations and deliveries vehicles entering the site. Notwithstanding, the site is located within an established industrial area which is not in the immediate vicinity of any noise-sensitive land uses. An Acoustic Report will be provided with the Major Project Application.

The proposed manufacturing warehouse will comprise of clean metal fabrication, cutting and forming of delivered sheet metal and will not result in the discharge of air, water or other pollutants.

5.5 Built Form/Design

The built form of the proposed manufacturing warehouse will be of a high architectural standard responding to the sites attributes.

5.6 Signage

Business identification signage will be designed as an integral part of the building design. Full details of the signage will be provided in the Environmental Assessment.

5.7 Landscaping

The proposed development will comprise of high quality landscaping in accordance with Council's relevant policies. A Landscape Plan will be provided with the Major Project Application.

Preliminary Environmental Assessment

6 Conclusion

The proposed Advance Metal Products industrial building will be generating high employment numbers, with approximately 156 employees in an area which is specifically identified as an employment area at the Local and State Government level.

The proposed built form will be of high architectural design quality, within an area which is easily accessible to major roads and transport. With the absence of any adverse environmental impacts it is therefore in the interest of the State of New South Wales that this major project proceeds in a timely manner.