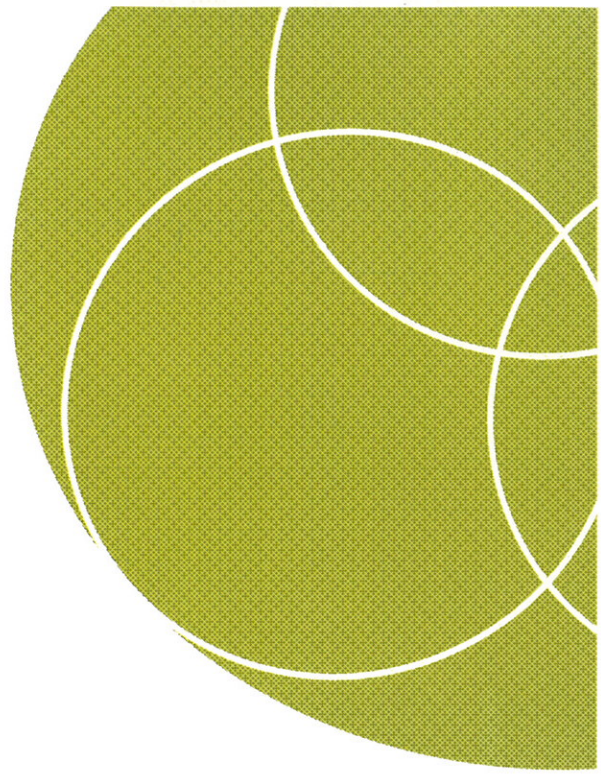




Project Description Report Proposed Warehouse Distribution Facilities on Development Lots 1, 2 + 5 – Interlink Industrial Estate, Mamre Road (Lot 141) Erskine Park

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striving for balance between economic, social and environmental ideals...



DISCLAIMER

This document was prepared for the sole use of Goodman International Limited, Austral Bricks Pty Ltd and the regulatory agencies that are directly involved in this project, the only intended beneficiaries of our work. No other party should rely on the information contained herein without the prior written consent of Phillip Jones Environmental Planning, Goodman International Limited and Austral Bricks Pty Ltd.

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1 INTRODUCTION

Goodman International Limited (Goodman) is proposing to develop the remaining undeveloped lots in its Mamre Road Industrial Subdivision, Erskine Park (Major Project No.06_0253). The industrial subdivision is now referred to as 'Interlink Industrial Estate' (see Figure 1).

This Project Description Report has been prepared by Phillip Jones Environmental Planning (PJEP) and Goodman to assist the Department of Planning's initial consideration of the proposal under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

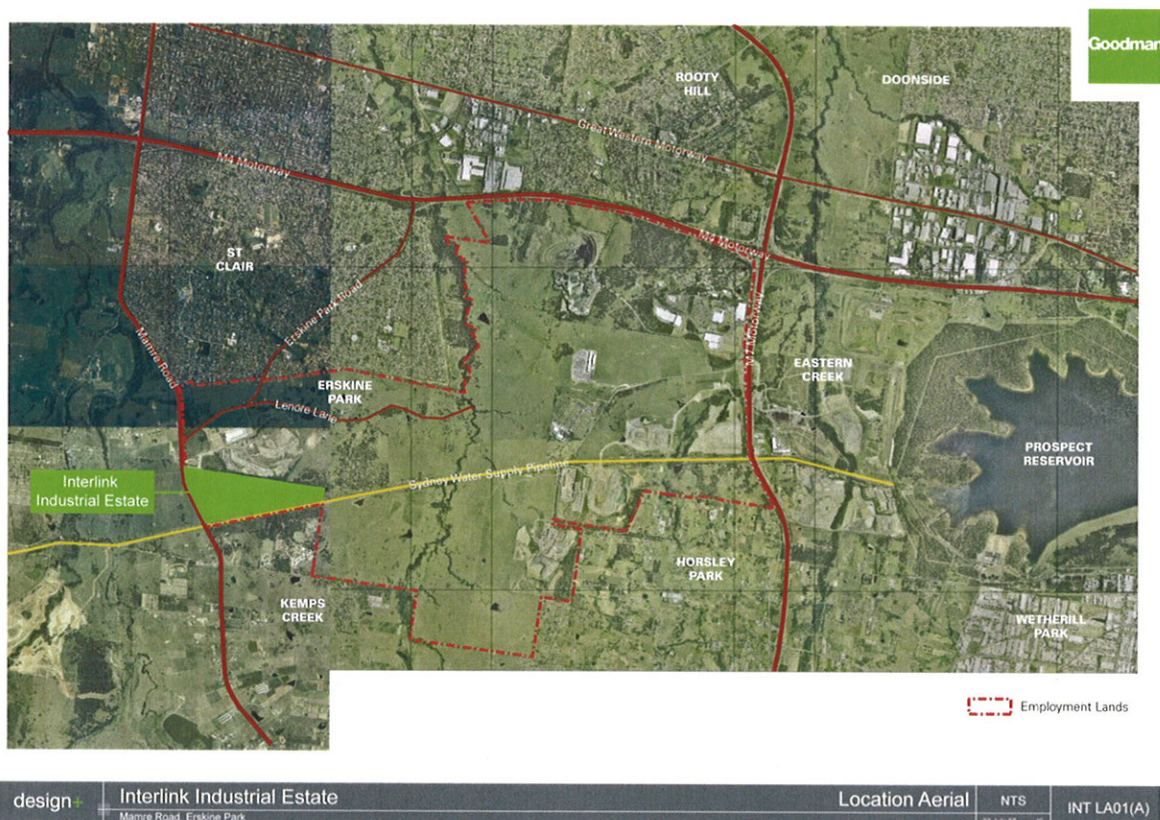


Figure 1: Location Plan

1.1 Background

On 1 March 2007, the Minister for Planning approved a major project application (PA 06_0253) from Goodman for the development of the Interlink Industrial Estate. The project involves (see Figure 2):

- subdivision of the 64 hectare property to create:
 - a 'biodiversity lot' on the eastern portion of the site, to be dedicated to the Department; and
 - 6 industrial development lots on the western portion of the site;
- bulk earthworks over the western portion of the site;
- estate roads (on Lot 6) and services; and
- development of the Woolworths Liquor Distribution Centre (on Lot 3).

A second major project application (PA 06_0254), for the development of a distribution facility for Kimberly-Clark on Lot 4, was also approved by the Minister on 1 March 2007.

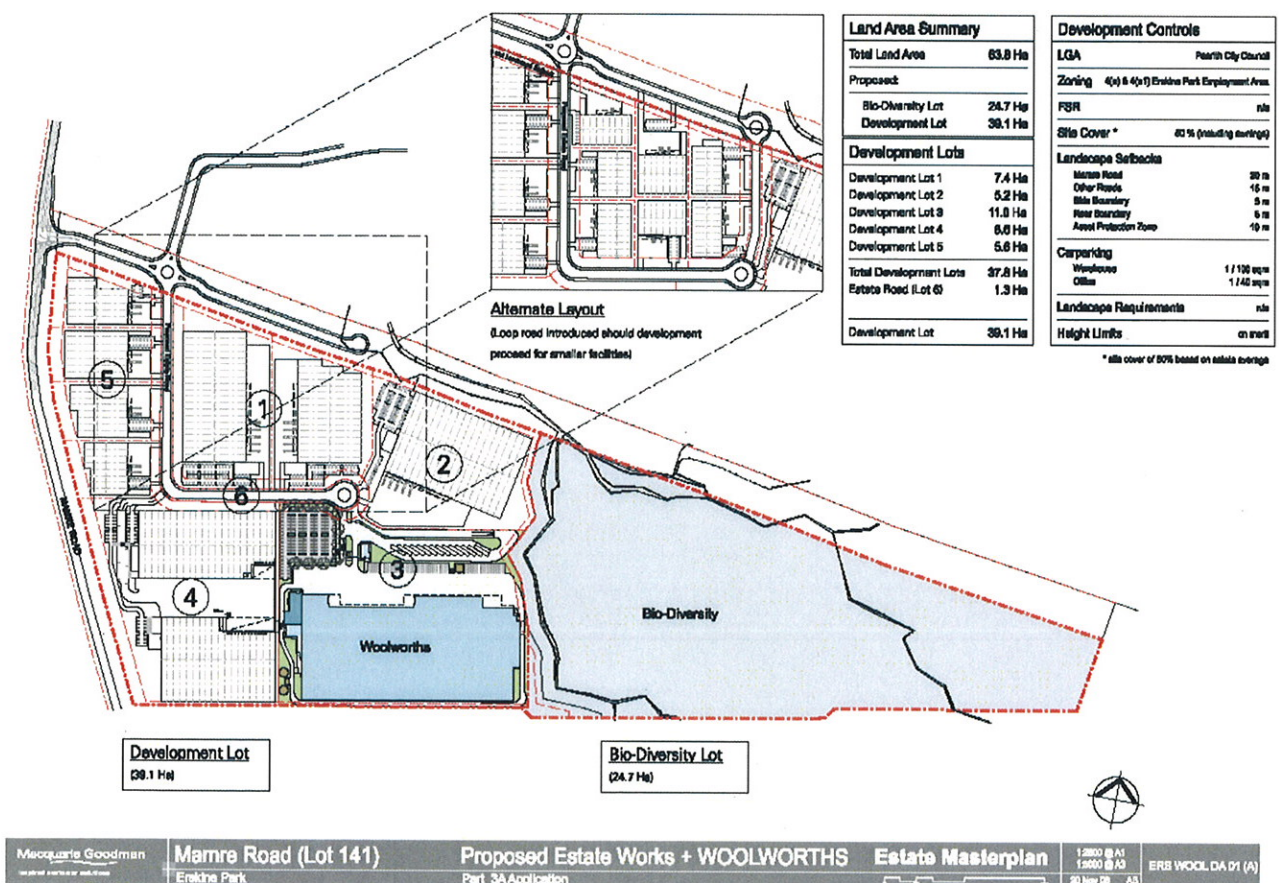


The Woolworths and Kimberly-Clark distribution facilities are currently under construction/pre-construction. Once operational the facilities will operate 24 hours a day 7 days a week, and will generate employment for 190 people and 140 people, respectively.

2 THE SITE

Interlink Industrial Estate (the site) is located off Mamre Road in Erskine Park, and forms part of the Erskine Park Employment Area, which in turn forms part of the Western Sydney Employment Hub (see Figure 1).

The site has an area of 64 hectares, is identified as Lot 141 in DP 843899, and is located within the Penrith local government area.



3 PROPOSED PROJECT

Goodman is proposing to develop the remaining undeveloped lots within Interlink Industrial Estate, namely Lots 1, 2 and 5. The project includes:

- development of a warehouse and distribution facility to provide for a future end-user on Lot 1 – to be developed in 2 stages;
- development of a light industrial and distribution facility for Ubeeco Packaging Solutions Pty Ltd on Lot 2;
- development of a warehouse and distribution facility for Allied Pickfords Pty Ltd on Lot 5A;



- development of a light industrial/warehouse and distribution facility to provide for a future end-user on Lot 5B; and
- adjustment of the internal lot boundaries approved under Major Project 06_0253 to accommodate the proposed buildings.

The proposed project is illustrated on Figure 3.

The project would complete the development of the Interlink Industrial Estate. The project involves a capital investment in the estate of approximately \$57.4 million, and would generate up to 300 jobs during construction and approximately 370 jobs once operational.

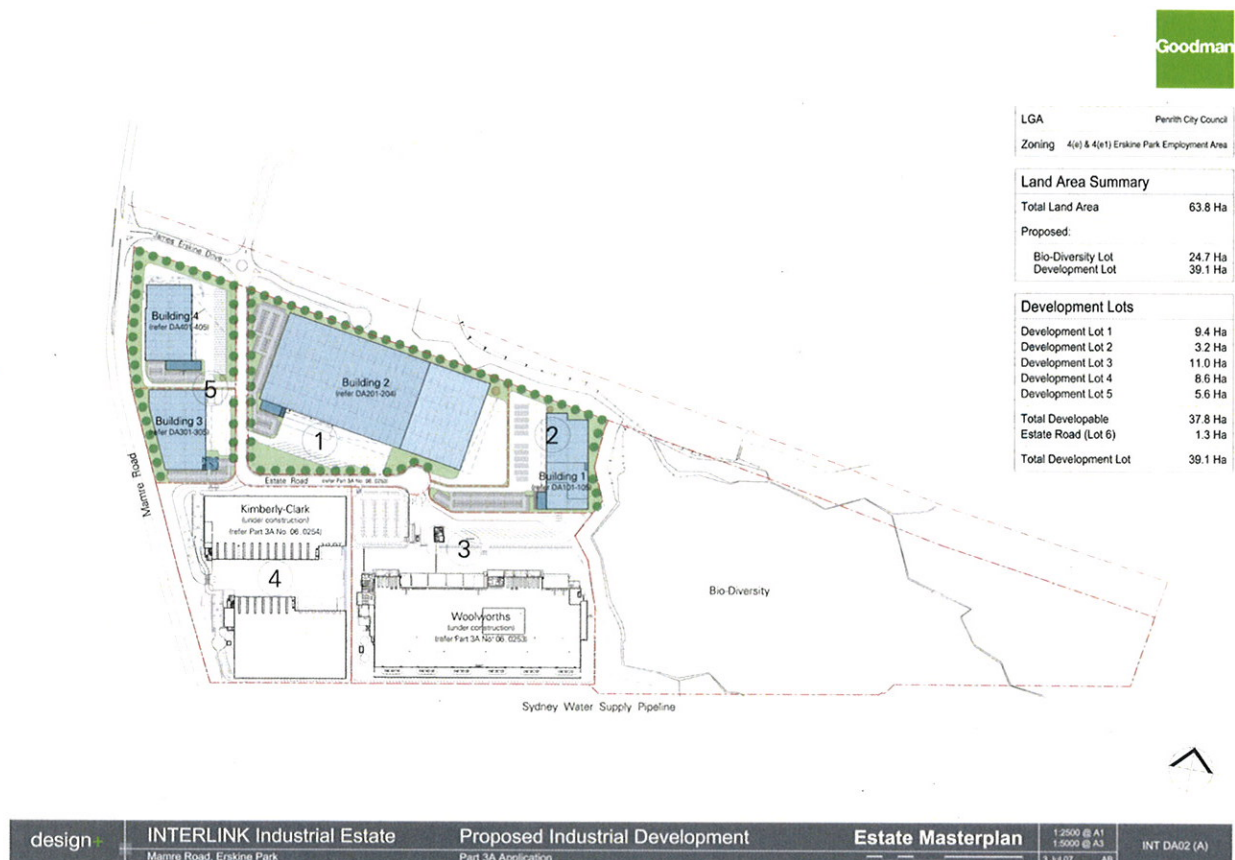


Figure 3: Project Layout Plan

4 STATUTORY CONTEXT

4.1 Major Project

The proposal is classified as a major project under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act), because it involves development for the purpose of storage or distribution centres with a capital investment value of more than \$30 million, and therefore triggers the criteria in Clause 12 of Schedule 1 of *State Environmental Planning Policy (Major Projects) 2005*.

Consequently, the Minister for Planning is the approval authority for the project.



4.2 Permissibility

The land subject to the project application is zoned 4(e) 'Employment' and 4(e1) 'Employment-Restricted' under the *Penrith Local Environmental Plan (Erskine Park Employment Area) 1994*.

The proposal, as development for the purpose of light industry/warehousing and distribution, is permissible in these zones with consent.

5 ENVIRONMENTAL ISSUES

A screening analysis of the environmental issues applicable to the proposal is presented in the following table. This analysis has been used to identify the key environmental issues for further assessment, and assist the preparation of the Director-General's environmental assessment requirements for the proposal.

Table 1: Environmental Issues Screening Analysis

Issue	Analysis / Comment
Soil and Water	• Soil and water impacts are expected to be similar to previous projects on the industrial estate; • The industrial estate is subject to previous estate-wide soil and water investigations, which will be relevant to the proposal; • The industrial estate is subject to soil and water controls under the approval to MP 06_0253, including an Erosion and Sediment Control Plan, and Stormwater Management Plan.
Noise	• A noise impact assessment will be carried out for the proposal.
Air Quality	• The proposal is not expected to generate significant air emissions.
Flora and Fauna	• Flora and fauna impacts for the whole industrial estate were assessed and managed under approval to MP 06_0253, and include long term conservation of a 24 hectare 'biodiversity' lot. • A Landscape Plan will be prepared for the proposal.
Heritage	• Heritage impacts for the whole industrial estate were assessed and managed under approval to MP 06_0253.
Traffic and Parking	• A traffic impact assessment will be carried out for the proposal.
Visual Amenity	• Building design will address the need to minimise visual impact; • A Landscape Plan will be prepared for the proposal.
Hazards	• The proposal is not expected to involve any significant hazards (such as significant dangerous goods storage).

The Environmental Assessment for the proposal will fully address these and other environmental issues relevant to the proposal.

6 CONCLUSION

PJEP Environmental Planning trusts that the information contained in this Project Description Report provides the Department of Planning sufficient information to enable its initial consideration of the proposal under Part 3A of the EP&A Act.