

ENVIRONMENTAL ASSESSMENT TO ACCOMPANY A PROJECT APPLICATION

GOODMAN FIELDER PRODUCTION FACILITY CONNECT @ ERSKINE PARK

Cnr Templar and Lockwood Roads Erskine Park

Prepared for

GPT Group

By BBC Consulting Planners

May 2008

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STATEMENT OF VALIDITY

Submission of Environmental Assessment

Prepared under Part 3A of the Environmental Planning and Assessment Act, 1979

Environmental Assessment prepared by

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Qualifications	Daniel Brindle - B Ec, Dip Ag Ec, M Sc, MPIA		
Address	BBC Consulting Planners Level 2, 55 Mountain Street Broadway NSW 2007		
In respect of	Concept Plan and Stage 1 Project Application for Storage and Distribution Facilities on CSR Land, Erskine Park		
Applicant and Land Details			
Applicant name	CSR Limited		
Applicant address:	9 Help Street, CHATSWOOD NSW 2067		
Land to be developed	CSR Erskine Park Estate Eastern Lands		
Lot and DP	Part Lot 5, DP 1094504		
Environmental Assessment	An environmental assessment is attached.		
Statement of Validity	I certify that I have prepared the contents of the environmental assessment in accordance with the Director- General's requirements (dated 8 August 2006) and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.		

Signature – Dan Brindle Date: 12 May 2008



EXECUTIVE SUMMARY

This Environmental Assessment has been prepared to accompany an application for project approval for the construction of a production facility for Goodman Fielder on land forming part of the former CSR land holdings recently developed for employment purposes in accordance with a project approval granted by the Minister for Planning.

The site has an area of approximately 5.4 hectares and is within a newly created industrial estate within the Erskine Park Employment Area (EPEA). Development has recently occurred in accordance with a project approval and concept plan approval granted by the Minister for Planning involving earthworks and subdivision works to provide building platforms and services to proposed industrial lots for the subsequent construction of buildings, parking, and site landscaping and associated works such as the facility which is the subject of this subsequent project application.

The production facility comprising a building area of approximately 14,000 square metres will be used by Goodman Fielder for the production and storage of food and grocery items and will create approximately 120 jobs.

The Minister for Planning declared the project to be a project to which Part 3A of the Act applies and has authorised the submission of a concept plan.

An assessment of the impacts of the proposed development indicates that subject to the implementation of appropriate mitigative measures and in particular, those identified in the Draft Statement of Commitments forming part of this Environmental Assessment, the project will not result in any significant adverse long-term social or environmental impacts.

The Environmental Assessment concludes that the site is suitable for the project and the proposed project is consistent with the public interest. Any potential negative impacts will be substantially mitigated by the measures outlined in the report.



1. INTRODUCTION

1.1 Overview

This Environmental Assessment report ("EA") has been prepared on behalf of the proponent, GPT Group, and accompanies an application lodged pursuant to S75E of the Environmental Planning and Assessment Act 1979 for project approval of a production facility for Goodman Fielder.

On 1 March 2007, the Minister approved a concept plan for construction and use of a warehouse and distribution complex and associated infrastructure (concept plan approval No 06_0216). At this time approval was also given to an application for project approval for stage 1 implementation of the approved concept plan the subdivision of the site, bulk earthworks across the site, provision of essential services to the site and the relocation of an existing creek on the site (project application approval No 06_0208).

An application has been lodged to modify these approvals to enable additional uses on the land to which the applications relate.

Construction of stage 1 has been completed resulting in the provision of serviced and developable land in the form of building pads and associated services to the site.

Thus the site of this project application is the site in its condition following the completion of all land preparation works.

The concept plan approval instrument also determined the environmental assessment requirements for subsequent project applications associated with the concept plan. These are:

The Proponent shall ensure that the project applications for the implementation of the various stages of the concept plan (excluding development on site area H – see figure in Appendix 1) include:

(a) a detailed description of the layout and design of the proposed development;

(b) an assessment demonstrating that this layout and design is generally consistent with the site development and urban design requirements for the Erskine Park Employment Area in the DCP and if there are any inconsistencies, then justification for these inconsistencies;

(c) a detailed infrastructure plan for the provision of the following:

• water supply, sewer, gas, electricity, telecommunications services; • fire-fighting services;

- external lighting;
- stormwater management, including the provision of any regional rainwater harvesting infrastructure;
- parking and access;

(d) a detailed landscape plan;



(e) a description of the measures that would be implemented to:

- monitor the infrastructure and landscaping on site over time;
- minimise energy and water use on site;
- avoid, minimise, reuse and recycle waste;

(f) a noise assessment of the proposed development in accordance with the NSW Industrial Noise Policy; and

(g) a construction management plan, containing a:

• noise and dust management plan;

• soil and water management plan, prepared in accordance with Landcom's Managing Urban Stormwater: Soils and Construction guidelines; and

• waste management plan.

These requirements are addressed in this environmental assessment.

An assessment of the impacts of the proposed development indicates that subject to the implementation of appropriate mitigative measures and in particular, those identified in the Draft Statement of Commitments forming part of this Environmental Assessment, the project will not result in any significant adverse long-term social or environmental impacts.

The Environmental Assessment concludes that the site is suitable for the project and the proposed project is consistent with the public interest. Any potential negative impacts will be substantially mitigated by the measures outlined in the report.

1.2 The Land to which the Application Relates

The land to which the applications relate is located at the corner of Templar and Lockwood Roads, Erskine Park, within the Penrith Local Government Area. This land is described as Part of Lot 23 in the proposed plan of subdivision of Lot 100 in DP 1101801 (the site).

The site has an area of approximately 53,910 square metres with a frontage to Templar Road of approximately 213 metres and to Lockwood Road of approximately 225 metres.

The site comprises two elements, the first having an area of 39,735 square metres and being the site of the building and associated works to which this application relates. The second element is a site of some 14,175 square metres that is identified for future expansion.

The site boundary is shown on the architectural drawings.

1.3 Summary of Development for which Approval is Sought

Application is made for approval for the construction of a production facility for Goodman Fielder including:



- the construction of an industrial building having a gross floor area of 13,990 square metres including 4,565 square metres of warehouse and storage space, 1,200 square metres of office and amenities space, and 7,260 square metres of production space;
- external vegetable oil storage tanks and mixing facility (mixing facility building is 220 square metres;
- vinegar storage tanks;
- parking for 125 vehicles to meet the specific requirements of Goodman Fielder;
- stormwater management works;
- waste management works;
- loading docks and associated hard stand areas with weighbridges;
- site services;
- minor earthworks;
- landscaping including fencing.

The purpose of the project is to a modern production facility for the manufacture of food products for Goodman Fielder.

The capital investment value of the Project Application is \$20 million.

The proposed development comprises Stage 1 of an ultimate two stage development. Stage 2 which will be the subject of a separate application and is intended to be the provision of approximately 11,105 square metres of additional space.

Requirement	Where addressed
The Environmental Assessment must include:	
(a) a detailed description of the layout and design of the proposed development;	3.1 to 3.12
(b) an assessment demonstrating that this layout and design is generally consistent with the site development and urban design requirements for the Erskine Park Employment Area in the DCP and if there are any inconsistencies, then justification for these inconsistencies;	4.4
 (c) a detailed infrastructure plan for the provision of the following: water supply, sewer, gas, electricity, telecommunications services; • fire-fighting services; external lighting: 	3.5
 stormwater management, including the provision of 	



Requirement	Where addressed
any regional rainwater harvesting infrastructure;	
 parking and access; 	
(d) a detailed landscape plan	3.8
 (e) a description of the measures that would be implemented to: monitor the infrastructure and landscaping on site over time; minimise energy and water use on site; avoid, minimise, reuse and recycle waste; (f) a noise assessment of the proposed development in accordance with the NSW Industrial Noise Policy; 	3.8, 3.5, 3.7, 3.9 5.5
and	
 (g) a construction management plan, containing a: noise and dust management plan; soil and water management plan, prepared in accordance with Landcom's Managing Urban Stormwater: Soils and Construction guidelines; and waste management plan. 	3.12



2. SITE AND CONTEXT

The site is located in Erskine Park in Western Sydney, approximately 45 kilometres from the Sydney CBD, 8 kilometres south-east of the Penrith town centre and 9 kilometres north-west of the Liverpool town centre. It is part of the original 161ha CSR landholding in the Erskine Park Employment Area (EPEA).

The site is west of land being released in Eastern Creek under State Environmental Planning Policy No. 59 for employment generating purposes and has been identified in Sydney's Metropolitan Plan "City of Cities" as integral in the release of land for the creation of 100,000 jobs in Sydney's west.

The EPEA is an important regional hub for major logistics, distribution and production industries. With the recent completion of major infrastructure and services, the EPEA is able to accommodate significant demand for employment generating uses.

Erskine Park Road extends to the north to become Roper Road at Minchinbury and later Carlisle Avenue at Mount Druitt. The route is an arterial road that connects Erskine Park Road to both the M4 Motorway and the Great Western Highway.

The M7 Western Sydney Orbital road has recently been completed 2.5km east of the subject site parallel to Wallgrove Road, Eastern Creek. The M7 Motorway intersects with Old Wallgrove Road to the north-east of the site and Elizabeth Drive to the south-east. The EPEA Section 94 Contributions Plan proposes that Lenore Lane to the immediate north of the site be upgraded to a four lane industrial road standard for a distance of 2.3 kilometres to Ropes Creek for possible extension to the M7. Construction of Lenore Lane has been completed to just beyond the BlueScope access road – a distance of approximately 1.1km – and a Part 3A Concept Plan Application for the regional road network for the area between the EPEA and the M7 and lands to the south has recently been exhibited.

The site is largely unused and mostly grass covered with some areas used for the stockpiling of topsoil and excess material from surrounding approved developments, which is proposed to be used as part of this proposal. The majority of the site comprises paddocks and bushland that are not utilised for any specific purpose and have had no history of industrial development.



3. **PROJECT DESCRIPTION**

3.1 Background

The Erskine Park Employment Area (EPEA) was created and zoned in 1993 as a major employment area in Western Sydney. It has an area of approximately 540 hectares extending from Mamre Road in the west to the boundary of Ropes Creek in the east. Since 1993 planning has progressed and infrastructure augmented to the point today where the EPEA is zoned and fully serviced (including water, sewer, gas and electricity) and ready for development.

The site is part of a significant area of land currently being transformed into a major industrial precinct in Western Sydney. Major state significant developments have been approved by the Minister on the former CSR lands at Erskine Park under the former State Environmental Planning Policy No. 34 – Major Employment Generating Industrial Development including:-

- BlueScope Steel Paintline and Service Centre (DA-206-8-2004-i), capital cost \$170 million, approved December 2004; and
- Lysaght Manufacturing and Distribution Centre (DA-255-10-2004-i), capital cost >\$55 million, approved September 2005.

The former CSR Erskine Park land is the largest land holding within the Erskine Park Employment Area, occupying some 112 hectares of land zoned for employment generating development.

The need for new land releases in Sydney's west to provide employment opportunities for new residential communities has been a key feature of successive metropolitan planning strategies including Sydney Region Outline Plan (1968), Sydney into its Third Century (1988), Cities of the 21st Century (1995), Shaping Our Cities 1998, and Shaping Western Sydney. The recent strategy document, City of Cities – A Plan for Sydney's Future (the Sydney Metropolitan Strategy) identifies the NSW Government's 25 year plan for growth in Sydney. A target of 100,000 new jobs has been set for the North-West Sector, including the Penrith Local Government Area. The Strategy identifies the Erskine Park Employment Area to be regionally important for future job creation, aimed to significantly assist in achieving the Metropolitan Strategy's job targets. Having the benefit of current zoning for employment generating uses, Erskine Park is immediately ready for development to fulfil this strategy objective.

Currently Goodman Fielder are leasing a facility at Mascot. The landlord wants to redevelop site at the end of the lease. Because of this Goodman Fielder are rationalising their refinery operations to other sites in QLD and VIC. This refinery rationalisation will be completed in 2009. These circumstances have presented Goodman Fielder Home Ingredients Division an opportunity to develop a greenfield site and build a world class manufacturing operation at Erskine Park. This facility will manufacture the existing range of liquid grocery products currently manufactured at Mascot as well as other products manufactured at numerous sites throughout NSW and Victoria. The Erskine Park site was chosen after an extensive evaluation of other sites around the Western Sydney region.



3.2 **Production Processes**

The Goodman Fielder operations on this site will be comprised of three activities:

- 1. Liquid Groceries
- 2. Dry Mix
- 3. Oil storage facility

The site will be operational 24 hours per day and 7 days per week, however weekend activities will differ depending on product demand and seasonality. Production processes are shown on the following pages.

3.2.1 Liquid Groceries

The liquid groceries plant will house the processing and packing of mayonnaise, salad dressings, vinegar and table sauces. These products will be for distribution to retail, food service and commercial markets. Brand names produced will include Praise, ETA, Cornwell's, Holbrook's and Paul Newman's Own. In total the factory output is approximately 20,000 tonne per year of which 85% is for the retail market.

3.2.2 Dry Mix

The Dry mix facility will comprise cake mix or bakery product blending and packing.

3.2.3 Oil Storage Facility

In addition to storage of bulk liquid ingredients such as vinegar and vegetable oils for the liquid groceries plant this storage facility will be a hub for distribution of vegetable oils manufactured in Goodman Fielder's Melbourne and Brisbane plants to NSW bulk oil customers.







WET INGREDIENTS

Tanks – Vegetable oil, vinegar and liquid sugar Pallecons and Drums – Egg, honey, mustard are stored in ambient warehousing or cool rooms.

DRY INGREDIENTS AND PREWEIGH

Description – Dry ingredients such as salt, crystal sugar, spices, flours and gums are stored and then preweighed into batches for processing.
 Flavours – Flavours are mixed up and stored in racking or flammable cabinets/fume cupboards if required prior to use in the pre-weigh room

COOL ROOM

Description – Vegetables, fish, egg all stored at 3 degrees Celsius.

UTILITIES

- Water
- Natural gas => steam
- Electricity
- CIP (1% caustic
- solution for cleaning)

PROCESSING

MSD – Mayonnaise and Creamy dressings made using weighing and mixing equipment. Some products require heat activation of starches which is done in closed circuit heat exchange.

LSD – Clear dressings made using weighing and mixing equipment. Some products require heat activation of starches which is done in closed circuit heat exchange. Vinegar – Water is mixed with 10% vinegar and blended to 4% vinegar concentration Black sauce – A liquid spice blend is made and aged in holding tanks for 6 weeks then it is mixed with other ingredients prior to packing.

PRE FILLER STORAGE

Description – In line storage tanks holding WIP for up to 24hours.

RETAIL PACKING

Line 1 – Range of 1L to 250ml mayonnaise and dressings Line 2a - 500ml to 250ml mayonnaise and BBQ sauce Line 2b – 2L to 150ml vinegars and black sauces.

FOOD SERVICE PACKING

Line 3 – Range of 5L to 2L mayo., BBQ sauce and dressings Line 4 – 10L to 20L pails of mayonnaise BIB – 20L vinegars

BIOPRODUCTS

Recyclables: PET,

glass, paper Solid waste

Waste water (treated on-site)

Pallecons – 1000L pallecons of mayonnaise, dressings and black sauces Drums – 200L drums of black sauce

COMMERCIAL PACKING

FINISHED GOOD STORAGE

Description – Robotic palletising of cartons and pails and then 1000 pallet spaces of storage space







3.3 Building Layout and Design

3.3.1 Description of the Building

The project includes the construction of a production facility with a gross floor area of some 13,990 square metres including 4,565 square metres of warehouse and storage space, 1,200 square metres of office and amenities space, and 7,260 square metres of production space with associated landscaping, car parking and services. The development comprises one central production building with associated surrounding structures and equipment including vegetable oil storage areas, trade waste plant, storage silos, weighbridges and tanker washing facilities, employee car and heavy vehicle/trailer loading and comprehensive landscaping.

The building has been designed with delivery areas to the south and dispatch of finished products on the northern side of the building. This provides flexibility in loading and unloading activities with storage of materials focussed on the southern part of the building. The building dimensions are flexible to accommodate a variety of production and storage systems.

Plans of the proposed development are provided under separate cover. It is noted that this application is for the Stage 1 building as described above. The additional building will be the subject of a separate application.

Office Areas

The office will be provided over two levels and sits forward of the production facility building and will dominate the presentation of the development as viewed from Templar Road. This will be the visitor "address" for the development and is sited close to the car parking area.

The location and orientation of the two storey office space provides for an enlivened appearance as viewed from Templar Road with articulation gained through the use of feature blade wall along the western facade incorporated with extruded building form that creates interesting shadow areas, combined with the use of a variety of materials and colours.

The office component is designed to reflect sustainability strategy by careful use of building materials, wall cladding, variations in glazing to suit orientation as well as appropriate sunshading.

The geometry of the office is rectangular aligned to enable the maximum penetration of northern sunlight into office areas.

A light weight steel frame louvre sunshading devise is provided along the northern façade direct above the window glazing, projecting 1.2 metres in order to gain shade in the afternoon and to minimise summer heat loads onto the office area.

The office facility incorporates meeting rooms, amenities for office and production staff, reception, and workstations.



Production Facility

The production facility component has been designed to accommodate efficient storage and handling of materials within regular shape and height suited to the proposed processing operations.

Truck loading and unloading areas are provided on the northern and southern "sides" of the building to minimise their streetscape impact. A perimeter driveway is proposed around the building to complement internal processing procedures, and to ensure a smooth and efficient operation of the development.

The building has been well setback from the Templar Road boundary and the intervening area is complemented by significant landscape planting..

The external finishes chosen utilise a contemporary range of high quality cladding and glazing products on the office component, and broader applications of subdued colours across the production facility elevations. The architectural focus has been upon the Templar Road frontage and the office component of the development provides a high quality impression from the front door.

The proposed materials include metal cladding, curtain wall glazing, cfc panel insulated panel and textured paint precast in variety of colours. The building has legible entry points well defined by architectural devices.

<u>Tank Farm</u>

The development includes a bunded tank farms for the storage of vinegars and for the storage of vegetable oils. An oil mixing facility of approximately 220 square metres is proposed adjacent to the tank farms. The layout and capacity of the tank farm is shown in the Diagram contained in Annexure 12.

Building Height

The buildings will have a maximum height above ground floor level of approximately 13.7 metres to the ridge of the roof.

External Materials and Colours

The proposed main building is to be constructed of structural steel with external concrete panel walls. The office component will comprise a mix of materials including glazing elements, panel and blockwork elements in the colours indicated on the application drawings. The roof will be a metal colorbond roof.

The colours and finishes of the buildings will be in accordance with the earthy tones as required by the Erskine Park Development Control Plan and will be subject to the preparation of further details prior to the release of a Construction Certificate for the development.

External Lighting

External lighting will be provided to enable staff and heavy vehicles to move around the site with safety. Lighting will be located primarily on the northern and western side of the building and will be designed in accordance with the minimum requirements of the current Australian Standards. A relatively lower level of ambient lighting shall be provided around the building



perimeters to enable general surveillance and circulation lighting to enable safe circulation and amenity to staff while providing a reasonable level of surveillance. Luminaries will possess cut off angles to minimise spill lighting (upwards and adjacent) and avoid glare.

Building Code of Australia

A BCA report has been prepared and is contained in Annexure 2. Certain fire engineered solutions are required.

Dangerous Goods

Expected dangerous good storage is summarised below. Goods will be stored in accordance with all relevant standards.

	Description	Supplier	Code	Location	Quantity
	-	Biolab Aust	UN 2789, DG 8,		-
Laboratory	Acetic Acid	Limited	Hazchem2P	LG laboratory	10L
		Biolab Aust	UN 1888 ,DG		
	Chloroform	Limited	6.1,Hazchem2Z	LG laboratory	10L
					2L plus
	Potassium	Biolab Aust	UN3288, DG6.1,		500g
	Chromate	Limited	Hazchem 2X	LG laboratory	powder
		Manildra	UN 1170, DG 3,		
	Ethanol	Starches	Hazchem 2(Y) E	LG laboratory	1L
Cooling towers	Biocide 1		TBC		40L
	Biocide 2		ТВС		40L
	Biocide 3		твс		40L
Cleaning				Chemicals	32 of 20L
chems.	Avoid		UN1824	cage	containers
				Chemicals	32 of 20L
	Formula 206B		Not DG	cage	containers
				Chemicals	32 of 20L
	Microdet		Not DG	cage	containers
				Chemicals	32 of 20L
	Vortex		UN3149	cage	containers
	N #			Chemicals	32 of 20L
	Vital	0.510.4	Not DG	cage	containers
	Sodium Hydroxide	ORICA	UN NO 1824,		40.000
Bulk chems	(46-50%)	CHEMICALS	DGC 8, HC 2R		10,000L
	SULPHURIC ACID		UN NO 1830,		40.0001
	(90-100%)		DGC 8, HC 2P		10,000L
			UN NO 1049,		6 cylinders
Coo gulindoro	Lludrogon	BOC		Dilot plant	(6.05m
Gas cylinders	пушоден	вос	_2[3]⊏	Pliot plant	each)
					6 Cylinders (7.2 cm^3)
	Nitrogen		DG 2 2		(7.25III each)
	Nillogen		00 2.2		4 cylinders
					(3 sm^3)
	Acceltylene		UN1001		each)
					4 cylinders
					(3sm ³
	Oxygen		UN1072		each)
		Bronson and		LG Fume	í í
Flavours	Mustard Oil	Jacobs	DG 2.3	cubboard	25L



	Description	Supplie	er	Code	Location	Quantity
		Bronson	and		LG Fume	
	Garlic flavour	Jacobs		DG 2.3	cubboard	25L
		Bronson	and		Flammable	
	Mint flavour	Jacobs		DG 3	cabinet	25L
		Bronson	and		Flammable	
	Honey flavour	Jacobs		DG 3	cabinet	25L
		Bronson	and		Flammable	
	Anchovy flavour	Jacobs		DG 3	cabinet	25L
		Bronson	and		Flammable	
	Lemon central	Jacobs		DG 3	cabinet	25L
		Bronson	and		Flammable	
	Bacon flavour	Jacobs		DG 3	cabinet	25L
		Bronson	and		Flammable	
	Pepper flavour	Jacobs		DG 3	cabinet	25L
		Bronson	and		Flammable	
	Nutmeg oil	Jacobs		DG 3	cabinet	25L
		Bronson	and		Flammable	
	Lime oil	Jacobs		DG 3	cabinet	25L
		Manildra	a		Flammable	
	96.4% Ethanol	Starches	6	DG 3	cabinet	15L
					Flammable	10 of 1L
Maintence	Printing ink				cabinet	containers
	Printing cleaning				Flammable	10 of 1L
	fluid				cabinet	containers
*UN No United Nations Number						
DGC Dangerous Goods Class						
HCHazchem Code						

Dust Extraction

Dust extraction systems will be required for the processing and ingredients preparation room will be operated with solid particle emissions meeting relevant guidelines. Inspections will be performed yearly as required in current Mascot EPA license.

Other possible factory emissions are the venting of the main building which is primarily hot humid air removal due to hot water cleaning, air conditioning and the boiler flue gas from natural gas firing none are expected to create pollutants at unacceptable limits.

Dust extraction and factory venting will be designed to comply with emissions regulations for solid particles. Inspections will be performed yearly as required in current Mascot EPA license.

3.4 Minor Earthworks

Approval is sought for minor earthworks on the site to form the site entry points and a building platform. A retaining wall some 2.4 metres is height is proposed along the southern boundary to provide an area for the tank farms, oil mixing facility and trade waste processing plant. The earthworks will result in the site draining towards Templar Street.



3.5 Infrastructure Plan

3.5.1 Utility Services

Water

The site will be serviced from the existing 200 mm water main constructed in Templar Road. Goodman Fielder's water demands are estimated to be an average of 200kL / day with a maximum of 500kL/day. Approximately 40kL/day of this demand dose not require town water and it is anticipated that this can be supplied from the roof water harvesting system. The net load on Sydney Waters system should be an average of 160kL / day with a maximum of 460kL/day. These flows equate to a continuous demand of 2L/s average and 5.3L/s on a maximum day. The sewer capacity is in the order of 250L/s. The town main capacity in Templar Road is in the order of 70L/s of which approximately 25L/s is available for fire protection.

Goodman Fielder's water demands for fire protection are in the order of 100L/s this water will be supplied from on site tanks.

Rain water collection from roofs will be used for a range of functions including cooling towers, boiler use, truck washing and office grey or black water (Annexure 4).

Sewer

The site is serviced from the existing 375 mm diameter sewer main located at the western boundary of the site. Goodman Fielder's discharge to Sydney Waters sewer will be an average of 150kL / day with a maximum of 620kL/day on the odd occasion. The trade waste component of their discharge is an average of 140kL / day with a maximum of 610kL/day. These flows equate to a continuous discharges of 2L/s average and 7L/s on a maximum day. The sewer capacity is in the order of 250L/s (Refer to Annexure 4).

Trade Waste

A trade waste facility is proposed in the south east corner of the site. This facility will be under awning to prevent stormwater entry.

Trade waste water will be collected on site from all internal rooms of main structure, all bunded storage areas and hard stands where loading or unloading of tankers or trucks are done (refer to drawing in Annexure 11). Waste water will be mixed prior to treatment and will be treated to a level required by Sydney Water prior to discharge to the sewer. The design of the treatment plant in detail will depend on the predicted outputs and the requirements of Sydney Water.

Storm water run off will be free from pollutants hence only areas for which there is no risk of ingredient or product spills may have run off water sent to storm drains.



	LT aver. Daily	Max. daily	
	mass mass		Standard
Pollutants	kg/day	kg/day	mg/L
BOD	502	1270	
Suspended solids			
(TSS)	40	180	600
Total dissolved			
solids	1047	2500	10000
Oil and grease	12	60	110
Sulphate	287	640	2000
Nickel	0.05	1	3
Sulphite	1.06	2.24	50

Trade waste water post on site treatment is likely to contain the below pollutants.

Energy

JDG Consulting advise that 11kV distribution from the Integral Energy Mamre Zone Substation is to run underground in the road-reserve to the eastern side of Templar Road and then run into the site within a 1,000mm wide easement to a multiple kiosk substation of 2 x 1,500kVA capacity. An application for connection of supply is being processed by Connect Engineering on behalf of GPT.

Gas services are available in Templar Road and will be used to fire the proposed 5MW boiler.

Telecommunications

JDG Consulting advise that fibre and copper services as provided by Telstra Corporation is to run underground in the road-reserve to the eastern side of Templar Road run into the site to serve the wideband and other telecommunications requirements of the Facility. Goodman Fielder will apply for the provision of their telecommunications requirements directly with Telstra.

3.5.2 Fire Fighting Services

Site fire services will be fed by separate towns main into fire water tank in south western corner of site. Booster pump and panel will be accessible to fire brigade without obtaining access to site. Goodman Fielder's water demands for fire protection are in the order of 100L/s this water will be supplied from on site tanks.

Dry mix production will require a hazardous area study to be completed prior to installation to reduce the risk of dust explosion to acceptable levels.

3.5.3 External Lighting

JDG Consulting advise that external access, security, road and car park lighting to the facility will be provided in accordance with AS1158.1 (illumination levels) and AS4282 (obtrusive glare / light spill control). Such external lighting will utilize metal halide fixtures mounted generally at 8m above the ground level.



3.5.4 Stormwater Management

Council's policy and the conditions in the Minister's approval of the concept plan and stage 1 proposal require improved water quality and no increase in the stormwater discharge from the developed site prior to discharging into the public stormwater drainage infrastructure.

Council also requires the removal of target pollutants from the site during the construction phase as vehicles that may enter or exit could generate various pollutants such as oil and grease. These target pollutants can be identified into five (5) major groups of stormwater pollutants:-

- Gross pollutants;
- Coarse, medium and fine sediments;
- Nutrients;
- Heavy metals; and
- Oil and grease.

Guidelines for the removal and treatment of the above pollutants will be required by Gross Pollutant Traps which will be provided generally as noted in the report by Buckton Lysenko contained in Annexure 4.

Rainwater Harvesting

Roof water will be collected and retains in a storage area below the staff car park. All captured roof water will be retained and reused on site in the production process in areas such as tanker washing, cooling tower water, boiler water and office grey or black water use. Approximately 1,212 cubic metres of storage will be provided on the site. This will significantly reduce town water consumption and will replace the need for storage to meet regional water harvesting requirements.

3.5.5 Access and Internal Circulation

Access to the site is proposed from Templar Street. The truck access is via a southern entry driveway and a northern exit driveway, which establish a one-way anti-clockwise internal circulation system. These driveways are designed to accommodate a 25 metre B Double vehicle. Access has been designed to comply with AS 2890.2.

Car access is via a separate combined entry-exit driveway and is designed to be fully compliant with AS 2890.1. A separate roadway is provided to a segregated visitor parking area. Disabled parking is provided.

Access and parking arrangements have been found to be appropriate for the site and compliant with relevant standards as indicated in the traffic impact report contained in x 3.

3.5.6 Parking

Parking provision has been determined based on the specific requirements of Goodman Fielder with 125 parking spaces being provided including 17 visitor spaces, two of which are disabled spaces.



3.6 Staffing and Shift Times

Total employee numbers at the new site is likely to be approximately 120 people.

Area	Number of employees
Liquid Groceries production	40
Dry production	40
Logistics/Factory services	10
Office staff	30

The shift times on site are likely to be:

- Day: 06:00 til 14:00
- Afternoon: 14:00 til 22:00
- Night: 22:00 til 06:00

All logistics and factory services and office staff are expected to work dayshift and the production staff for both Liquid Grocery and Dry production initially will be a 50% split between day shift and afternoon shift.

3.7 ESD Initiatives

The following Ecologically Sustainable Development features are inclusive in the design of the proposal:

- Orientation of the building to maximise solar access and thereby reduce energy consumption;
- Provision of on site detention and stormwater quantity management devices;
- On site water quality treatment;
- Water sensitive irrigation of landscaping;
- Gross pollutant control measures for stormwater discharge;
- Bunded and covered materials storage and handling areas connected to the trade waste treatment facility;
- Comprehensive treatment of all trade wastes;
- Waste recycling will be undertaken.

Means of Minimising Energy and Water Use on Site include:

- Energy metering of all site major equipment and areas;
- Rainwater collection and reuse for production and office grey water purposes.

GPT are investigating the potential for co-generation on GPT land at Erskine Park. A centralised co-gen plant for the lands has been investigated by GPT with neighbour BlueScope Steel. Co-gen on an estate basis is proving difficult to balance as the power versus thermal load profiles are not in balance. At this point in time, GPT is proposing to decentralise any co-gen opportunities and a cleaner energy (i.e. gas powered) solution is



being investigated together with co-gen opportunities specific to the Goodman Fielder development. Under that scenario the following would potentially apply:-

1. Installation of a gas fired turbine of about 1-2 Megawatts (location yet to be determined) and, possibly, a 1-2 Megawatt gas fired combustion generator

2. Surplus steam would be used to assist in the HVAC operation and potentially supplement heat load requirements for Goodman Fielder's proposed 1-2MW boiler.

The modelling for this scenario is still being developed. Provision in the electrical services design is to be made for the connection of any future clean energy/co-gen infrastructure. Separate approvals application will be lodged for this infrastructure once the technical and commercial modelling is complete.

3.8 Landscaping

Proposals

Landscaping is proposed to the street frontages as indicated in the landscape plans submitted with the application. A 15 metre landscape buffer is generally provided to Templar Road and a ten metre continuous landscape buffer to the secondary Lockwood Road. No specific landscaping is proposed to the eastern boundary adjoining the future development site or to the southern boundary where the boundary condition is formed by a retaining wall.

It is proposed that a detailed landscape plan will be prepared in accordance with Council's Landscape Development Control Plan for the approval of Penrith City Council prior to a Construction Certificate being issued. The landscape concept submitted with the application indicates extensive landscaping around the street boundaries of the site and within car parking and staff breakout areas. Proposed landscape treatment for this site has been formulated in order to:

- Visually soften the built structures yet maintain clear sight lines from the proposed roads into the site and the building.
- Enhance the human scale and human psychological comfort within an otherwise large and open physical environment;
- Establish an aesthetically attractive landscape setting which exhibits clean, strong, contemporary lines, to compliment the architectural form and the contemporary design of the proposed building;
- Ameliorate the physical environment, especially solar penetration to buildings and parking areas and wind in order to enhance and maximize human physical comfort; and
- Highlight vehicular and pedestrian access points.

Landscape Monitoring

Proposed landscape monitoring and maintenance strategies are described on the Landscape Details drawing prepared by Habitation.



3.9 Waste Management Strategy

During Construction

A Construction Management Plan (CMP) for the construction has been prepared and accompanies the project application (Annexure 9). The CMP outlines waste processing strategies for a range of matters including building materials recycling and building waste handling.

During Operation

A waste management strategy for the production facility has been prepared by JD Macdonald (Annexure 10).

Waste Minimisation

Goodman Fielder is committed to waste minimisation and there is a requirement for solid waste removal and recycling. It is proposed that only the oily waste and dry waste bins will go to landfill all other waste will be recycled. With some of the incoming ingredients and product packaging there is also returnable re-use packaging agreements in place. Estimated waste recycling is as follows:

Waste/Recycle	Current Pallet spaces/ Capacity	Туре	Number of outbound trucks
Oily waste	15 m ³	bin	1 week
Dry waste	30 m ³	bin	3 a week
Plastic wrap	15 m ³	cage	1 month
Plastic bottles	15 m ³	cage	1 a quarter
Glass	10 m ³	bin	1 a quarter
Drums	16	block	1 month
Recycled board	10 m ³	cage	1 week

3.10 Signage

Locations for corporate signage logo have been included in the façade design to ensure that signage is integrated into the design of the building. Specifics of signage will be subject to a separate application.

3.11 Hours of Operation

The proposed facility is likely to be used 24 hours a day and 7 days per week.

3.12 Construction Management

A construction management plan has been prepared for the development (Annexure 9).



4. LEGISLATIVE FRAMEWORK

4.1 Protection of the Environment Operations Act 1997

An environmental license is likely to be required for the facility as is the case at the current facility at Mascot. This will control air and dust emissions and storage of chemical substances.

An environmental license is not required for the trade waste unit.

4.2 State Environmental Planning Policies

State Environmental Planning Policy (Major Projects) 2005

The Minister has expressed an opinion that the project is a major project to which Part 3A applies.

On 1 March 2007, the Minister approved a concept plan for construction and use of a warehouse and distribution complex and associated infrastructure (concept plan approval No 06_0216). At this time approval was also given to an application for project approval for stage 1 implementation of the approved concept plan the subdivision of the site, bulk earthworks across the site, provision of essential services to the site and the relocation of an existing creek on the site (project application approval No 06_0208).

In approving the concept plan, the Minister also made a determination, pursuant to Section 75P(1)(a), of the environmental assessment requirements for subsequent project applications associated with the concept plan.

Construction of stage 1 has been completed resulting in the provision of serviced and developable land in the form of building pads and associated services to the site.

State Environmental Planning Policy No. 55 (Remediation of Land)

State Environmental Planning Policy No. 55 (Remediation of Land) ("SEPP 55") aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment by specifying that certain considerations be made by the consent authority when determining development applications in general, and by requiring that remediation work meets certain standards.

A Phase 1 Environmental Site Audit (ESA) for the CSR Erskine Park Estate has been undertaken of the site and surrounding lands. The eastern part of the CSR lands has been predominantly undeveloped except for low impact activities such as grazing and aero club activities. The report found no evidence of any contamination related constraint to future industrial development of the site.



4.3 Local Environmental Plans

Penrith Local Environmental Plan - Erskine Park Employment Area LEP 1994

General LEP Objectives

Penrith Local Environmental Plan 1994 (Erskine Park Employment Area) ("the LEP") has the following objectives.

Aims:

- (a) to make land available for economic and employment generating development in the City of Penrith, and
- (b) to promote development which is consistent with the council's vision for the City of Penrith contained in its Strategic Management Plan, namely, one of a region having a harmony of urban and rural qualities with a strong commitment to environmental protection and enhancement, and
- (c) to promote development which observes responsible and environmentally sound management practices to minimise any adverse environmental impact of that development on surrounding localities.

Objectives:

- (a) to provide a planning framework which allows development control plans and a staging plan to supplement the controls embodied in this plan, and
- (b) to preserve the amenity of the residential communities of Erskine Park and St Clair, and
- (c) to require development to be assessed in accordance with, and to observe, sound environmental planning principles, and
- (d) to require development to observe relevant environmental performance criteria, and
- (e) to promote the development of land for industrial land uses which require a variety of land types, and
- (f) to promote a variety of employment based activities whilst protecting the viability of existing business centres, and
- (g) to create an environmentally attractive and safe work environment, and
- (h) to promote development which is efficient in terms of transportation, energy and land utilisation, and
- (i) to make land available to accommodate all required special land uses including roads, drainage and other infrastructure, and
- (j) to facilitate the appropriate provision of, or of funding for, major infrastructure works, and
- (k) to limit the potential risk to life and property from flood events, and
- (I) to maximise conservation of urban bushland, and
- (*m*) to prohibit offensive and hazardous industries and other industries specified in this plan, and
- (n) to prohibit development of land for any purpose if, as a result of carrying out the development, there will be direct vehicular access between that land and



either Erskine Park Road or Mamre Road.

The proposed development is consistent with the aims and objectives of the LEP. The development provides for the promotion of large-scale employment activities in the locality without significant adverse effects on environmental factors such as infrastructure, transport, access, contamination, biodiversity, flooding, salinity, noise, views, etc. This Environmental Assessment and its accompanying specialist studies, supported by the Environmental Assessment of the approved concept plan, demonstrate that the proposal can be undertaken without significant adverse environmental impacts.

Zoning and Zone Objectives

The site is located on land within Zone No 4(e) (Employment Zone).

The objectives of Zone No 4(e) (Employment Zone) are:

- (a) to prohibit certain development which is likely to have an adverse environmental effect on the amenity of adjoining localities, and
- (b) to provide opportunities for a diverse range of employment generating activities, and
- (c) to accommodate office and retail activities, which are primarily intended to service persons working in the Erskine Park Employment Area, and
- (d) to permit development for the purposes of recreation facilities, child care centres or community facilities in association with, or independent of, other permitted development to serve the needs of the workforce of the Area and the adjoining residential communities, and
- (e) to prohibit development of land for any purpose if, as a result of carrying out the development, there will be direct vehicular access between that land and either Erskine Park Road or Mamre Road, and
- (f) to promote development of land with frontage to Mamre Road and Erskine Park Road if all buildings or works resulting from the carrying out of development will, by their architectural and landscape design, enhance the rural scenic character of those roads and their roles as gateways to the City of Penrith.

The proposal is considered to be consistent with the objectives of the 4(e) zone where relevant.

Permissible Uses

A wide range of uses are permissible with Zone No. 4(e). The prohibited development in the zone is as follows:

Amusement parks; boarding houses; camp or caravan sites; dwellings (other than those used in conjunction with other land uses that are not prohibited in this zone and situated on the land on which such other uses are conducted); general stores; generating works; industries listed in Schedule 2; junk yards; motor showrooms; offensive or hazardous industries; offensive or hazardous storage establishments; office premises (other than those ancillary to, and used in conjunction with, another land use that is not prohibited in this zone or which are primarily intended to service persons working in the Erskine Park



Employment Area); shops (other than those primarily intended to service persons working in the Erskine Park Employment Area).

Further to the above, the Schedule 2 industries of the LEP include:

abattoirs, chemical factories or works, crushing, grinding or milling works, extractive industries, gasholders, liquid, chemical, oil or petroleum waste works, liquid fuel depots, metallurgical works in which more than 100 tonnes per annum of ferrous or non-ferrous metals or their ores are processed, mines, oil refineries, paper or pulp works, petroleum product storage and processing works, pre-mix bitumen works, rubber or plastic works, sawmills and scrap recovery or drum reconditioning works.

4.4 Erskine Park Employment Area Development Control Plan

The environmental assessment requirements call for an assessment demonstrating that this layout and design is generally consistent with the site development and urban design requirements for the Erskine Park Employment Area DCP and if there are any inconsistencies, then justification for these inconsistencies. This assessment is provided in the following table.



Objectives	Comment	Requirements	Comment
Part 5: Site Development and Urban Design			
 <u>5.1 Height</u> (a) to encourage building forms that respond to the topography of the site and the relative position of the allotments to other allotments; (b) to ensure a scale of buildings which minimises the impact of development on adjoining residential areas; and (c) to minimise the impact of development on views from adjoining residential area. 	 (a) The building will be situated on land which has already been prepared for employment uses. (b) The nearest residential dwellings are well separated from the proposal, being some 800m south of the proposed building and potentially screened by other development sites and the natural topography and vegetation. (c) As above. 	 (a) Maximum height in the southern 4(e) and 4(e1) zones will be determined on merits. (b) Generally, buildings should be sited on mid-slope to avoid visual impact on ridges and to be in harmony with the existing landscape. (c) On sloping sites, buildings should be designed, where possible, so as to 'step' up or down to avoid visual impact on ridges. 	 (a) The proposed building height is 13.7m from ground floor level to the roof ridge. This is consistent the height of previously approved buildings in the vicinity. (b) The building will be situated on land that has been approved for employment uses. (c) As above.
 <u>5.2 Site Coverage</u> (a) to limit the density of development; (b) to encourage open space and landscaping. 	 (a) the density of the development has been limited by the need for access and circulation, car parking, setbacks and landscaping. (b) As above. The setbacks surrounding the building and areas excluding vehicular access will be heavily landscaped. 	Site coverage shall not exceed 50%.	The site coverage of the proposed building is 53% (28,495m ² within a site area of 53,775m ²). This is generally consistent with the control and it is considered that the objectives of the control are met in that the intensity of development in terms of traffic generation and activity on site is within that contemplated in the concept plan approval and because provision is made for significant landscaping along the two street frontages.



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Objectives	Comment	Requirements	Comment
 <u>5.3 Setbacks</u> (o) to provide an open streetscape with substantial areas for landscaping. (p) To enhance the visual quality of development and the urban landscape. 	The development provides satisfactory setbacks, and thus provides the desired open streetscape, the desired substantial landscaping and the desired visual quality.	 (a) Compliance with the setback standards of the DCP. Where the property has frontage to more than one road, Council will consider a variation to setbacks on the secondary road frontage. (b) No development other than specific minor elements identified in the DCP, is permitted in the setback from any road. 	 (a) In this case, the required setbacks are:- 15m to Templar Road; 15m to Lockwood Road; and 5m from the side and rear boundaries. The proposed building setbacks are:- approximately 20m to Templar Road; approximately 20m to Lockwood Road; 5m to the side boundary (south); and 100m to the rear boundary (east), and noting the allowance for a future expansion). (b) No development within the building setbacks from the roads are proposed other than those items listed as acceptable by the DCP (landscaping, accessways and driveways, drainage works, utility services, etc). Development in the setbacks to the street includes landscaping and driveways and a minor amount of parking within the building setback to Templar Road. Landscaping along the Lockwood road boundary is continuous. There is limited opportunity for landscaping along the southern boundary of the site where a retaining wall is proposed. The land to the south is in the same ownership.
 <u>5.4 Urban Design</u> (a) To encourage a high standard of architectural design, utilising quality materials as finishes; (b) To establish varied and articulated frontages facing or visible from public roads; 	Refer to detailed assessment under the "requirements" column, as there is significant repetition between the objectives and the controls.	Architectural/Design Requirements: (a) In assessing development proposals, Council will have regard to the quality of building design and materials (type and colour).	The development exhibits a satisfactory standard of architectural design by utilising quality materials and finishes, and architecturally expressing the structure of the building by visually reinforcing entrances, office components and loading areas. The design exhibits façade articulation to street



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Objectives	Comment	Requirements	Comment
 (c) To minimise perceived scale and mass and to prevent monotonous building forms resulting from poor design of walls or rooflines; and (d) To ensure that new development contributes to the creation of a visually cohesive urban environment. 	Comment	(b) The use of large, uninterrupted areas of metal cladding or untreated concrete surfaces for wall construction is not supported. Applicants shall vary materials or finishes for external walls to provide attractive streetscapes and	Comment frontages in an interesting composition which is a key component of quality building design. The purpose of this control is to introduce an option to use other materials when use of one material on 100% of a wall surface may not be appropriate. As can be seen in the architectural drawings, a variety of wall finishes are proposed.
		quality building designs. Council may limit the use of a single construction material to 50% of a wall surface area	
		(c) Details of external materials and finishes shall be submitted with the Development Application.	Details are shown on architectural plans.
		 (d) External materials should not have an index of reflectivity above 20%. 	
		(e) Energy efficient design principles should be	The development employs the principles of energy efficient design, which comprises:
		designs.	 use of passive and active solar design methods to increase the comfort of buildings and minimise energy consumption from non-renewable energy sources;
			 use of ecologically sound building materials that are renewable, energy efficient and can reduce fossil based energy consumption.
		(f) Walls shall be articulated to	The building is articulated to the street frontage. The building



CONSULTING PLANNERS

Objectives	Comment	Rec	quirements	Comment
•			provide more varied streetscapes, where visible from public roads or adjacent residential areas.	is well removed from residential areas and screened by other buildings, topographic features and landscaping.
		(g)	 Part of the cross-section of buildings shall be projected to reduce apparent height and scale of external walls, including: (i) awnings and/or upper storeys that project above footpaths; 	Awnings and colonnades are devices which are more suited to buildings where high volumes of pedestrian traffic exist. This site is one where pedestrian volumes are low and the building is generally appreciated from within a vehicle. Nevertheless, a number of awnings for storage areas give the building less apparent bulk and scale.
			 (ii) roofs with eaves that project beyond external walls; 	
			(iii) colonnades.	
		(h)	Building elevations with frontage to a street must present a building form of significant architectural and design merit.	The building exhibits satisfactory architectural and design merit. The design of the building incorporates a variety of structural elements, materials and colours, which will add visual interest when viewed from the street.
		(i)	Entrances to buildings must be highlighted by architectural features consistent with the overall design of the building.	The entrance to the development will be via the end of a newly constructed road. Landscaping is provided along this new road and at the entrance driveways to the development and within the car parking areas that front the development. The entrance building is of acceptable design with the glazing modulated to provide visually recognisable patterns, rhythm and texture to the overall design.
		(j)	Particular care should also be taken in: (i) designing roof elements; and	The roofline is a simple design with little architectural embellishment, however, this does not diminish the architectural design of the development as a whole. No plant is proposed on the roof.



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Objectives	Comment	Requirements	Comment
		 (ii) locating plant and mechanical equipment including exhausts, so as to reduce their visual impact from elevated locations. 	
		(k) External material colours to be consistent with the following palette of colours developed for the Erskine Park Employment Area:	Materials colours identified on the elevations are subdued and earthy tones.
		 Earth Tones – stone colours, browns, muted greens, sand, dark red, plums; and 	
		 Cool Tones – soft greys, grey/blues. 	
		Siting/Orientation Requirements:-	
		 Buildings shall be sited on mid-slope in such a manner so as not to intrude/project into the skyline when viewed from adjoining residential areas; 	(a) The building will be situated on relatively flat land designed for this purpose. The building is not in the vicinity of any residential development.
		(b) Building elevations oriented towards residential areas shall be minimised.	(b) The building is not oriented towards residential development.
		(c) Design and layout of building shall give consideration to local climatic conditions. For example:-	(c) The office area has a northern orientation and the western elevations of the office will be shaded by landscaping. The orientation of the warehouse building has been influenced by the subdivision pattern for the site.



CONCU	TINC	DIANN	EDC
LUNDU	11010	FLAM	ED 3

Objectives	Comment	Requirements	Comment
		 Buildings should take advantage of a northerly aspect where possible; Western orientation should be avoided; Trees should be planted around the building to create shade, screening and wind breaks. (d) Development shall not seriously impede the access of solar radiation to surrounding land and development. 	(d) The building is well separated from adjoining sites and will not cause any significant overshadowing.
 5.5 Signage and Estate Entrance Walls (a) to promote an integrated design approach to all signage in character with the locality and its architectural and landscape features; (b) to provide a quality entrance statement and signage at each of the entrance points to the Estate; (c) to prevent the proliferation of signage, to prevent distraction to motorists and minimise the potential for traffic conflicts; 	Business identification signage will be integrated into the design of the building. Directional signage at entry points will assist in wayfinding.	 (a) Signage will be required to comply with Penrith DCP – Advertising Signage and shall be constructed of durable materials; designed in conjunction with the buildings; restricted to one sign per premises; and wholly contained within the site. (b) Decorative masonry entrance walls and high quality Estate signage shall be provided at the intersection of Mamre Road at the proposed Western Access Road and 	Signs will comply with the provisions of this DCP. No specific signage is proposed as part of this application other than for signage zones. The details of signage will be lodged with the Construction Certificate application.



	CONSECTIVE		
Objectives	Comment	Requirements	Comment
 (e) to permit the adequate display of information concerning the identification of premises, the name of the occupier and the activity conducted on the land; and (f) to encourage a co-ordinated approach to advertising where multiple occupancy of sites occur. 		funded by S.94 Contributions. (c) Any building directory signage installed by developers shall be of a high quality.	
 5.6 Lighting (a) to provide security lighting whilst ensuring that there is no adverse impact upon adjoining premises; and (b) to ensure suitable lighting along the street network to enhance landscaping. 	Details of proposed lighting will be provided at the Construction Certificate stage when the requirements for lighting relative to the site are known.	External lighting shall be designed to ensure that light is wholly contained within the property boundaries. Full details of the proposed lighting shall be submitted with the CC.	External lighting will be required as the development will operate 24 hours a day Details of proposed lighting will be lodged at the Construction Certificate stage when the requirements for lighting will be known. All relevant Australian Standards will be satisfied.
 <u>5.7 Fencing</u> (a) to ensure that the security needs of the development are satisfied in a manner which compliments the surrounding landscape design and streetscape quality. 	External security fencing will be provided and integrated into the landscape design.	 (a) No fencing other than a low ornamental type may be erected at the front site boundary. Should an applicant elect to use high security fencing, such fencing must be location behind the landscape setback or within the landscaped area; and (b) Security fencing shall be generally of "open" nature. Consideration shall be given to dark colours, such as green plastic coated mesh fencing, 	The detailed design of fencing may be subject to conditions of consent.



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Objectives	Comment	Requirements	Comment
		which blend better with screening vegetation than galvanised wire.	
5.8 Services			
 (a) to ensure that adequate services are available to facilitate the development; and (b) to ensure the co-location of services where possible. 	Existing services (electricity, telecommunications, gas, water and sewerage) are readily available surrounding the site and can be easily augmented for the proposed development.	 (a) Conditions of development consent shall be imposed that require that satisfactory arrangements are made with Sydney Water, Integral Energy, the relevant telecommunications carriers and site drainage. (b) Council will require that electricity and telecommunications mains be placed underground. (c) Council will require that all new premises be provided 	Existing services can be readily augmented as required for the development.
		with state of the art telecommunications infrastructure utilising optic fibre or DSL technology.	



4.5 Crime Prevention Through Urban Design (CPTED) Development Control Plan

The facility has been designed to ensure safety of staff and visitors with active areas overlooking the street and parking areas. Landscaping will be designed in detail to minimise opportunities for hiding spots.



5. ENVIRONMENTAL ASSESSMENT

5.1 Introduction

The following environmental assessment has been undertaken having regard to the matters raised in the determination for environmental assessment requirements in the concept plan approval and factors considered reasonable to a consideration of the impacts of the proposal.

5.2 Surrounding Development

The site is surrounded by other sites suitable for development for employment generating uses. Adjoining and adjacent land is vacant and awaiting development. To the west of the site are the sites of major metal manufacturing industries BlueScope and Lysaght.

The proposed development it totally consistent with the emerging character of the area as reflected in the land use zoning controls that envisage and encourage the change of land use from rural urban fringe land uses to employment uses.

5.3 Soil and Water Impacts

A Stormwater Concept Plan has been prepared by Buckton Lysenko to accompany the application (Annexure 4). This identifies the strategy for managing stormwater across the site.

All stormwater falling onto roofs will be harvested and reused on site. Water from hardstand areas, circulation aisles and parking areas will drain to a GPT treatment facility and OSD system located in the south western corner of the site. Areas within the materials unloading area and the tank farms and the like will drain to the trade waste treatment facility (see Annexure 11).

The stormwater treatment strategy is generally consistent with that proposed in the approved concept plan.

The Stormwater Concept Plan contained in Annexure 4 includes proposals for erosion and sediment controls for the earthworks and construction activity.

5.4 Traffic and Parking Impacts

The traffic and access implications of the proposed development have been considered in the Traffic Impact Assessment prepared by TRAFFIX Traffic and Transport Planners (Annexure 7).

The assessment finds that:



The site enjoys excellent access to and from the arterial road network, using the road network that has been developed and constructed;

The expected generation from the development site is less than the generation that has been planned for this site (and the broader EPEA area generally) so that the road system will operate satisfactorily;

The proposed Goodman Fielder operation is a low order industrial use, with traffic demands at peak times that are moderate based on any assessment, with peak flows of only 42 veh/hr;

The proposed access arrangements are satisfactory. In addition, visitor cars and trucks have been physically segregated to maximise safety;

The resulting total floor area within the site will require between 47 spaces and 158 spaces based on RTA and Council requirements respectively. In response to this, the development proposes 125 spaces which is nevertheless satisfactory having regard for the known operational requirements of this purpose-built facility; and

The internal design arrangements comply with AS2890.1 and AS2890.2.

It is concluded that the proposed development is supportable on traffic planning grounds. The traffic impacts associated with the development are less than planned for this site in the concept plan approval.

5.5 Noise Impacts

The report contained in Annexure 8 investigates the acoustic impacts of the project during construction and operation. This includes traffic noise and the cumulative impacts of development.

The investigations find that the facility is expected to comply with the relevant operational noise criteria at sensitive residential locations once all planned developments are constructed. If residences along Lenore Lane remain the noise assessment indicates potential impacts from future night time trucking movements associated with the proposal and similar adjacent developments. It is probable that these residences are unlikely to remain following the upgrade to Lenore Lane and the increased demand for industrial development in the area. Given that surrounding properties are developing for industrial purposes, it is highly likely that the isolated residences will also be developed for industrial purposes which would absolve noise impacts.

The noise assessment recommends a number of measures to mitigate adverse noise impacts.

5.6 Air Quality Impacts

Construction

There is potential for the proposed construction activity to impact upon the local air quality should the proposed works generate significant levels of dust, particularly during dry and windy conditions. Emissions would also be generated by vehicles and machinery used in the



undertaking of the project works. These impacts, however, can be managed to ensure the potential impacts to the local air quality are insignificant. The following measures will be adopted:

- trucks entering and leaving the site carrying loads of potentially dust generating material would be covered;
- stockpiles of soil or other materials temporarily established would be covered or sprayed with water on a regular basis, particularly during dry or windy conditions;
- the site, particularly trafficable areas and stockpiles would be watered using a water cart or water spray to minimise dust emissions;
- all equipment used on site and trucks associated with the proposal should be maintained in an efficient operating condition and operated in a proper and efficient manner. Service records should be maintained;
- emissions generated by vehicles and machinery on site would be in accordance with DEC (formerly EPA) requirements;
- significant dust generating activities (i.e. surface grading) would be avoided in dry and windy conditions; and
- dust monitoring, such as the implementation of a series of dust deposit gauges (DDGs) and High Volume Air Samplers to identify dust sources would be undertaken if required.

Incorporation of air quality measures for the proposed works would ensure that the proposal meets air quality objectives as follows:

- to maintain existing air quality and improve local air quality where possible; and
- to ensure future development does not adversely affect existing air quality.

Operation

Dust extraction systems will be required for the processing and ingredients preparation room and will be operated with solid particle emissions meeting relevant guidelines. Inspections will be performed yearly as is likely to be required under an EPA license.

Other possible factory emissions are venting of the main building and the boiler flue gas neither is expected to create pollutants at unacceptable limits.

Site odour sources are limited and unpleasant odours at the site boundary are not expected.

The on site waste water treatment facility will have odour minimisation measures such as emissions scrubbing from its sludge capture tanks. All licensing requirements will be satisfied.

Impact Assessment

The sir quality impacts of the development have been considered by ERM in a report contained in Annexure 13. This report assesses the potential construction and operation phases of the Goodman Fielder development and finds that the manufacturing operations are not anticipated to represent a significant impact to local air quality.



6. DRAFT STATEMENT OF COMMITMENTS

The concept plan approval requires future development to be carried out generally in accordance with the concept plan and the Statement of Commitments. The relevant Commitments for the project are:

- B. The Proponent will obtain a Construction Certificate prior to the implementation of the engineering and building works.
- C. Prior to the issue of a construction certificate for the proposed building, the proponent will prepare and submit to Penrith Council for approval a landscape concept plan prepared in accordance with Council's Landscape DCP
- D. Should Aboriginal objects be found during the works envisaged by the development the Department of Environment and Conservation will be informed (as required by the provisions of the National Parks and Wildlife Act 1974 (NSW)). The Proponent acknowledges that subject to an assessment of the extent, integrity and significance of any exposed objects, applications under either Section 87 or Section 90 of the National Parks and Wildlife Act may be required before work could resume.

6.1 Urban Design

A. Development will take place generally in accordance with design guidelines contained in the Erskine Park Employment Area DCP.

6.2 Environmental Management

- A. Prior to construction commencing, the proponent will establish a complaints handling procedure available for community complaints.
- B. The proponent will implement the Construction Environmental Management Plan contained in Annexure 9 of the Environmental Assessment which outlines all environmental management practices and procedures to be followed during the construction of the project.
- C. The proponent will prepare and implement an Operation Environmental Management Plan to outline all environmental management practices and procedures to be followed following the completion of construction. The OEMP is to contain the following plans:
 - a. a Stormwater Management Plan indicating the means of managing stormwater run-off from the site and from each development site;
 - b. Dust Management Plan indicating the measures proposed to manage dust and dust related hazards from the operation of the plant;



- c. a water reuse plan indicating means of harvesting rainwater from the site and the uses to which this rainwater will be put.
- D. A Hazardous Area Study will be undertaken of the dry mix production facility prior to installation to ensure that the facility complies with Australian Standard AS4745:2004 "Code and Practice for Handling Combustible Dusts".
- E. The construction contractor will establish a Safety Plan before work commences on-site to detail safe work methods and procedures to be followed on-site and to ensure compliance with OH&S and statutory requirements. Such a plan to address safety risks during demolition, excavation and construction activity, including:-
 - stability of adjacent structures;
 - excavation support;
 - falls from heights;
 - protection of the public;
 - traffic controls around the perimeter of the site; and
 - working with high voltage electrical supply.

6.3 Services

A. The proponent will comply with the requirements of relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development.



7. CONCLUSION

An assessment of the impacts of the proposed development indicates that, subject to the implementation of appropriate mitigative measures and in particular, those identified in the Statement of Commitments forming part of the concept plan approval, the project will not result in any significant adverse long-term social or environmental outcomes.

The Environmental Assessment concludes that the site is suitable for the project and that the project is consistent with the public interest. Any potential negative impacts will be substantially mitigated by the measures outlined in the report.

The provision of industrial land in the locality will make a significant positive contribution to the economic base and social diversity of the City of Penrith. This Environmental Assessment finds that project can occur in a manner which is sustainable, recognises biodiversity qualities and that has no significant impact on the environment. On this basis, approval of the project application is warranted.