

The URBIS logo consists of the word "URBIS" in a bold, white, sans-serif font. To the right of the text is a white square frame that is partially open on the right side. A white horizontal line extends from the right side of this square frame across the top of the page.

URBIS

HUNTINGWOOD PROCESSING EXPANSION

Scoping Report

Prepared for

CHARTER HALL HOLDINGS PTY LTD

9 April 2021

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Peter Strudwick
Associate Director	Erin Dethridge
Project Code	P0026451
Report Number	Revised Final

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

CONTENTS

1.	Introduction	1
2.	Strategic Context.....	3
3.	Project	7
4.	Statutory Context	9
5.	Engagement	14
5.1.	Early Engagement	14
5.1.1.	Residential and Sensitive Uses	14
5.2.	Engagement to be carried Out.....	15
5.2.1.	Key Stakeholders and Agencies	15
6.	Proposed Assessment of Impacts	17
6.1.	Matters Requiring Further Assessment	17
6.1.1.	Amenity	17
6.1.1.1.	Noise and Vibration	17
6.1.1.2.	Odour.....	17
6.1.1.3.	Visual.....	17
6.1.2.	Access	17
6.1.2.1.	Access, Traffic and Parking.....	17
6.1.3.	Biodiversity	18
6.1.3.1.	Terrestrial Flora and Fauna	18
6.1.4.	Land.....	18
6.1.4.1.	Stability, Soil Chemistry and Topography	18
6.1.5.	Hazards and Risks	18
6.1.5.1.	Land Contamination	18
6.1.5.2.	Dangerous Goods	18
6.1.5.3.	Waste.....	18
6.1.6.	Water	18
6.1.6.1.	Hydrology	18
6.1.7.	Air	19
6.1.7.1.	Particulate Matter	19
6.1.8.	Economic.....	19
6.1.8.1.	Livelihood	19
6.1.8.2.	Natural Resource Use	19
6.2.	Matters Requiring No Further Assessment.....	19
7.	Conclusion.....	22
	Disclaimer.....	23

Appendix A	Cost Estimate
Appendix B	Scoping Summary Table
Appendix C	Preliminary Concept Plans
Appendix D	Aboriginal Object Due Diligence Assessment

FIGURES

Figure 1 - Site Context.....	1
Figure 2 – Location Plan.....	3
Figure 3 - Site Photographs.....	5
Figure 4 - Preliminary site plan showing project area	8

Figure 1- Location of Residential and Sensitive Land Uses 15

PICTURES

Picture 1 - Huntingwood Drive Frontage 5

Picture 2 – Interface to Huntingwood Drive and Brabham Drive intersection 6

Picture 3 - Brabham Drive Frontage 6

TABLES

Table 1 - Site Characteristics.....3

Table 2 – Overview of Proposed Development7

Table 3 – Summary of Key Statutory Requirements.....9

Table 4 - BLEP Principal Development Standards Compliance Table.....12

Table 5 - No Further Assessment Requirements.....18

Table 6 - Scoping Summary Table.....25

1. INTRODUCTION

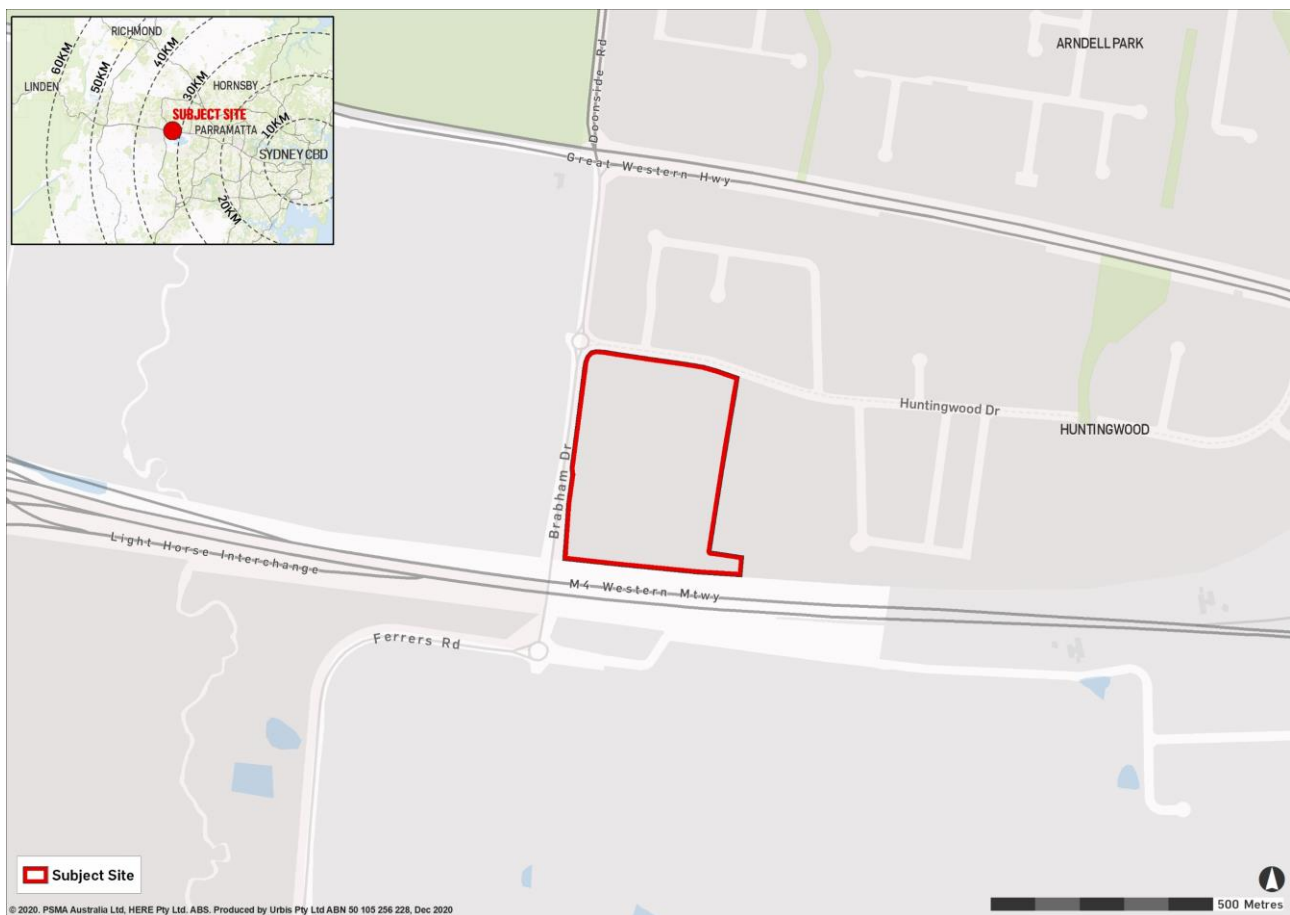
This Scoping Report has been prepared by Urbis Pty Ltd on behalf of Charter Hall Holdings Pty Ltd (**Charter Hall**), the land owner and Proponent for this project. This Scoping Report constitutes a request for Secretary's Environmental Assessment Requirements (**SEARs**) to guide the preparation of an Environmental Impact Statement (**EIS**) that will accompany a State Significant Development Application (**SSDA**).

Charter Hall is exploring an opportunity to expand their existing operations at 65 Huntingwood Drive, Huntingwood (**the site**) to include the residual land in the north-west corner of the site. The location of the site is shown in **Figure 1**.

Broadly, the project involves:

- Construction of a processing facility covering approximately 23,800sqm to the west of the existing building.
- New ingredient silo along the Huntingwood Drive frontage
- Relocation of a storage building to the east of the existing building and construction of a new warehouse to the south.
- New loading area above two levels of basement car parking (470-480 spaces) at the north-west corner of Huntingwood Drive and Brabham Drive.
- Pedestrian access tunnel linking the new car park with the proposed and existing processing buildings.
- Tree removal within the north-west portion of the site.

Figure 1 - Site Context



Source: Urbis

Pursuant to Section 4.36(2) of the Environmental Planning and Assessment Act 1979 (**EP&A Act**):

(2) A State environmental planning policy may declare any development, or any class or description of development, to be State significant development

The proposal is State Significant Development (**SSD**) under Section 4.36 of the EP&A Act as the development has a capital investment value (**CIV**) in excess of \$30 million and involves food and beverage processing, including bakery under Schedule 1, Clause 3(b) of the *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)*.

To support the request for SEARs, this Scoping Report provides the following:

- An overview of the site and context;
- A description of the proposed development;
- An overview of the relevant statutory and strategic framework; and
- An overview of the likely environmental and planning impacts.

Preliminary concept plans prepared by HLA Architects accompany the Scoping Report. These plans will be refined during the preparation of the EIS, including further detailed investigations and assessment of key issues identified within the SEARs.

In accordance with the Department of Planning, Industry and Environment's (**DPIE**) new protocol of conducting 'scoping meetings' prior to formal lodgement of SEARs, a meeting was held on 18 January 2021 with key Departmental staff to discuss the proposed development. This satisfies the requirement for a 'scoping meeting'.

2. STRATEGIC CONTEXT

The site is located within the Huntingwood Industrial Estate, 32km west of the Sydney CBD and 4km south of Blacktown Town Centre. The site is situated along the southern boundary of Huntingwood, bordering the Western Motorway (M4) to the south and Huntingwood Drive to the north. Huntingwood Estate is located within the Western Sydney Employment Area, which has been identified as having the potential to support future growth in economic activity.

An aerial photograph of the site is provided at **Figure 2** and an overview of the site characteristics is contained in **Table 1**. Photos of the site are provided at **Figure 3**.

Figure 2 – Location Plan



Source: Urbis

Table 1 - Site Characteristics

Component	Description
Address and Legal Description	65 Huntingwood Drive, Huntingwood Lot 1 DP866251
Site Area	Total area of 163,933 sqm (16.4 ha)
Current Use	The current operations on the site involve food processing (bakery) which operates 24 hours a day, seven days a week. The site currently contains three large freestanding industrial buildings, the main 'L-shaped' processing building to the north and two warehouses to the south. One of these warehouses consists of a high-bay facility that was recently completed in

Component	Description
	<p>accordance with Development Application No. DA-18-00883 approved by Blacktown City Council on 24 December 2018.</p> <p>The balance of the site includes small ancillary buildings, car parking, loading areas and privately used open space. The north-west corner of the site currently acts as an on-site detention (OSD) basin.</p>
Topography	<p>As shown in Figure 3, the north-western corner of the site (which is to be developed) sits up to approximately 4m above the surrounding road reserves. The balance of the site is reasonably flat with a slight fall towards the north-west.</p>
Access	<p>Vehicular access to the site is via an existing entry and exit driveway (Liberty Road) at the Huntingwood Drive frontage. Access is also available from Brabham Drive to the car parking associated with the high-bay warehouse in the southern portion of the site.</p> <p>Separate heavy vehicle access to the site is available from Huntingwood Drive adjacent to the eastern boundary. Heavy vehicle access to the high-bay warehouse is also available from Brabham Drive.</p> <p>The site is well positioned in terms of access to arterial and main roads, with the M4 Motorway to the immediate south of the site. Public transport in the form of bus services are available along Brabham Drive and Huntingwood Drive.</p>
Vegetation	<p>The north-western corner of the site includes planted trees and vegetation along the driveway from Huntingwood Drive and around the north-western corner. The site is not mapped under the NSW Government Biodiversity Values Map (accessed 21 December 2020).</p>
Heritage	<p>The site is not identified as a heritage item and is not located in a heritage conservation area (HCA).</p>
Surrounding Context	<p>The site is located within the industrial estate of Huntingwood, with recent large industrial developments to the north-west and east of the site. The surrounding area generally consists of light industrial land uses.</p> <ul style="list-style-type: none"> ▪ North: To the north of the site, several light industrial warehouses and a large single storey commercial building characterise the land use. A large data centre occupied by Amazon was recently constructed on the opposite corner of Huntingwood Drive and Brabham Drive. ▪ East: To the east of the site is a large commercial building occupied by Endeavour Energy, further east are several light industrial warehouses. ▪ South: South of the site is the M4 Motorway, consisting of a three-lane dual carriageway. Further south is the Eastern Creek Raceway and entertainment precinct and includes a hotel, raceway and commercial land uses.

Component	Description
	<ul style="list-style-type: none"> ▪ West: To the west of the site, land use is dominated by the Bungaribee Industrial Estate featuring multiple warehouse and distribution centres for Metcash, Linfox and Toll.

Figure 3 - Site Photographs



Picture 1 - Huntingwood Drive Frontage



Picture 2 – Interface to Huntingwood Drive and Brabham Drive intersection



Picture 3 - Brabham Drive Frontage

Source: Google Photos

3. PROJECT

The proposed development comprises the expansion of the existing food processing operations at 65 Huntingwood Drive, Huntingwood.

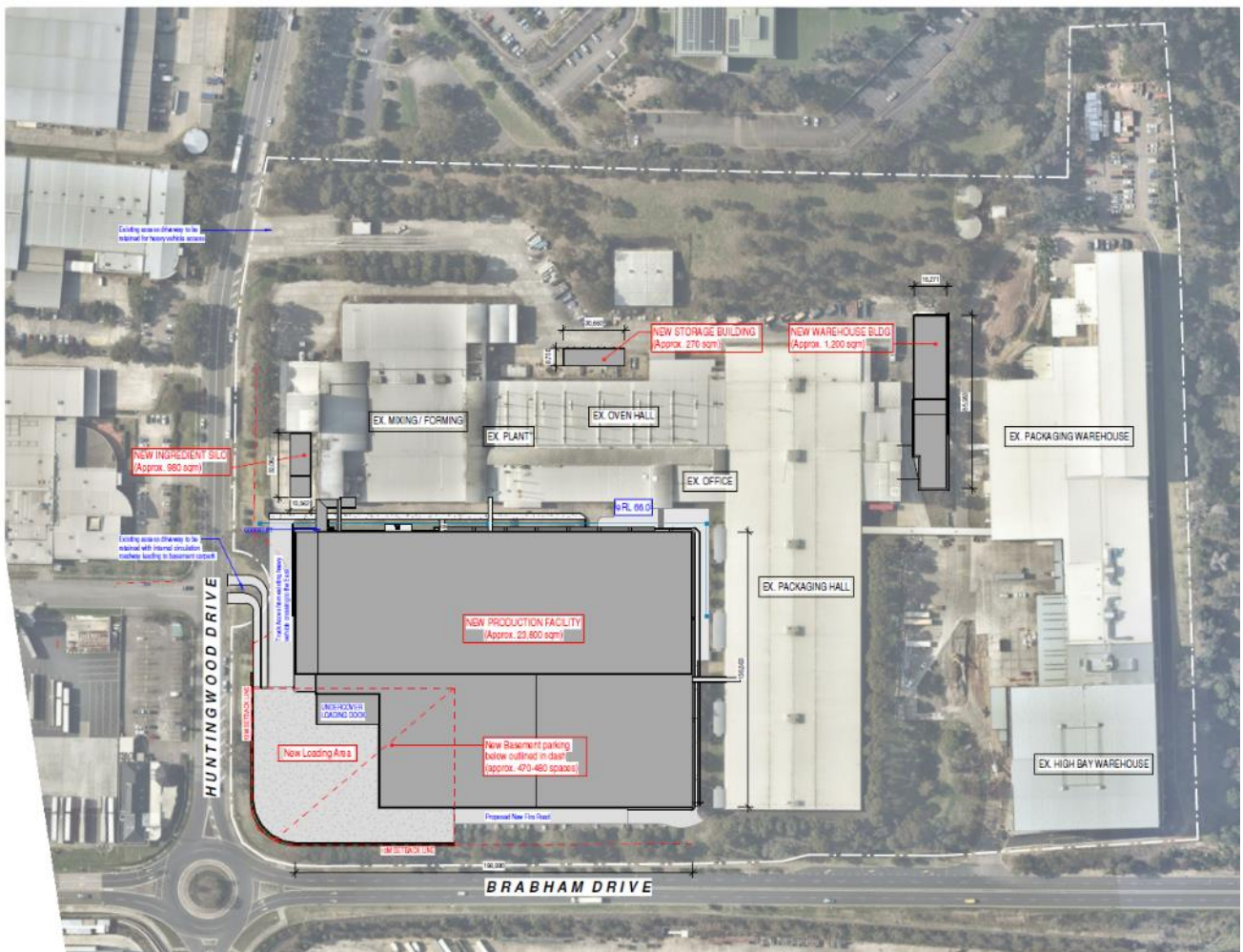
The development is outlined in **Table 2** and project area detailed in the Preliminary Site Plan at **Figure 4**. Concept plans of the proposed development are provided in **Appendix C**.

Table 2 - Overview of Proposed Development

Element	Proposed
Site Preparation	<ul style="list-style-type: none"> ▪ Removal of existing car parking, driveway and ancillary structures. ▪ Vegetation clearing. ▪ Excavation for car park and bulk earthworks and supporting structures. ▪ Drainage connections. ▪ Land stabilisation.
Construction Summary	<ul style="list-style-type: none"> ▪ Construction of a processing facility covering approximately 23,800sqm to the west of the existing building. ▪ New ingredient silo building (980sqm) along the Huntingwood Drive frontage. ▪ Relocation of an existing storage building (270sqm) to the east of the existing building and construction of a new warehouse (1,200sqm) to the south. ▪ Pedestrian access tunnel linking the new basement car park with the proposed and existing processing buildings. ▪ The existing OSD basin will be replaced with an OSD tank below the basement car park. ▪ Landscaped setbacks along both street frontages to screen new processing facility and loading area.
Timing	<ul style="list-style-type: none"> ▪ It is anticipated that the project will be constructed in a single stage. ▪ Construction is expected to commence in November 2021 and take approximately 14-16 months.
Access and Parking	<ul style="list-style-type: none"> ▪ New loading area above two levels of basement car parking (470-480 spaces) at the north-west corner of Huntingwood Drive and Brabham Drive. ▪ Trucks will utilise the existing access point adjacent to the eastern boundary of the site. ▪ The existing (westernmost) vehicle access to Huntingwood Drive will be retained and upgraded to provide access to the new basement car park.
Gross Floor Area	<ul style="list-style-type: none"> ▪ Existing: 52,089sqm ▪ Proposed: 43,642sqm ▪ Total: 93,881sqm (57.2% site coverage)

Element	Proposed
Building Height	<ul style="list-style-type: none"> Processing building: 14.6m Ingredient silo: 29.32m
Hours of Operation	<ul style="list-style-type: none"> The facility will continue to operate 24 hours per day, seven days per week
Signage	<ul style="list-style-type: none"> Wayfinding signage and building identification signage will be proposed and detailed in the EIS.

Figure 4 - Preliminary site plan showing project area



Source: HLA Architects

4. STATUTORY CONTEXT

The site is located within the Blacktown Local Government Area (LGA). As such, the relevant Acts and environmental planning instruments relating to the site and relevant considerations for the SSDA are as follows:

- Environmental Planning and Assessment Act 1979 (**EP&A Act**);
- Biodiversity Conservation Act 2016 (**BC Act**);
- State Environmental Planning Policy (State and Regional Development) 2011 (**SRD SEPP**);
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (**SEPP 33**);
- State Environmental Planning Policy No 55—Remediation of Land and Draft Remediation of Land SEPP (**SEPP 55**);
- State Environmental Planning Policy No.64 –Advertising Signage (**SEPP 64**);
- State Environmental Planning Policy (Infrastructure) 2007 (**ISEPP**);
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (**Vegetation SEPP**); and
- Blacktown Local Environmental Plan 2011 (**BLEP**).

The key statutory requirements that are relevant to the site and the project are summarised in **Table 3**.

Table 3 – Summary of Key Statutory Requirements

Matter	Guidance
Power to grant consent	<p>Pursuant to Section 4.36(2) of the EP&A Act:</p> <p><i>(2) A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.</i></p> <p>In accordance with Schedule 1 of the SRD SEPP, development that has a CIV of more than \$30 million for the purpose of food and beverage processing (including bakery) are classified as SSD:</p> <p>3 Agricultural produce industries and food and beverage processing</p> <p><i>Development that has a capital investment value of more than \$30 million for any of the following purposes—</i></p> <p><i>(a) abattoirs or meat packing, boning or products plants, milk or butter factories, fish packing, processing, canning or marketing facilities, animal or pet feed production, gelatine plants, tanneries, wool scouring or topping or rendering plants,</i></p> <p><i>(b) cotton gins, cotton seed mills, sugar mills, sugar refineries, grain mills or silo complexes, edible or essential oils processing, breweries, distilleries, ethanol plants, soft drink manufacture, fruit juice works, canning or bottling works, <u>bakeries</u>, small goods manufacture, cereal processing, margarine manufacturing or wineries,</i></p> <p><i>(c) organic fertiliser plants or composting facilities or works.</i></p> <p>The proposed works have an estimated CIV of \$66.8 million (refer Appendix A) and accordingly, the proposal is SSD for the purposes of the SRD SEPP.</p> <p>In accordance with Section 4.5 of the EP&A Act, the Independent Planning Commission is designated as the consent authority if there is a Council objection to the DA or there are more than 25 submissions. Unless otherwise</p>

Matter	Guidance
	<p>declared, the Minister will be the consent authority for the SSDA (refer Clause 8A of the SRD SEPP).</p> <p>The Minister (or the Minister's delegate) will be required to take into consideration the matters listed under section 4.15 of the EP&A Act when determining the development application. These matters will be addressed in the EIS for the proposed development.</p>
Permissibility	<p>The site is zoned IN2 Light Industrial in the BLEP. The proposed expansion of the existing processing operations would be considered 'General industry':</p> <p>general industry means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.</p> <p>industrial activity means the <u>manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.</u></p> <p>General industry is not listed as a prohibited use in the land use table and is therefore permitted with consent in the IN2 zone.</p>
Other approvals	Not applicable
Pre-conditions to exercising the power to grant approval	Not applicable
Mandatory matters for consideration	<p>Biodiversity Conservation Act</p> <p>In accordance with section 7.9(2) of the Biodiversity Conservation Act 2016 (BC Act), an SSDA is required to be accompanied by a biodiversity development assessment report (BDAR). However, a BDAR waiver may be granted should it be determined by DPIE and the DPIE Biodiversity Conservation Division that the proposed development is not likely to have any significant impact on biodiversity values.</p> <p>Preliminary investigations have been undertaken by Eco Logical Australia Pty Ltd. These investigations confirmed that the site contains planted native vegetation that is associated with Cumberland Plain Woodland, which is listed as a Critically Endangered Ecological Community (CEEC) under the BC Act and Environmental Protection and Biodiversity Act (EPBC Act). Given that much of the vegetation has been established through landscape plantings, Eco Logical determined that the vegetation does not represent a threatened ecological community.</p> <p>A BDAR will be prepared for the proposed tree removal to accommodate the development and submitted with the EIS.</p> <p>SEPP No. 33 – Hazardous and Offensive Development</p> <p>SEPP 33 ensures appropriate mitigation measures are employed to reduce the impact of development with hazardous or offensive industries. Any future</p>

Matter	Guidance
	<p>proposal to store dangerous goods will be subject to assessment under SEPP 33.</p> <p>The existing facility uses refrigerants and it is expected that the expanded operations will use additional amounts of refrigerants in relation to the cold storage areas. The quantities of refrigerant and other potentially hazardous materials will be assessed in accordance with SEPP 33.</p> <p>SEPP No. 55 – Remediation of Land (and Draft Remediation of Land SEPP)</p> <p>SEPP 55 provides a state-wide planning approach to the remediation of contaminated land. SEPP 55 requires the consent authority to consider whether the subject land of any rezoning or development application is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, the consent authority must be satisfied that the land can and will be remediated before the land is used for that purpose.</p> <p>The EIS will be supported by a Preliminary Site Investigation (PSI) and subsequent additional studies if recommended or required by the PSI.</p> <p>SEPP No. 64 – Advertising and Signage</p> <p>SEPP 64 aims to ensure that signage is compatible with the desired amenity and visual character of the area; provides effective communication in suitable locations; and is of high-quality design and finish.</p> <p>An assessment of the proposed signage against Schedule 1 of SEPP 64 will be included as part of the EIS prepared in support of the SSDA.</p> <p>SEPP (Infrastructure) 2007</p> <p>ISEPP identifies the environmental assessment category into which different types of infrastructure and services development are classified. The ISEPP requires certain traffic generating developments to be referred to Transport for NSW (TfNSW).</p> <p>In accordance with the ISEPP, commercial premises and industry of 15,000 m² or greater in size require referral to RMS. The Proponent will consult with the TfNSW during preparation of the EIS for the project, which will be referred to TfNSW for review and comment during the public exhibition period.</p> <p>Clause 104 of ISEPP states that the following is classified as ‘traffic generating activity’:</p> <ul style="list-style-type: none"> ▪ Industry involving additional gross floor area (GFA) that exceeds 20,000sqm ▪ Car parks for 200 or more parking spaces <p>The proposed development involves additional GFA that exceeds 20,000sqm and a new basement car park with 470-480 car spaces. The proposed development is therefore classified as ‘traffic generating development.’</p>

Matter	Guidance												
	A Traffic Impact Assessment will be prepared to consider the traffic impacts of the proposed development and submitted with the EIS.												
	SEPP (Vegetation in Non-Rural Areas) 2017 The Vegetation SEPP aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State. This SEPP applies to vegetation in any non-rural area of the State that is declared by a development control plan to be vegetation to which this policy applies. The BDCP defines prescribed trees that require development consent, which are described as a perennial plant with a self-supporting stem that: <ul style="list-style-type: none">▪ Has a height of more than 3m; and/or▪ Has a trunk diameter of more than 200mm or more measured 1m above ground level. As mentioned previously in Section 4.2 , a BDAR will be prepared for the proposed tree removal and submitted with the EIS.												
	Blacktown Local Environmental Plan 2011 An assessment of the preliminary concept plans against the principal development standards within the BLEP 2011 is provided below. Table 4 - BLEP Principal Development Standards Compliance Table												
	<table><tr><th>Development Standard</th><th>Control</th><th>Compliance</th></tr><tr><td>4.3 Height of Buildings</td><td>Not specified.</td><td>Yes The proposed development will have a maximum height of 29.32m.</td></tr><tr><td>4.4 Floor Space Ratio</td><td>Not specified.</td><td>Yes The proposed development will have a total GFA of 43,642 sqm. Together with the existing development, the proposed FSR for the entire site is 0.57:1.</td></tr><tr><td>5.10 Heritage Conservation</td><td>Conserve environmental heritage including the significance of heritage items and heritage conservation areas, archaeological sites, Aboriginal objects and Aboriginal places of heritage significance.</td><td>Yes The site does not contain a heritage item and is not located in a HCA.</td></tr></table>	Development Standard	Control	Compliance	4.3 Height of Buildings	Not specified.	Yes The proposed development will have a maximum height of 29.32m.	4.4 Floor Space Ratio	Not specified.	Yes The proposed development will have a total GFA of 43,642 sqm. Together with the existing development, the proposed FSR for the entire site is 0.57:1.	5.10 Heritage Conservation	Conserve environmental heritage including the significance of heritage items and heritage conservation areas, archaeological sites, Aboriginal objects and Aboriginal places of heritage significance.	Yes The site does not contain a heritage item and is not located in a HCA.
	Development Standard	Control	Compliance										
4.3 Height of Buildings	Not specified.	Yes The proposed development will have a maximum height of 29.32m.											
4.4 Floor Space Ratio	Not specified.	Yes The proposed development will have a total GFA of 43,642 sqm. Together with the existing development, the proposed FSR for the entire site is 0.57:1.											
5.10 Heritage Conservation	Conserve environmental heritage including the significance of heritage items and heritage conservation areas, archaeological sites, Aboriginal objects and Aboriginal places of heritage significance.	Yes The site does not contain a heritage item and is not located in a HCA.											

Matter	Guidance		
	7.1 Flood Planning	Minimise the flood risk to life and property associated with the use of land.	<p>Yes</p> <p>The site is not identified as flood prone land. Notwithstanding this, the north-western corner of the site currently acts as an OSD basin and will be accommodated within the proposed development.</p>
	7.2 Terrestrial Biodiversity	Maintain terrestrial biodiversity by protecting native fauna and flora, ecological processes and encouraging the conservation and recovery of native fauna and flora.	<p>Yes</p> <p>The site is not identified as containing biodiversity. A Biodiversity Development Assessment Report (BDAR) will accompany the EIS.</p> <p>Refer to Section 4.2 for further discussion.</p>
	7.9 Frontage to Roads in SP2 Zone	<p>Applies to land that has a frontage to a road within SP2 Infrastructure, identified as 'Local road' or 'Classified road'. Brabham Drive is zoned SP2 Local Road.</p> <p>Development consent must not be granted to development, unless the consent authority has considered where practical, whether vehicular access to the land is provided by a road other than an SP2 road.</p>	<p>Yes</p> <p>The development does not involve new vehicle access to Brabham Drive. The proposal will utilise the two existing vehicle access points to Huntingwood Road.</p>

5. ENGAGEMENT

5.1. EARLY ENGAGEMENT

At this stage of the project, early engagement has been limited to a pre-lodgement meeting with Blacktown Council, which was held on 10 February 2021. This meeting was an opportunity for the Proponent to brief Council officers on the project.

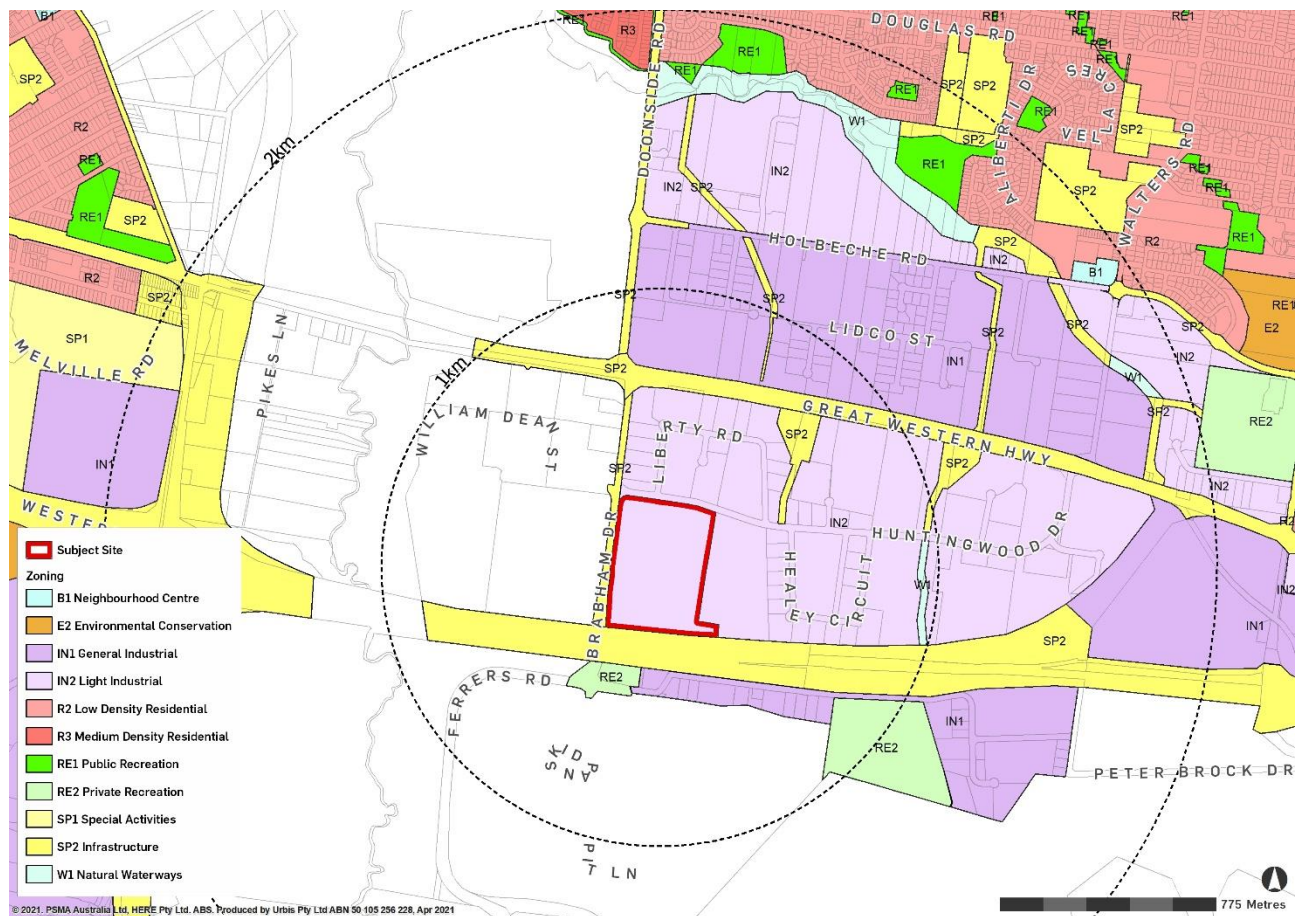
The following matters were raised by Council and are to be addressed in the EIS:

- Stage 2 site contamination report must be submitted in accordance with SEPP 55.
- Arboricultural Impact Assessment to be submitted. The new processing facility requires the removal of a large number of trees on-site. Proponent should consider measures to retain or rehabilitate any of the existing trees or details of regeneration in lieu of areas where it is not practical to retain trees. Tree replacement at a rate of two new trees for each tree removed is recommended.
- Cut and fill plan and details of retaining walls to be submitted.
- Waste management plan to be submitted outlining storage and disposal of waste during construction and the on-going use of the site for food processing.
- Landscape plans to be submitted. Screen planting required along the corner to soften the hardstand area, parking areas and visual enhancement purposes.
- Any signage must address SEPP 64 – Advertising and Signage.
- Works are to comply with the National Construction Code (**NCC**).
- Accessibility Report to be submitted to confirm the new buildings will be accessible from the boundary of the site to common areas.
- Proposal to demonstrate how it will integrate with existing buildings including food processing between the processing facilities, truck movements and car parking, drainage, landscaping, traffic and road circulation.
- EIS to outline what staff recreation will be available and how it will be sufficient for the total number of staff on-site.
- Materials and finishes are to be of a high-quality and sympathetic to the character of surrounding properties and the locality.
- The building mass should be well-resolved to address the visual prominence, particularly the new processing facility and car parking at the corner of Huntingwood Drive and Brabham Drive.
- Comprehensive traffic impact assessment to be submitted and address the following:
 - Demonstrate that there is sufficient parking on-site for the new and existing development in accordance with the parking rates detailed in the Blacktown Development Control Plan (**DCP**) 2015.
 - Compliant truck and parking paths and sightlines.
- Permanent on-site detention is required.
- An Odour Report is required to consider the impact of odour from the development onto adjoining development.

5.1.1. Residential and Sensitive Uses

The project involves the expansion of existing operations in an established industrial precinct with no sensitive land uses nearby. The closest residential and sensitive land uses are shown in **Figure 5** and are located over 1.8km from the site.

Figure 5- Location of Residential and Sensitive Land Uses



Source: Urbis

Given there are no sensitive land uses within the immediate area, the Proponent does not intend to undertake dedicated engagement at this stage of the project. The EIS and supporting documentation will, however, be placed on public exhibition in accordance with the SSD process.

5.2. ENGAGEMENT TO BE CARRIED OUT

5.2.1. Key Stakeholders and Agencies

Engagement will take place with key stakeholders and agencies during the preparation of the EIS. We will continue to liaise with key services and agencies throughout the course of the EIS preparation.

The following key stakeholders have been identified:

- Department of Planning, Industry and Environment
- Blacktown City Council
- Environment, Energy and Science of DPIE
- Transport for NSW
- Fire and Rescue
- Sydney Water
- Environmental Protection Agency
- Relevant public utility providers

- Surrounding property owners/businesses

The proposed engagement will include the following:

- Direct consultation with agencies in the preparation of detailed specialist studies and the EIS.
- A fact sheet will be sent to neighbouring businesses and stakeholders identified that outlines the proposal, the benefits, the planning process and the consultation process. The letter will provide information on how to give feedback and how that feedback will be used.
- An Engagement and Communication Outcomes Report will accompany the EIS.
- The EIS and supporting documentation will be placed on public exhibition once DPIE has reviewed the EIS to confirm that it has satisfactorily responded to each of the issues identified in the SEARs. The key stakeholders will be provided with an additional opportunity to review the project, including the final development plans and the detailed specialist studies and assessment reports accompanying the final EIS.

6. PROPOSED ASSESSMENT OF IMPACTS

This section identifies the matters that require further assessment in the EIS and the approach that will be taken to assess each matter. A scoping summary table for the project is provided at **Appendix B**.

6.1. MATTERS REQUIRING FURTHER ASSESSMENT

6.1.1. Amenity

6.1.1.1. Noise and Vibration

A standard noise and vibration assessment will be undertaken to demonstrate compliance with the EPA's Noise Policy for Industry, the Interim Construction Noise Guidelines and Road Noise Policy. Noise impacts associated with the development are most likely to occur during the construction phase and due to existing 24 hour, 7 days per week operations.

Given the context of the site within an established industrial precinct, receptors in the vicinity of the site are generally industrial and commercial in nature. The closest residential receptors are in Arndell Park, approximately 1.8 km to the north of the site and in Minchinbury, approximately 2.5 km to the west of the site. Given this distance, the noise impacts of the proposed development are anticipated to be manageable within an acceptable range.

6.1.1.2. Odour

A standard odour assessment will be undertaken in accordance with the EPA's Technical Notes – Assessment and management of odour from stationary sources in NSW. The assessment will consider potential increases in the odour emanating from the site during the expanded operations. The proposal provides for an increase in the capacity of the existing operations and therefore the level of odour emanating from the site is not expected to increase significantly. As highlighted previously, the closest residential receptors are located 1.8km from the site and therefore odour impacts from the proposed development are anticipated to be manageable within an acceptable range.

6.1.1.3. Visual

The EIS will outline how the potential visual impacts of the processing facility, ingredient silo and loading area/car park are minimised. The final architectural package will detail the rationale for the siting and layout of the proposed development, including loading and access arrangements.

Given the location of the site within an established industrial precinct, the visual analysis will involve a minor assessment within the EIS and consideration will be given to the visual impact of the proposed development when viewed from the surrounding area, including Huntingwood Drive and Brabham Drive. The overall design will consider architectural appearance and landscape treatment to ensure a high-quality street presentation.

6.1.2. Access

6.1.2.1. Access, Traffic and Parking

A traffic impact assessment will be undertaken to address:

- Construction traffic impacts, including access for construction vehicles;
- Potential impacts on the surrounding road network due to the increased traffic generation associated with the operation of the development;
- On-site parking requirements;
- Internal road design; and
- Additional loading docking design.

The standard assessment will be undertaken in accordance with the Guide to Traffic Generating Developments Version 2.2 (RTA, 2002), Blacktown DCP and Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2013).

The traffic impact assessment will include traffic surveys and detailed modelling to assess the intersection of Huntingwood Drive and Brabham Drive which has the potential to be impacted by the additional traffic generation to the site.

6.1.3. Biodiversity

6.1.3.1. Terrestrial Flora and Fauna

The EIS will investigate existing flora and fauna within the site, including any potential threatened species that may be impacted during the construction of the proposed development.

As mentioned previously in **Section 4.2**, the site contains planted native vegetation associated with Cumberland Plain Woodland, an CEEC under the BC Act and EPBC Act. Notwithstanding this, the field study undertaken by Eco Logical determined that the vegetation within the site did not satisfy the criteria for listing under the EPBC Act as the patch size was less than 0.5 ha in size.

A BDAR will be undertaken in accordance with the Framework for Biodiversity Assessment (Office and Environment and Heritage, 2014) and the NSW Biodiversity Offsets Policy for Major Projects (Office and Environment and Heritage, 2014).

An Arboricultural Impact Assessment will be undertaken to consider measures to retain or rehabilitate any of the existing trees or details of regeneration in lieu of areas where it is not practical to retain trees. Where feasible, tree regeneration at a rate of two new trees for each tree removed will be considered and will be documented in the landscape plans.

6.1.4. Land

6.1.4.1. Stability, Soil Chemistry and Topography

A standard geotechnical assessment will be submitted with the EIS, which will outline the existing ground and groundwater conditions on the site and recommended construction and structural methods for the proposed development and basement car park.

6.1.5. Hazards and Risks

6.1.5.1. Land Contamination

As required by Council, a standard Stage 2 Detailed Site Investigation (**DSI**) will be undertaken for the proposed development in accordance with SEPP 65. Where contaminants are identified which warrant remediation, a Remedial Action Plan (**RAP**) will be prepared to document the remedial strategy that will ensure the site will be suitable for the proposed industrial land use.

6.1.5.2. Dangerous Goods

A standard hazard assessment will be prepared as part of the EIS for the proposed, consistent with the requirements of SEPP 33. The assessment will be undertaken in accordance with the Hazardous and Offensive Development Application Guidelines: Applying SEPP 33 (DoP 2011).

6.1.5.3. Waste

A standard waste management plan will be prepared for the construction and operational phases of the development and will detail proposed waste management practices. Where possible, all demolition, construction and operational waste will be reused or recycled. The waste management plan will be undertaken in accordance with the Waste Classification Guidelines (DECCW, 2009).

6.1.6. Water

6.1.6.1. Hydrology

Potential changes to the hydrology of the site will be addressed in the standard soil and water assessment, including potential erosion and sedimentation impacts during construction of the development and required OSD. The stormwater management plan will be prepared in accordance with Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom 2004) and Volume 2 (A. Installation of Services; B. Waste Landfills; C. Unsealed Roads; D. Main Roads; E. Mines and Quarries) (DECC 2008).

6.1.7. Air

6.1.7.1. Particulate Matter

The EIS will include a minor assessment of potential impacts on local and regional air quality, including details of any proposed mitigation measures that will prevent (or reduce) the generation and emission of dust particles during construction.

6.1.8. Economic

6.1.8.1. Livelihood

A minor assessment of economic impacts of the proposal will be detailed within the EIS noting the proposal involves the expansion of existing industrial operations. It is anticipated that the proposed expansion of the existing processing facilities will deliver significant economic benefits by creating additional job opportunities during construction and operation.

6.1.8.2. Natural Resource Use

The EIS will demonstrate the way in which Ecologically Sustainable Development (ESD) principles have been incorporated into the siting and design of the proposed development. This minor assessment will identify potential measures to be implemented into the building design and construction to minimise the environmental footprint of the development, including opportunities to avoid or minimise the demand for water, power, etc.

6.2. MATTERS REQUIRING NO FURTHER ASSESSMENT

Table 5 summarises the relevant matters that require no further assessment in the EIS.

Table 5 – No Further Assessment Requirements

Matter	Justification
Historic Heritage	The site and immediately surrounding area do not contain a heritage item and are not located in an HCA.
Aboriginal Heritage	<p>An Aboriginal Object Due Diligence Assessment has been undertaken by Urbis and is provided at Appendix D. This report was prepared to investigate whether the proposed development will have the potential to harm Aboriginal sites or archaeological resources that may exist within the subject area and inform the proposed development of any Aboriginal archaeological and heritage constraints. The assessment was prepared in accordance with the Due Diligence Code, and included the following:</p> <ul style="list-style-type: none">▪ Comprehensive background research of the Aboriginal Heritage Information Management System (AHIMS) register.▪ Searches of statutory and non-statutory heritage listings.▪ Analysis of previously conducted archaeological assessments within and in the vicinity of the subject area.▪ Analysis of landscape features and their potential to retain archaeological deposits (PADs).▪ Analysis of historical land use and its impact on the subject area.▪ Site survey to confirm the results of the desktop assessment. <p>The assessment undertaken by Urbis concluded that:</p>

Matter	Justification
	<ul style="list-style-type: none"> ▪ The site does not contain any previously registered AHIMS sites. ▪ The site does not contain any archaeologically sensitive landscape features as defined by the Cumberland Plain regional predictive model and the Due Diligence Code of Practice (DECCW, 2010). ▪ The site is highly disturbed resulting from land use activities, particularly the construction of the existing food processing facility. ▪ There are no heritage items listed within the site. ▪ The site has generally low potential for Aboriginal sites to occur. ▪ No Aboriginal sites were identified during the site survey. <p>On the basis that no heritage potential has been identified within the site, the Proponent is seeking <u>a waiver of the Aboriginal Cultural Heritage Assessment (ACHA) process as part of this SEARs request.</u></p>
Social	The site is located within an established industrial precinct and will not generate additional demand for community services and facilities, health facilities and housing. The proposal provides for the expansion of existing operations which are well managed.
Biodiversity – Aquatic flora and fauna, Conservation areas	The site does not contain aquatic flora and fauna or identified conservation areas.
Hazards and Risks - Biosecurity, Flooding, Bushfire, Coastal hazards, Dams, Hazardous & offensive development, Land movement, Environmental hazards	<ul style="list-style-type: none"> ▪ The site is not identified as flood prone or bushfire prone. ▪ The land is not in a coastal area. ▪ The site does not contain a dam. ▪ The existing and proposed operations are not classified as hazardous or offensive development or a biosecurity risk.
Water – Availability and Quality	<ul style="list-style-type: none"> ▪ There are no rivers or creeks within the immediate vicinity of the site. ▪ Stormwater management will be appropriately designed as part of the development to minimise impacts from runoff. ▪ The existing development has an adequate water supply and it is anticipated that this supply can be extended to cater for the demand of the development.
Access – Port, airport and rail facilities	The site is not within close proximity to port, airport or rail facilities.
Air – Atmospheric emissions and gases	The existing operations do not result in adverse atmospheric emissions and gases. The increased capacity of operations is not anticipated to result in additional emissions.

Matter	Justification
Land – Land capability	The site is zoned for industrial purposes and contains existing industrial operations, which are proposed to be expanded.

7. CONCLUSION

The purpose of this report is to request SEARs for the preparation of an EIS for proposed expansion of the existing processing operations located at 65 Huntingwood Drive, Huntingwood. The proposal will provide growth and investment in an identified industrial precinct with high levels of accessibility and generate additional employment opportunities. The Proponent is committed to working with key stakeholders, including State government agencies and Blacktown City Council to deliver a high-quality development.

This SEARs request outlines the approval pathway for the application, the legislative framework and the key matters for consideration in the assessment of the application. The EIS will demonstrate how the expansion of existing operations is suitable for the site and the potential environmental impacts can be appropriately mitigated, minimised or managed to avoid any unacceptable impacts.

We trust that the information detailed in this letter is sufficient to enable the Department to issue the SEARs to guide the preparation of the EIS.

DISCLAIMER

This report is dated 9 April 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Charter Hall (**Instructing Party**) for the purpose of Scoping Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Table 6 – Scoping Summary Table

Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
Standard	Amenity - noise	N	General	<p>Construction Noise Strategy (Transport for NSW, 2012)</p> <p>Interim Construction Noise Guideline (Department of Environment, Climate Change and Water, 2009)</p> <p>NSW Industrial Noise Policy (Environment Protection Authority, 2000)</p> <p>NSW Road Noise Policy (Environment Protection Authority, 2011)</p> <p>Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006)</p> <p>German Standard DIN 4150-3: Structural Vibration – Effects of Vibration on Structures</p> <p>Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006)</p> <p>Technical Basis for Guidelines to Minimise Annoyance due to Blasting Overpressure and Ground Vibration (Australian and New Zealand Environment Council, 1990)</p>	Section 6.1.1.1
	Amenity - odour	N	General	Refer to Scoping Report	Section 6.1.1.2
	Access – Road access, traffic and parking	N	General	<p>Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2013)</p> <p>NSW Bicycle Guidelines (RTA, 2003)</p> <p>Guide to Traffic Generating Developments Version 2.2 (RTA, 2002).</p>	Section 6.1.2.1

Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
				Refer to Scoping Report	
	Biodiversity – terrestrial Flora and Fauna	N	General	<p>Commonwealth EPBC 1.1 Significant Impact Guidelines – Matters of National Environmental Significance (Commonwealth of Australia, 2013)</p> <p>Commonwealth EPBC 1.2 Significant Impact Guidelines – Actions on, or Impacting upon,</p> <p>Commonwealth Land and Actions by Commonwealth Agencies (Commonwealth of Australia, 2013)</p> <p>Commonwealth Department of the Environment – Nationally Threatened Ecological Communities and Threatened Species Guidelines (various)</p> <p>Commonwealth Department of the Environment – Survey Guidelines for Nationally Threatened Species (various)</p> <p>Threatened Species Survey and Assessment Guidelines at http://www.environment.nsw.gov.au/threatenedspecies/surveyassessmentgdlns.htm</p> <p>NSW Biodiversity Offsets Policy for Major Projects (Office and Environment and Heritage, 2014)</p> <p>Framework for Biodiversity Assessment (Office and Environment and Heritage, 2014).</p>	Section 6.1.3.1
	Land – stability and soil chemistry	N	General	Refer to Scoping Report	Section 6.1.4.1

Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
	Hazard and risks – land contamination	N	General	<p>Acid Sulphate Soils Assessment Guidelines (Department of Planning, 2008)</p> <p>Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (Department of Urban Affairs and Planning and Environment Protection Authority, 1998)</p> <p>Guidelines for Consultants Reporting on Contaminated Sites (Office of Environment and Heritage, 2000)</p> <p>Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997 (Department of Environment and Climate Change, 2009)</p> <p>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (Department of Environment and Climate Change, 2008)</p>	Section 6.1.5.1
	Hazards and risks – dangerous goods	N	General	<p>Hazardous and Offensive Development Application Guidelines: Applying SEPP 33 (DoP 2011)</p> <p>International Standard (ISO / IEC 31010) Risk Management – Risk Assessment Technique</p> <p>Australian Code for the Transport of Dangerous Goods by Road and Rail (7th edition) (National Transport Commission, 2007)</p> <p>Code of Practice for the Safe Removal of Asbestos 2nd edition (National Occupational Health and Safety Commission, 2005)</p> <p>Storage and Handling of Dangerous Goods Code of Practice (WorkCover, 2005).</p>	Section 6.1.5.2

Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
	Hazards and risks - waste	N	General	Waste Classification Guidelines (DECCW, 2009)	Section 6.1.5.3
	Water – hydrology	N	General	Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom 2004) and Volume 2 (A. Installation of Services; B. Waste Landfills; C. Unsealed Roads; D. Main Roads; E. Mines and Quarries) (DECC 2008)	Section 6.1.6.1
	Air – particulate matter	N	General	Refer to Scoping Report	Section 6.8.1
	Economic – natural resources use	N	General	Refer to Scoping Report	Section 6.1.7.1
Minor	Amenity – visual	N	General	Refer to Scoping Report	Section 6.1.1.3
	Economic - livelihood	N	General	Refer to Scoping Report	Section 6.1.8.1
Not relevant	Heritage – Aboriginal, Historic, Natural	N	N/A	N/A	Section 6.2
	Access - Port and airport facilities, Rail facilities	N	N/A	N/A	Section 6.2

Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
	Biodiversity – Conservation areas. Aquatic flora and fauna	N	N/A	N/A	Section 6.2
	Built environment – Public infrastructure	N	N/A	N/A	Section 6.2
	Air – Gases	N	N/A	N/A	Section 6.2
	Hazards and risks – Biosecurity, Flooding, Bushfire, Coastal hazards, Dams safety, Hazardous & offensive development, Land movement, Environmental hazards	N	N/A	N/A	Section 6.2

Level of assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
	Land – Topography, Stability,	N	N/A	N/A	Section 6.2
	Social - Community services and facilities, Safety, Health, Social cohesion, Housing availability	N	N/A	N/A	Section 6.2
	Water – Availability, Quality	N	N/A	N/A	Section 6.2
	Economic – Opportunity cost	N	N/A	N/A	Section 6.2

APPENDIX D

ABORIGINAL OBJECT DUE DILIGENCE ASSESSMENT

