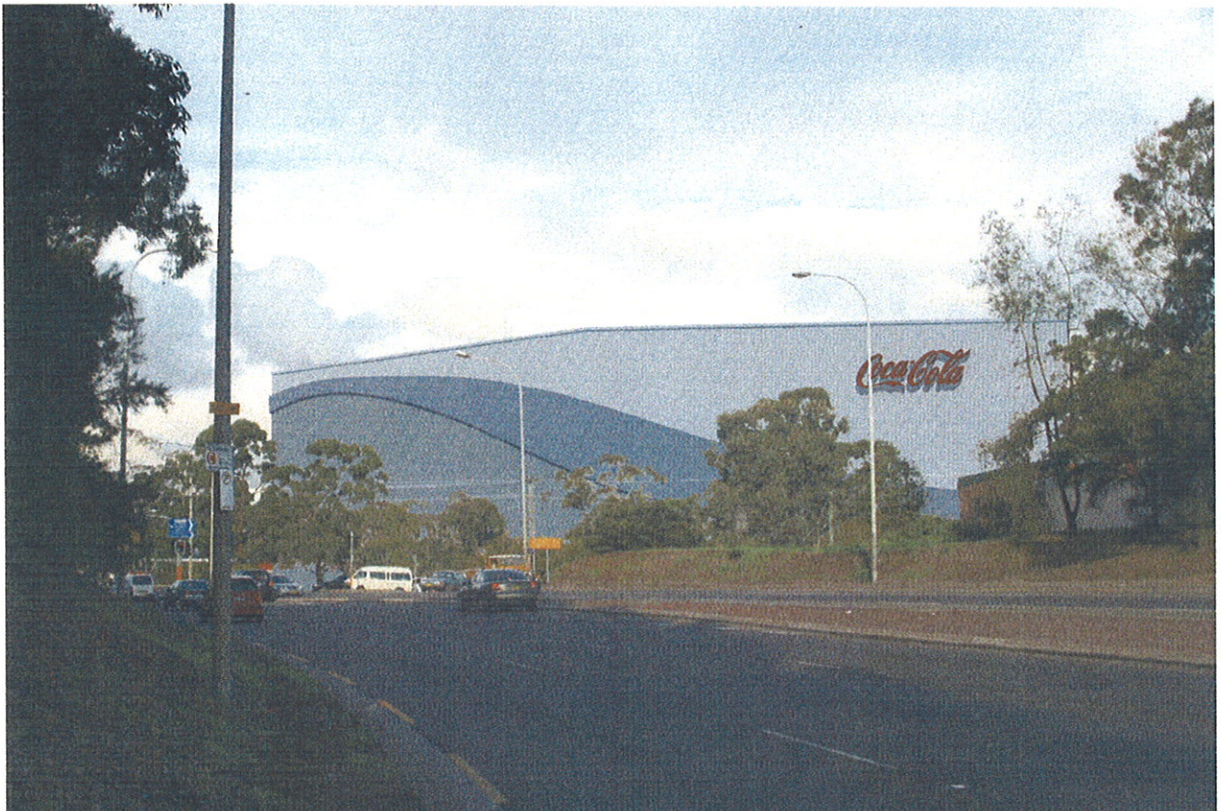




NSW GOVERNMENT
Department of Planning

**MAJOR PROJECT ASSESSMENT:
*Coca-Cola Amatil
Northmead Redevelopment Project***



Director-General's
Environmental Assessment Report
Section 75I of the
Environmental Planning and Assessment Act 1979

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EXECUTIVE SUMMARY

Coca-Cola Amatil (CCA) has operated the CCA beverage manufacturing facility at Northmead in the Parramatta LGA since 1979. This facility currently produces 350 million litres of CCA soft drinks each year, and is CCA's primary manufacturing facility in NSW:

Production and storage at the Northmead facility have reached capacity, and CCA now wish to expand and consolidate their operations on the Northmead site.

To enable this to occur, CCA proposes to establish a new High Bay Warehouse (HBW) facility and three new production lines on the site. The HBW would have a capacity of 55,000 pallets and would be 32 metres in height.

The Department received 118 submissions on the proposal during the exhibition period: 7 from government authorities, 1 from a special interest group, 109 from members of the general public, and 1 petition with 362 signatures. 110 of these submissions objected to the proposal, and the most common concerns related to the potential visual, traffic and noise impacts of the proposal.

The Department has assessed these concerns in detail (see Section 5 of this report), and is satisfied that the proposed on-site and off-site measures, together with the proposed Community Enhancement Program, can effectively reduce the visual impacts of the project to acceptable levels. The Department is also confident that the traffic and noise impacts of the project can be mitigated and managed to achieve acceptable levels of environmental performance.

Importantly, the project would also generate a number of social, economic and environmental benefits by injecting \$140 million of capital investment in Western Sydney, securing 700 existing jobs on the site, generating up to 220 additional jobs, reducing greenhouse emissions from CCA's operations by more than 50% and avoiding up to 42,000 unnecessary heavy vehicle movements on Sydney's roads each year.

Overall, the Department believes that the project is in the public interest and should be approved, subject to strict conditions of approval to protect the amenity of local residents.

1. BACKGROUND

Coca-Cola Amatil (CCA) owns and operates the CCA beverage manufacturing facility at Northmead in the Parramatta LGA (see Figure 1).

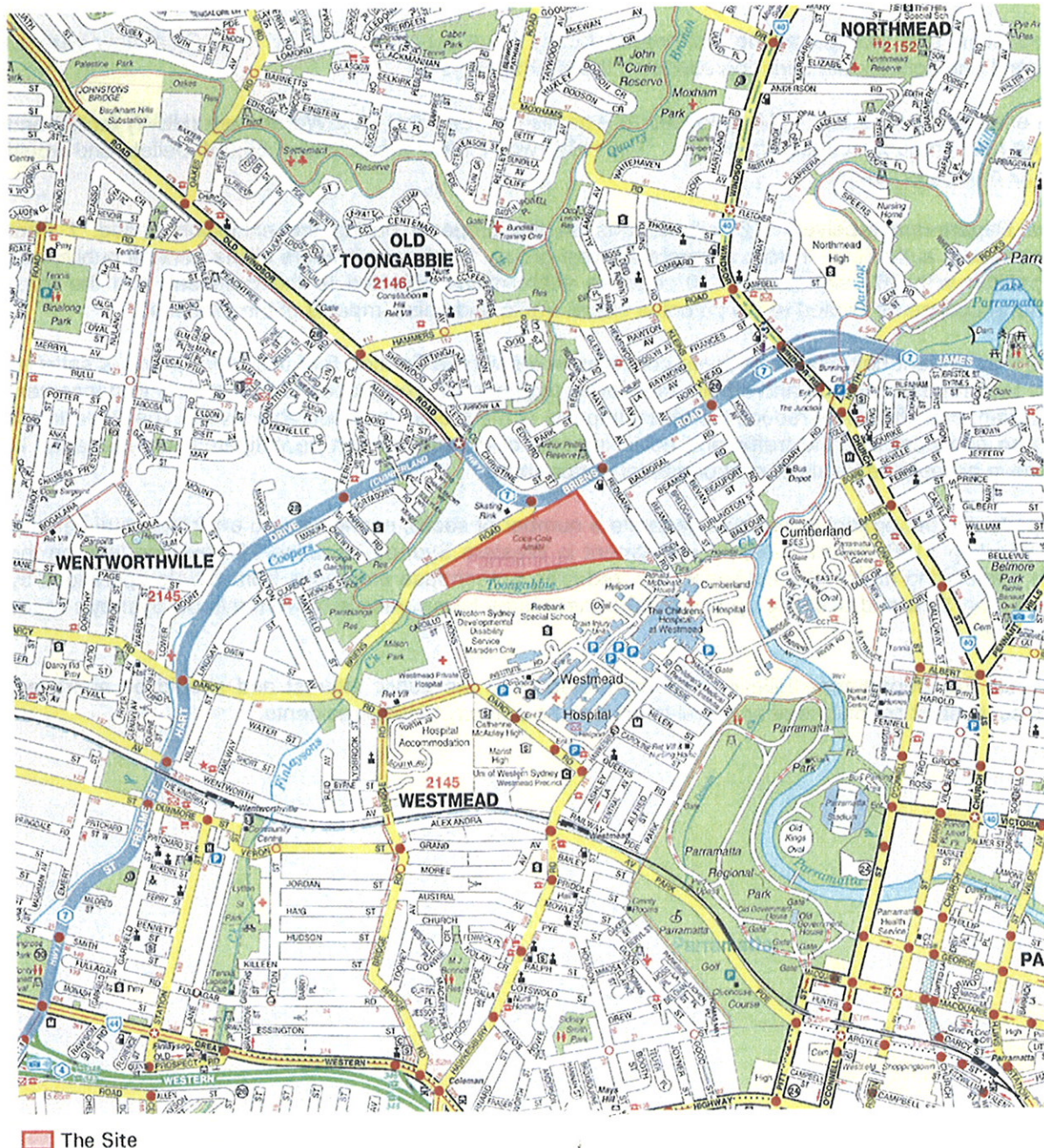


Figure 1- Regional Context

The 13.5 hectare site at Northmead is CCA's primary manufacturing facility in NSW and the largest CCA operation in Australia, producing 350 million litres of soft drinks each year. The site has been operated by CCA since 1972 and consists of various office buildings, warehouses and CCA's primary manufacturing facility (see Figure 3). Approximately 700 people are currently employed on the site with a further 300 mobile sales representatives associated with the facility.

The site is located in an industrial area about 2 kilometres northwest of the Parramatta CBD. The surrounding land uses include Westmead Hospital, the Redbank School and the Parramatta Regional Park to the south, light industrial uses to the northwest, high density apartment buildings to the southwest, and residential areas to the north and east. The Cumberland Highway is located along the northern boundary of the site and Toongabbie Creek runs along the southern boundary (see Figures 2 and 3).