

Scoping Report

*Proposed Upgrades to Existing
Operations*

For

Air Liquide Australia Solutions Pty Ltd

Site address

*43-47 Pine Road, Yennora – Lot 2
DP200800 & Lot 3 DP1114570*

Date

19/06/2026

Project Reference: 132174



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<i>Initial</i>	<i>Rev</i>	<i>Date</i>	<i>Details</i>
ST	0	31/3/2026	Client Review
ST	1	19/6/2026	Review



1.0 INTRODUCTION

Air Liquide Australia Solutions Pty Ltd (Air Liquide) is looking to seek approval to undertake upgrades to its existing Fairfield facility. The project will seek to produce Liquid Oxygen (LOX), and Liquid Nitrogen (LIN) to sustain the Australasian market demand for LOX, and LIN. The project is driven by the increasing value of LOX, and LIN as a result of sustained market demands and the opportunity to strengthen the existing manufacturing capacity.

Air Liquide is a global industrial gases company delivering innovative gas solutions, technologies and services to customers to drive their performance. Specialising in gases such as oxygen, nitrogen, carbon dioxide, and argon, Air Liquide supplies industrial, specialty and medical gases to a broad range of industries such as food and beverage, wine, water treatment, steel and metal fabrication, glass, mining, medical and healthcare. Air Liquide has been operating in Australia since 1957 and currently has approximately 600 employees across 28 sites, including 15 production plants. With an overall goal of delivering long-term performance and contributing to a more sustainable world, Air Liquide is present in 59 countries, serving more than 4.3 million customers and patients.

As Air Liquide seeks to strengthen manufacturing capacity at the existing Fairfield site and contribute to delivering long-term operational output, it is proposed to construct an Air Separation Unit (ASU), which will produce LOX and LIN along with ancillary functions such as analyser rooms and controls. The project is critical to support the Australasian market demand of LOX, and LIN as it increases in value due to increasing market demands.

This proposal triggers the criteria for State Significant Development (SSD) under State Environmental Planning Policy (Planning Systems) 2021 as the proposal involves a Chemical, manufacturing and related industry, with an estimated development cost that exceeds \$30 million. The Minister is the consent authority for such a proposal.

The purpose of this submission is to provide a brief scoping submission that will outline the proposal, outline issues that such a proposal will raise, and which should be addressed in any Development Application. Such has been prepared to assist the Department in framing any requirements that it may have for the preparation of an Environmental Impact Statement that will be required to be prepared in support of such an application

2.0 THE SUBJECT LAND

The proposed development involves the following parcels of land Lot 2 DP200800 and Lot 3 DP1114570, being 43-47 Pine Road, Yennora, NSW, at the existing Air Liquide Fairfield Production Facility (“the subject land”). Air Liquide is a world leader in gases, technologies and services for industry and healthcare with a presence in 59 countries, serving more than 4.3 million customers and patients.

The site currently contains the Air Liquide Fairfield Facility, which site houses a gas refilling building, and associated admin building, a warehouse, a car parking area and open storage areas.

This project is directly associated with the existing Air Liquide Fairfield Production Facility, seeking to expand operations to strengthen manufacturing capacity.

Figure 1 (below) provides an illustration of the site locality within which the subject land is situated and the subject land respectively.

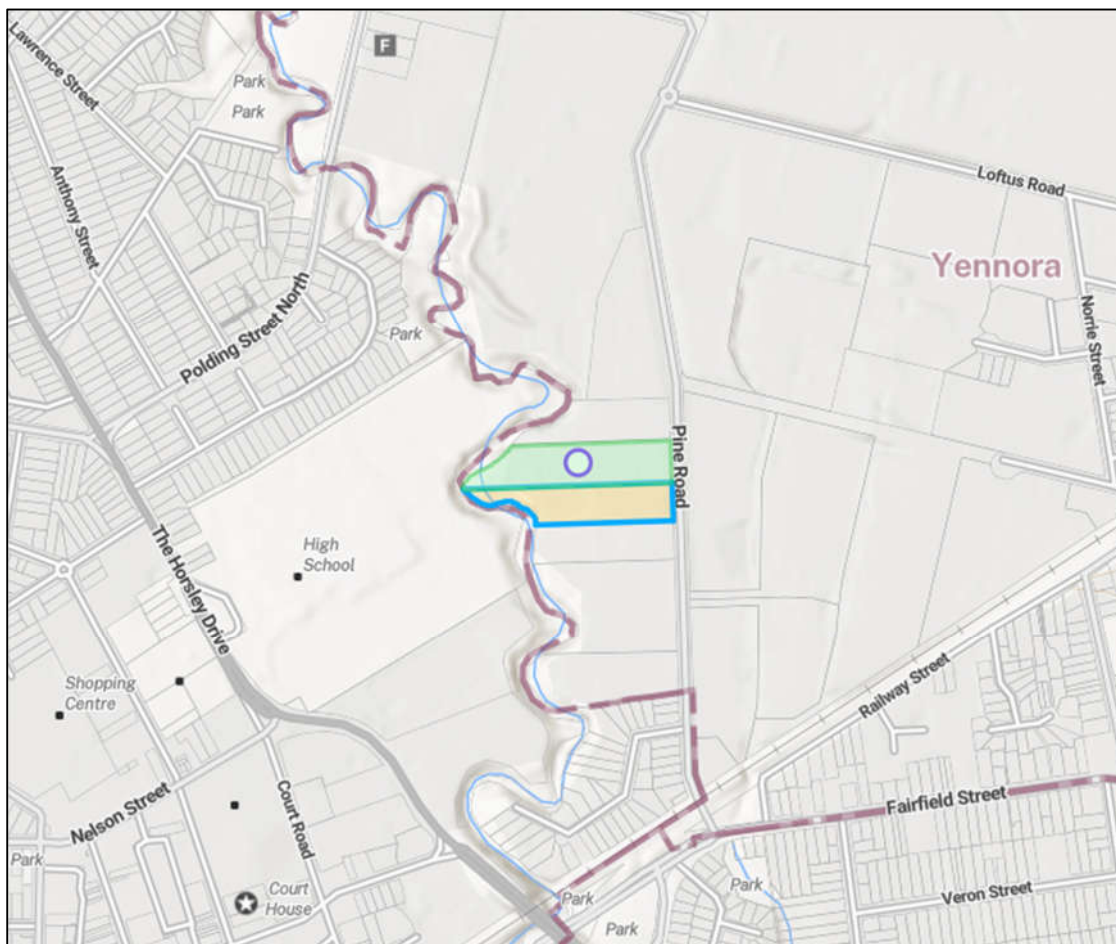


Figure 1 - Site Locality Plan - Source: Six Maps

Figure 2 provides an aerial view of the site locality within which the subject land is situated and the subject land respectively.



Figure 2 - Aerial image of the land associated with the proposed development at the Air Liquide Fairfield site – Source: Near Maps



3.0 PROJECT

The proposed works will be situated on the subject site in the location of the existing production warehouse, adjacent to Prospect Creek within the Yennorra industrial area. The development will involve the construction of new production infrastructure utilising established industrial processes and designed in accordance with relevant engineering and safety standards. The proposal is intended to consolidate Air Liquide's manufacturing functions and enhance operational efficiency while maintaining the site's established industrial function. The subject land was selected due to its established industrial character, proximity to key transport corridors in Western Sydney, and the availability of high-voltage power infrastructure required for cryogenic compression. The current manufacturing facility relies on imported air gas liquid products for operation. The upgraded facility will process 15,000 Nm³/h of air to produce these liquids onsite for use by the manufacturing operation onsite, and for the further supply to the medical, industrial, and food manufacturing sectors.

The proposal scope involves the following:

- Construction of a new Air Separation Unit (ASU) to process 15,000 Nm³/h and the storage of 245m³ of Liquid Oxygen (LOX) and 1225m³ of Liquid Nitrogen (LIN), including associated ancillary rooms such as analyser and control systems.
- Internal ancillary site works.

The proposal involves a sophisticated cryogenic distillation process beginning with the intake of atmospheric air, which is filtered and compressed. The feedstock then enters a purification stage using molecular sieve adsorbers to remove moisture, carbon dioxide, and trace hydrocarbons, preventing blockages in the cryogenic sections of the plant. Once purified, the air is processed within a "cold box" where it is cooled to approximately -190C through heat exchange and expansion turbines. At these extreme temperatures, the air is separated in a distillation column based on the varying boiling points of its components. The resulting high-purity liquid oxygen and nitrogen are then transferred to an expanded on-site storage array consisting of vertical, vacuum-insulated cryogenic tanks.

In addition to the process plant installation, the proposal includes a control room within the existing office building. A Motor Control Center (MCC), (on-site container type) The facility is designed for 24/7 automated operation and will be manned by a small team of specialised technicians during standard business hours, with the capability for remote monitoring and intervention.

Logistically, the site will support between approx 2- 3 additional heavy vehicle movements per day, including semi-trailers and B-Doubles, to distribute the food-grade and medical-grade liquids. As the air separation process is purely physical, there are no chemical byproducts, and any excess atmospheric gases are returned to the environment. Noise mitigation measures, including acoustic enclosures of compressors, will be integrated to ensure the 24-hour operation remains compliant with local industrial noise standards.

The Proposal will have an estimated development cost of \$ 45 million.

It is expected that the Proposal will generate up to 20 workers for the duration of the construction process, and once operating, will employ 1 additional staff member to operate the site.

The proposed development has been carefully sited to be well within the urban footprint of the the existing industrial facility at distance from trees, vegetation and Prospect Creek.

The Scoping Submission is supported by a site plan prepared (Figure 3).

The proposed plan for these works is shown in Figure 3.

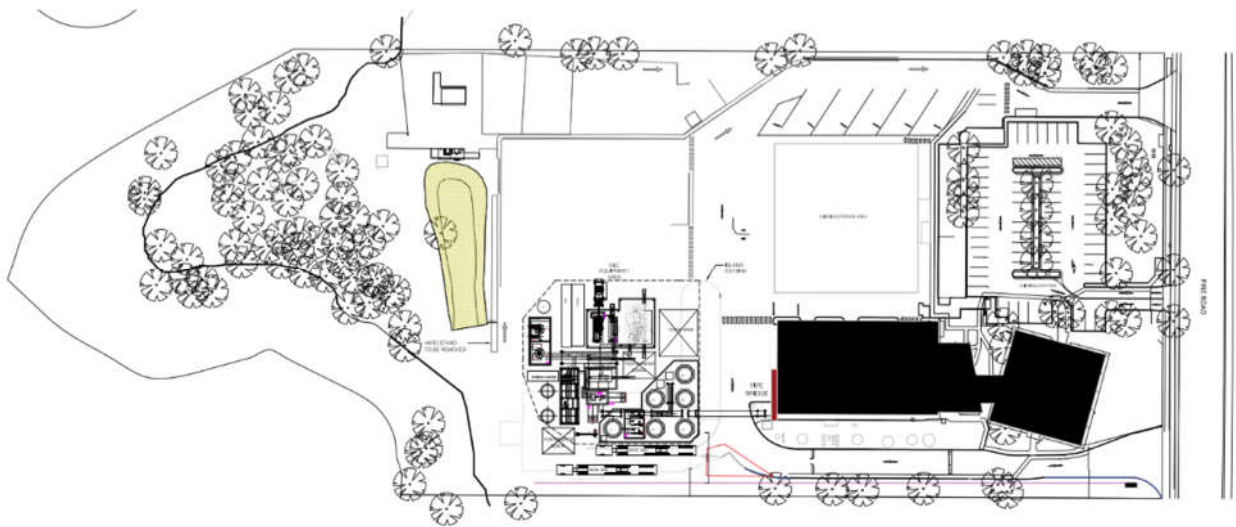


Figure 3 – Proposed Plan – Expansion of Existing Operations – Source: Air Liquide / Babbage

4.0 STRATEGIC CONTEXT

4.1 GREATER SYDNEY REGIONAL PLAN

The Greater Sydney Region Plan, A Metropolis of Three Cities, is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. Consistent with the 10 Directions in Directions for a Greater Sydney, this plan aims to meet the needs of a growing and changing population, seeking to transform Greater Sydney into a metropolis of three cities. These cities include the Western Parkland City, the Central River City and the Eastern Harbour City.

The subject site is located within the Central River City and aligns with the objectives of the plan. The proposed development supports an existing industrial use which contributes to safeguarding employment within the Central River City while expanding job opportunities and increasing product outputs. The facility provides essential industrial gases for healthcare, manufacturing, and food industries across Greater Sydney and Australasia, supporting the Plan's



emphasis on functional economic infrastructure. Overall, the proposed development promotes the efficient use of land and infrastructure, demonstrating alignment with the regional plan objectives.

4.2 CENTRAL CITY DISTRICT PLAN

This Central City District Plan which covers the Blacktown, Cumberland, Parramatta and The Hills Local Government Areas, is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney.

In summary, the proposed development is consistent with the following planning priority identified in the plan:

Planning Priority N11

This planning priority focuses on maximising opportunities to attract advanced manufacturing and investment in industrial and urban services land. This planning priority relates directly to Objective 23 of the Greater Sydney Regional Plan, which states “industrial and urban services land is planned, retained and managed”. The proposed development aligns with this planning priority and wider objective as it provides a strengthened, productive manufacturing facility.

The proposed expansion also supports the long-term economic resilience of the Central City District by ensuring that industrial land is retained for high-value manufacturing and essential industrial activities. By increasing supply of industrial gases to the market, and LIN, the development will support local, regional, state and international supply chains, create employment opportunities, and attract ongoing investment in advanced manufacturing.

4.3 DRAFT SYDNEY PLAN

The Draft Sydney Plan provides a long-term strategic framework to guide growth, land use planning, infrastructure delivery and economic development across Greater Sydney. A key focus of the plan is the protection and efficient use of industrial and urban services land to support employment-generating activities, strengthen supply chains and maintain the productivity of the metropolitan economy.

The proposal contributes to the Draft Sydney Plan’s objectives by enhancing the resilience and efficiency of essential supply chains for healthcare, manufacturing, and food industries, maximising the productive use of land within a designated industrial precinct while avoiding the need for greenfield expansion. Overall, the proposed development demonstrates alignment with the Draft Sydney Plan’s vision for a productive, resilient, and sustainable metropolitan economy, reinforcing the ongoing role of industrial lands in supporting Greater Sydney’s long-term growth.

Of particular relevance to this project, the plan supports the retention and intensification of established industrial precincts and encourages the co-location of industry with major infrastructure such as transport networks and utilities. In this context, the proposed gas plant within an existing industrial area is consistent with the strategic direction of the plan by supporting industrial activity, contributing to employment and utilising appropriately zoned land for industrial and infrastructure-related development.

5.0 LEGISLATIVE AND POLICY FRAMEWORK

The following current and draft Commonwealth, State, Regional and Local planning controls and policies have been considered in the preparation of this Scoping Report.

Commonwealth Planning Context

- Commonwealth Environment Protection and Biodiversity Conservation Act 1999

State Planning Context

- Environmental Planning and Assessment Act 1979
- Protection of the Environment Operations Act 1997
- Water Management Act 2000
- Biodiversity Conservation Act 2016
- Heritage Act 1977
- National Parks & Wildlife Act 1974
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022

Local Planning Context

- Cumberland Local Environmental Plan 2021
- Cumberland Development Control Plan 2021
- Cumberland Local Infrastructure Contributions Plan 2020

This planning framework is considered in detail in the following sections.

5.1 COMMONWEALTH PLANNING CONTEXT

5.1.1 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

Under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act), any development, project, or activity likely to significantly impact Matters of National Environmental Significance (MNES) must be referred to the Commonwealth Minister for the Environment. This referral allows for a decision on whether the action needs Commonwealth approval. If deemed likely to significantly impact MNES, it is classified as a “Controlled Action” requiring formal approval. It is assumed that the proposed development will not impact any MNES.

This proposal involves the development of existing hardstand land that is partially cleared, and will not necessitate the removal of native vegetation. It is unlikely that the proposal will trigger the need for referral under this legislation.



5.2 STATE PLANNING CONTEXT

5.2.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT (EP&A) 1979

The EP&A Act is the principal planning and development legislation in New South Wales.

Section 4.36(2) of the EP&A Act declares development that is state significant development (SSD), and further details that a State Environmental Planning Policy may declare any development to be SSD. This is further discussed in Section 5.2.9 below.

As will be discussed in Section 5.2.9 below, the proposal is identified as SSD under State Environmental Planning Policy (Planning Systems) 2021 (the “Planning Systems SEPP”).

Section 4.38 outlines the parameters for which the consent authority is to determine a development application in respect of State significant development including a development being partly prohibited by an environmental planning instrument under section 4.38 (3).

Section 4.41 identifies the relevant approvals that are not required for developments classified as state significant developments.

5.2.2 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION

Section 7(1) of the EP&A Regulation states that:

“Development described in Schedule 3, Part 2 is declared to be designated development unless it is not designated development under Schedule 3, Part 3.”

Section 12 of Part 2 of Schedule 3 includes “Chemical industrial facilities and works”. And includes the following criteria:

- (3) Development for the purposes of a chemical industrial facility or works is designated development if the facility or works are located—
- (a) within 40 metres of a natural waterbody, or
 - (b) within 100 metres of a wetland, or
 - (c) in an area of high watertable or highly permeable soil, or
 - (d) in a drinking water catchment, or
 - (e) on a floodplain.

The Subject Site is located within 40m of a natural waterbody to the west. However, this project is seeking a declaration as State Significant Development and would follow the SSD assessment pathway, and therefore, would not trigger ‘Designated Development’ under Schedule 3, Sections 12 and 13 of the EP&A Regulation. The proposed upgrade works, plant and equipment will be confined and located in an area of an existing warehouse and concrete hardstand which is already operating as an established chemical industrial facility, thereby not altering the current use of the development.

5.2.3 PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1979

Schedule 1 of the Protection of the Environment Operations Act 1979 (POEO Act) contains a core list of activities that require a licence before they may be undertaken or carried out. The definition of an ‘activity’ for the purposes of the POEO Act is:

“an industrial, agricultural or commercial activity or an activity of any other nature whatever (including the keeping of a substance or an animal).”

The proposal is identified as an activity for the purposes of the POEO Act.

Schedule 1 of the POEO Act includes the following activities:

- Chemical production; and
- Chemical storage

As liquified gasses (non-flammable, charged with nitrogen, carbon dioxide or air) is listed as a dangerous good under the “Transport of Dangerous Goods Code” the proposal will trigger the relevant criteria listed under under Schedule 1 of the POEO Act for chemical production and storage activities and will therefore the proposal will require to be licensed by the EPA under this legislation.

5.2.4 WATER MANAGEMENT ACT 2000

The objective of the Water Management Act 2000 (WM Act) is the sustainable and integrated management of the state's water for the benefit of both present and future generations.

Section 91 of the WM Act relates to Activity Approvals and outlines that a controlled activity approval confers a right on its holder to carry out a specified Controlled Activity at a specified location in, on or under Waterfront Land.

For the purposes of the WM Act, Controlled Activity means:

- (a) the erection of a building or the carrying out of a work (within the meaning of the Environmental Planning and Assessment Act 1979), or
- (b) the removal of material (whether or not extractive material) or vegetation from land, whether by way of excavation or otherwise, or
- (c) the deposition of material (whether or not extractive material) on land, whether by way of landfill operations or otherwise, or
- (d) the carrying out of any other activity that affects the quantity or flow of water in a water source.

Waterfront Land means:

- (a) the bed of any river, together with any land lying between the bed of the river and a line drawn parallel to, and the prescribed distance inland of, the highest bank of the river, or
- (a1) the bed of any lake, together with any land lying between the bed of the lake and a line drawn parallel to, and the prescribed distance inland of, the shore of the lake, or



- (a2) the bed of any estuary, together with any land lying between the bed of the estuary and a line drawn parallel to, and the prescribed distance inland of, the mean high water mark of the estuary, or*
- (b) if the regulations so provide, the bed of the coastal waters of the State, and any land lying between the shoreline of the coastal waters and a line drawn parallel to, and the prescribed distance inland of, the mean high water mark of the coastal waters,*
- (c) where the prescribed distance is 40 metres or (if the regulations prescribe a lesser distance, either generally or in relation to a particular location or class of locations) that lesser distance.*

Land that falls into 2 or more of the categories referred to in paragraphs (a), (a1) and (a2) may be waterfront land by virtue of any of the paragraphs relevant to that land.

The Subject Site is located within 40m of a watercourse, being Prospect Creek to the south, however it is noted that no works are proposed within 40m of watercourse. Under these circumstances the proposal would not ordinarily trigger the need for a controlled activity under this legislation. However as the project is SSD the provisions of Section 4.41 and 4.42 of the EP&A Act apply as discussed above.

5.2.5 BIODIVERSITY CONSERVATION ACT 2016

The Biodiversity Conservation Act 2016 (BC Act) and the Biodiversity Conservation Regulation 2017 aim to ensure a healthy, productive, and resilient environment for the community's well-being, now and in the future, in line with ecologically sustainable development principles.

Part 7 of the BC Act outlines the requirements for biodiversity assessments and approvals under the EP&A Act. According to Section 7.2(1) of the BC Act, a development or activity is likely to significantly impact threatened species if:

- (a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or
- (b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or
- (c) it is carried out in a declared area of outstanding biodiversity value.

Section 7.9 of the BC Act states that a State Significant Development (SSD) must be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is unlikely to have any significant impact on biodiversity values.

Since the subject land is affected by the Biodiversity Values map (Figure 4, below), a biodiversity consultant accredited under the Biodiversity Accredited Method (BAM) will be engaged to advise on the preparation of a Biodiversity Development Assessment Report (BDAR) or whether the development would be eligible for a BDAR waiver will be prepared as part of the SSD Application.

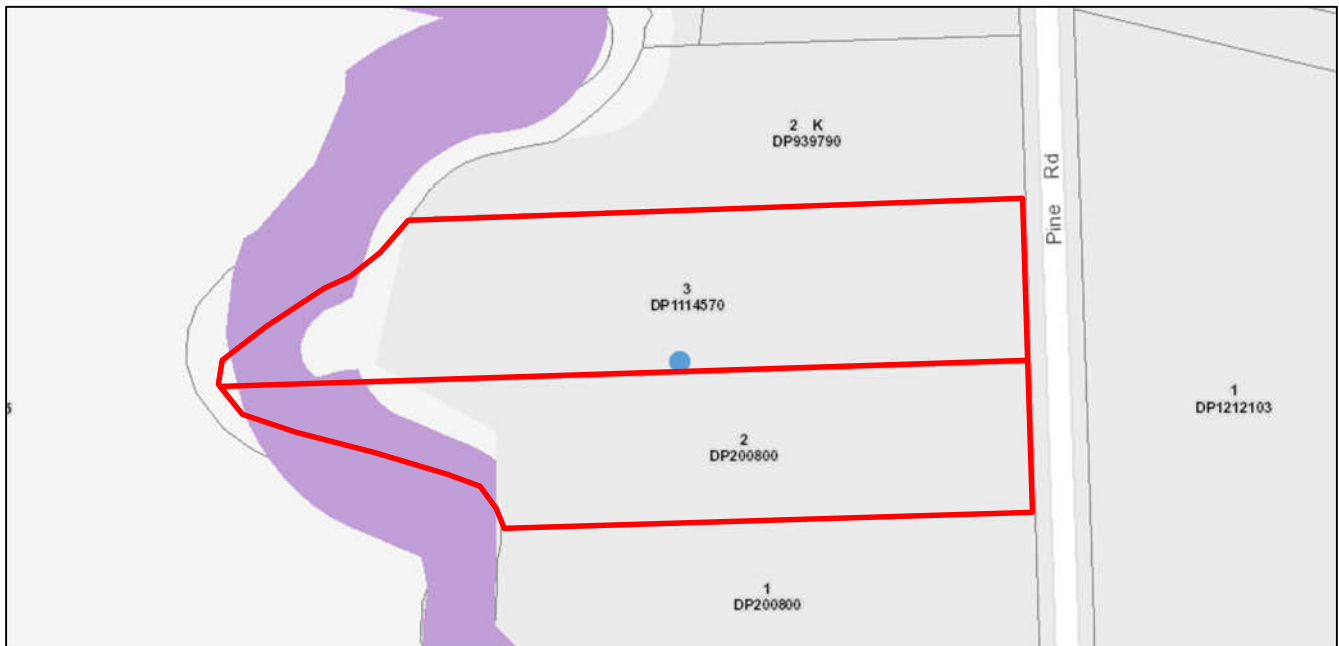


Figure 4- Subject Site as Identified Under the NSW Biodiversity Values Maps (Source: NSW Spatial Viewer)

5.2.6 HERITAGE CONSERVATION ACT 1997

The Subject Site is not identified as containing any items of heritage significant pursuant to the Heritage Act 1977 and as such, no further consideration is required.

5.2.7 NATIONAL PARKS AND WILDLIFE ACT 1974

The NPW Act provides for the protection of Aboriginal objects and places in NSW. Section 87 of the NPW Act states it is an offence to the harm or destruction of an Aboriginal object if the authorisation of an Aboriginal Heritage Impact Permit (AHIP) was issued under section 90 of NPW Act. However, an authorisation under certain other legislation, identified in Section 4.41 of the EP&A Act, is not required for an approved SSD. In relation to the project, these authorisations could include an AHIP under section 90.

An Aboriginal Heritage Information Management System (AHIMS) search was undertaken on 7th of January 2026 which identified that no Aboriginal items are located within the project site, or within 200m of the site, see Appendix A. Nonetheless, to confirm that the project has no impacts on Aboriginal objects and places, an Aboriginal Cultural Heritage Assessment will accompany the future application.

5.2.8 STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021 ("PLANNING SYSTEMS SEPP")

The Planning Systems SEPP contains planning provisions relating to:

- State or regionally significant development, State significant Infrastructure, and critical State significant infrastructure.
- Consideration of development delivery plans by local Aboriginal land councils in planning assessment.
- Planning Secretary concurrence for certain development that requires concurrence under nominated State environmental planning policies.

Chapter 2 – State and regional development

Section 10 of Schedule 1 of the Planning Systems SEPP outlines criteria for SSD and includes:

10 Chemical, manufacturing and related industries

(1) Development that has an estimated development cost of more than \$30 million for the purpose of the manufacture or reprocessing of the following (not including labelling or packaging)—

- (a) soap, detergent or cleaning agents,
- (b) paints, ink, dyes, adhesives, solvents,
- (c) pesticides or inorganic fertiliser,
- (d) pharmaceuticals or veterinary products,
- (e) ammunition or explosives,
- (f) oils, fuels, gas, petrochemicals or precursors,
- (g) polymers, plastics, rubber or tyres,
- (h) batteries or carbon black.

(2) Development with an estimated development cost of more than \$30 million for any of the following purposes—

- (a) liquid fuel depots,
- (b) gas storage facilities,
- (c) chemical storage facilities.

(3) Development for the purpose of the manufacture, storage or use of dangerous goods in such quantities that constitute the development as a major hazard facility within the meaning of Chapter 6B of the Occupational Health and Safety Regulation 2001.

(4) This section does not apply to development on land within the area of the City of Sydney. The proposal satisfies the definition of SSD pursuant to Schedule 1, Section 10 of the Planning Systems SEPP being development for the purposes of the manufacture or reprocessing of gas with an Estimated Development Cost (EDC) of more than \$30 million.

As such, this SEARs request has been made to facilitate the lodgement of a future application for SSD.

5.2.9 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021 (“RESILIENCE & HAZARDS SEPP”)

The Resilience & Hazards SEPP contains planning provisions relating to:

- Land use planning within the coastal zone, in a manner consistent with the objects of the Coastal Management Act 2016.
- Management of hazardous and offensive development.
- Remediation of contaminated land and to minimise the risk of harm.

In relation to the Subject Site, the following matters are identified



Chapter 3 – Hazardous and offensive development

The proposed development is likely to store quantities of gases that meet the definitions of “potentially hazardous industry” and “potentially offensive industry” of Chapter 3 of the Resilience and Hazards SEPP.

A Preliminary Hazards Analysis (PHA) will be submitted as part of the future SSDA.

Chapter 4 – Remediation of land

Under the provisions of Chapter 4 of the Resilience and Hazards SEPP, where a DA is made concerning land that is contaminated, the consent authority must not grant consent unless (as stipulated by Section 4.6 of the SEPP):

- (a) it has considered whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Taking into account the historic industrial use of the Subject Site, a Phase 1 Investigations into contamination and remediation of the Subject Site will be undertaken and accompany the future application.

5.2.10 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021 (“TRANSPORT & INFRASTRUCTURE SEPP”)

The Transport & Infrastructure SEPP contains planning provisions relating to:

- infrastructure, such as hospitals, roads, railways, emergency services, water supply and electricity delivery.
- Traffic generating development types.
- child-care centres, schools, TAFEs and Universities.
- planning controls and land reservations for the protection of three corridors (North South Rail Line, South West Rail Link extension and Western Sydney Freight Line).
- land use planning and assessment framework for appropriate development at Port Kembla, Port Botany and Port of Newcastle.

The proposed development will be identified as Traffic Generating Development pursuant to Schedule 3 of the Transport and Infrastructure SEPP and will be required to be referred to TfNSW.

5.2.11 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021 (“SEPP BIODIVERSITY AND CONSERVATION”)

Chapter 6.1 of the SEPP Biodiversity and Conservation establishes provisions for managing development within the Georges River Catchment, applying a coordinated, catchment-wide approach to protect water quality and environmental values. The chapter identifies land within



the catchment through mapping and ensures that its provisions prevail over other planning instruments where inconsistencies arise.

For State Significant Development, these provisions require consideration of potential impacts on water quality, hydrology and aquatic ecosystems at a regional scale. Accordingly, development proposals must demonstrate that appropriate design and mitigation measures are incorporated to manage stormwater, protect ecological health and ensure that the proposal maintains or improves environmental outcomes within the Georges River Catchment.

5.2.12 STATE ENVIRONMENTAL PLANNING POLICY (SUSTAINABLE BUILDINGS) 2022 (“SUSTAINABLE BUILDINGS SEPP”)

The Sustainable Buildings SEPP was introduced in 2023 to assist with achieving NSW’s target of net zero greenhouse gas (GHG) emissions by 2050. The Sustainable Buildings SEPP introduced development requirements related to energy use, water use and thermal performance of higher impact developments, including large residential developments, development for the purpose of a swimming pool or spa, and certain non-residential developments.

Chapter 3 of the Sustainable Buildings SEPP specifies standards for non-residential development and applies to the following:

- a) the erection of a new building, if the development has an estimated development cost of \$5 million or more, or
- b) alterations, enlargement or extension of an existing building, if the development has an estimated development cost of \$10 million or more.

The provisions of the Sustainable Buildings SEPP is not expected to apply to the proposal does not include the erection of a new building as part of a development with an estimated development cost of \$5 million or more (An Estimated Development Cost report will be submitted with the SSD).

5.3 LOCAL PLANNING CONTEXT

5.3.1 CUMBERLAND LOCAL ENVIRONMENTAL PLAN 2021

The Cumberland LEP 2021 is the principal environmental planning instrument that applies to the Subject Site. The relevant provisions of the Cumberland LEP 2021 as they relate to the Subject Site are considered below:

Zoning and Permissibility

The Subject Site is located within the E4 General Industrial and C2 Environmental Conservation zone under the Cumberland LEP 2021 as shown in Figure 5 below.

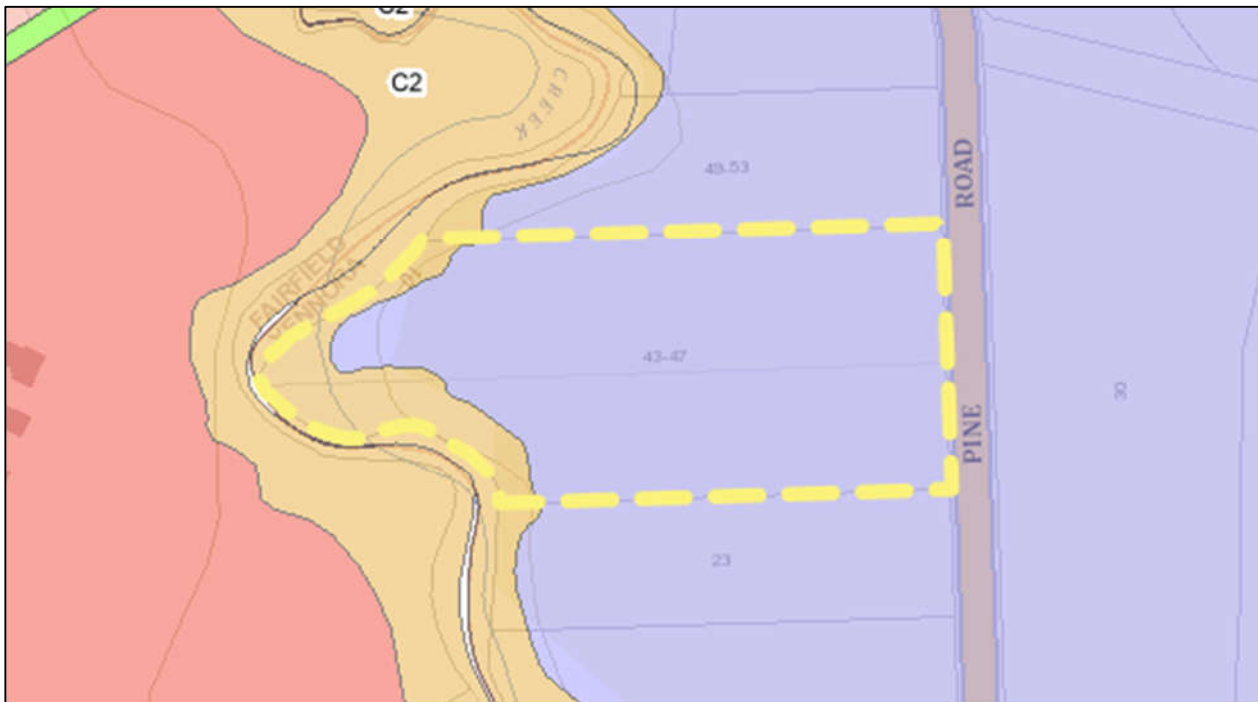


Figure 5 - Cumberland LEP 2021 Zoning Maps (Source: NSW Spatial Viewer)

Table 1 - Consistency of Development Against Relevant Land Use Zones of the Cumberland LEP 2021

E4 General Industrial Zone	C2 Environmental Conservation
The objectives of the E4 zone include: - To provide a range of industrial, warehouse, logistics and related land uses. - To ensure the efficient and viable use of land for industrial uses. - To minimise any adverse effect of industry on other land uses. - To encourage employment opportunities. - To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.	The objectives of the C2 zone include: - To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values. - To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
Within the E4 zone, the following development is permitted without consent: <i>Nil</i>	Within the C2 zone, the following development is permitted without consent. <i>Environmental protection works; Flood mitigation works</i>
Within the E4 zone, the following development is permitted with consent:	Within the C2 zone, the following development is permitted with consent:

Centre-based child care facilities; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Markets; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; School-based child care; Take away food and drink premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4	Building identification signs; Business identification signs; Environmental facilities; Information and education facilities; Oyster aquaculture; Recreation areas; Roads
Within the E4 zone, the following development is prohibited: Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities	Within the C2 zone, the following development is prohibited: Business premises; Hotel or motel accommodation; Industries; Local distribution premises; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3

The proposed development would be suitably characterised as a general industry which is permitted with consent within the E4 zone and is consistent with the objectives of the zone.

Development Standards

Table 2 – Compliance with Relevant Development Standards and Controls under Cumberland LEP 2021

Provision	Comment
Clause 4.3 – Height of Buildings	The Subject Site is not mapped as containing a Height of Building Control.
Clause 4.4 – Floor Space Ratio	The Subject Site is not mapped as containing a Floor Space Ratio control.
Clause 5.10 – Heritage	The Subject Site is not within a heritage conservation area or identified as a heritage item.
Clause 5.21 – Flood Planning	The Subject Site is identified as being within a flood planning area. The future SSDA will be accompanied by an appropriate flood assessment.
Clause 6.1 – Acid Sulfate Soils	The Subject Site is not identified as containing Acid Sulfate Soils.
Clause 6.5 – Biodiversity	The Terrestrial Biodiversity Map that accompanies the Cumberland LEP 2021 does not identify the subject land as including areas of Biodiversity – habitat corridor and/or Biodiversity – significant vegetation. Given the developed industrial nature of the site the proposal is unlikely to have any adverse impacts on the ecological value of the land.
Clause 6.6 – Riparian Land and Watercourses	The site is immediately adjacent to riparian lands at the western end of the site. The proposed development has been designed to minimise and manage impacts to the adjacent riparian lands.
Clause 6.7 – Stormwater Management	Stormwater management measures are proposed to ensure impacts are minimized to the adjacent creek. It is proposed to drain stormwater to via existing stormwater established on the site.

Cumberland Development Control Plan 2021

The Cumberland Development Control Plan 2021 provides a non-statutory instrument to guide development in the Cumberland LGA that is subsequently zoned under the Cumberland LEP 2021. The proposed development will consider the relevant controls of the Development Control Plan, which will be articulated within the proposed design and as part of the future application.

Cumberland Local Infrastructure Contributions Plan 2020

The proposed development will be subject to the Cumberland Local Infrastructure Contributions Plan 2020 and any applicable contributions will be imposed as a condition of consent.

6.0 COMMUNITY ENGAGEMENT

To date, no consultation has been undertaken with any stakeholders.

Consultation will be undertaken with the following stakeholders:

- Cumberland City Council;
- NSW Environment Protection Authority;
- Transport for NSW;
- Endeavour Energy;
- Sydney Water
- Environment, Energy and Science Group;
- Local community groups;
- Surrounding landowners.

Consultation with relevant stakeholders will be undertaken whilst preparing a detailed EIS in keeping with the Department's Major Project Community Consultation Guidelines. Outcomes of this engagement will be detailed in the EIS.

7.0 PROPOSED ASSESSMENT OF IMPACTS

A screening analysis of the environmental issues applicable to the proposal is presented in Table 3 (below).

This risk-based analysis has been used to identify the key environmental issues for further assessment and assist the preparation of the SEARs with respect to the proposed development.

The analysis is based on preliminary environmental assessment of the Subject Site only. The EIS for the proposal will fully address these items and other key environmental issues relevant to the proposal.

Table 3 – Assessment of Key Issues Following the Environmental Screening Process

Environmental Screening Analysis	
Issue	Assessment to Address the Following
Air Quality and and Emissions	• Air pollution including odour. • Protection of the Environment Operations Regulations • Embodied Emissions Report
Arboriculture	• An Arboriculture Assessment to assess proposed tree removal will accompany the future application
Biodiversity	• A Biodiversity Development Assessment Report (or a waiver, if eligible) will be prepared to assess impacts on biodiversity values.
Hazards and Risks	• A Preliminary Hazards Assessment (PHA) will accompany the future application. The proposed development will accommodate all recommendations of the PHA



Other Infrastructure and Services	• All essential infrastructure services are available to the Subject Site.
Noise	• Construction and Operational acoustic impacts to sensitive receivers; and • NSW Noise Policy for Industry and Road Noise Policy
Socio/Economic	• Social Impact Assessment Guidelines 2023 and Undertaking Engagement Guidelines for State Significant Project
Soil and Water	• Erosion and Sediment Control Plan; • Earthworks; • Stormwater management cycle including Water Sensitive Urban Design; • Rainwater harvesting; and • Site Contamination • ASS assessment and management
Traffic and Transport	• Potential traffic related impacts as a result of the proposal on the surrounding road network; access and design; car parking; and trip generation (including relevant swept path analysis)
Visual Impact	• Visual presentation including form, materiality and landscaping



8.0 CONCLUSION

Air Liquide is seeking approval to undertake upgrades to the existing Air Liquide Fairfield production facility. The facility upgrades will strengthen industrial gas supply for the market, providing a positive contribution to the local economy.

The upgraded facility will replace a current warehouse and existing concrete hardstand for onsite industrial gas manufacturing, supplying the medical industrial and food markets. The development has been strategically located on land with an established industrial character, immediate access to major transport corridors in Western Sydney, and existing high-voltage electrical infrastructure.

The development will enhance production efficiency, and maintain compatibility with surrounding industrial land uses, with an estimated capital investment of approximately \$45 million and employment generation during both construction and operational phases. Operationally, the facility will utilise proven cryogenic distillation technology that physically separates atmospheric air into its primary components, without generating chemical by-products, and returns excess gases harmlessly to the atmosphere. Supporting infrastructure will include upgraded control, compressor and electrical systems designed for continuous 24-hour automated operation, with on-site and remote monitoring by specialist personnel.

Overall, the proposal represents a logical intensification of an existing industrial site, delivering essential industrial gases to critical sectors while integrating appropriate environmental, safety, traffic and noise mitigation measures consistent with a state significant development confined to areas of the site which already has been developed for industrial gas manufacturing (ie on existing warehouse and concrete hardstand areas).

The proposal triggers the criteria for State Significant Development (SSD) under State Environmental Planning Policy (Planning Systems) 2021 as the proposal involves a Chemical, manufacturing and related industry" with an estimated development cost that exceeds \$ 30 million. The Minister for Planning is the consent authority for such a proposal. The purpose of this submission is to provide a brief scoping submission that will outline the proposal; outline issues that such a proposal will raise, and which should be addressed in any Development Application. Such has been prepared to assist the Department in framing any requirements that it may have for the preparation of an Environmental Impact Assessment that will be required to be prepared in support of such an application

We trust that the above and attached documents will be sufficient to enable the Department to supply any requirements it may have in relation to this matter. If you require any clarification in connection with this matter, please do not hesitate to contact us.

Allen Price Pty Ltd

8.1 APPENDIX A – OTHER APPENDICES



AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : 132174

Client Service ID : 1080439

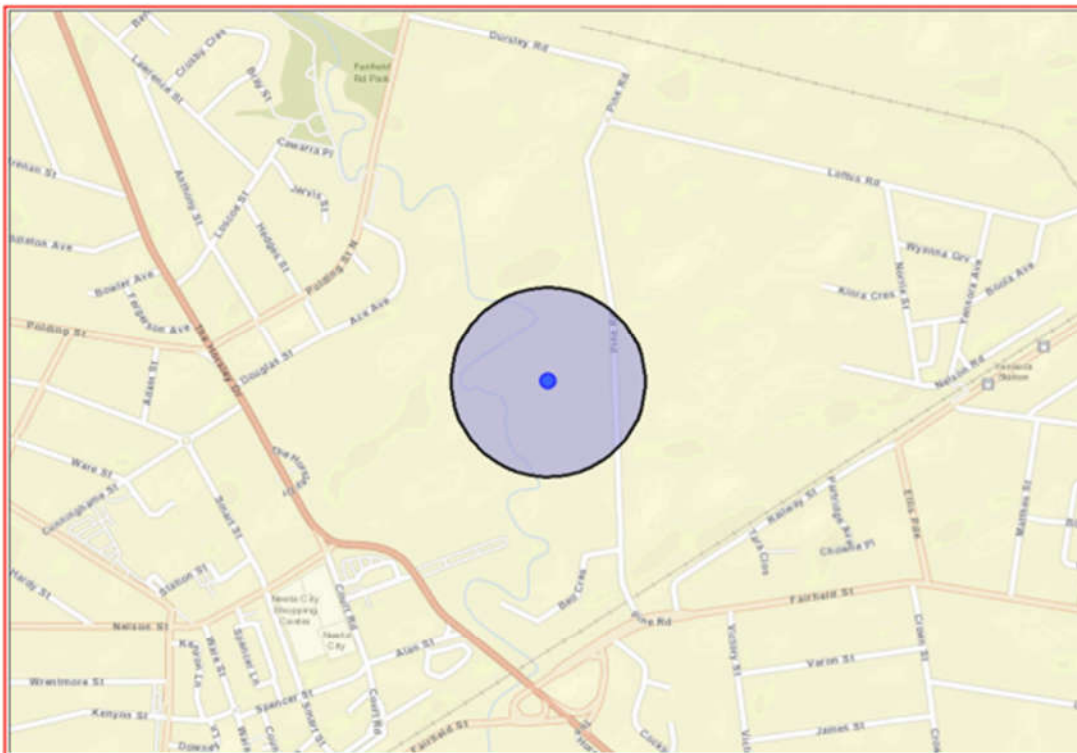
Allen Price Pty Ltd
PO Box 73 Plunkett Street
Nowra New South Wales 2541
Attention: Georgia Wright
Email: georgia@allenprice.com.au

Date: 07 January 2026

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 43-47 PINE ROAD YENNORA 2161 with a Buffer of 200 meters, conducted by Georgia Wright on 07 January 2026.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *