



Stage 3 Facilities, Sydney Business Park **Request for Secretary's Requirements**

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Prepared for:



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

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DISCLAIMER

This document was prepared for the sole use of Marsden Park Developments Pty Ltd (Sydney Business Park) and the regulatory agencies that are directly involved in this project, the only intended beneficiaries of our work. No other party should rely on the information contained herein without the prior written consent of PJEP Environmental Planning and Marsden Park Developments Pty Ltd.



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1 INTRODUCTION

1.1 Overview

Marsden Park Developments Pty Ltd (Sydney Business Park) is proposing to develop four world-class warehouse and distribution facilities in the area known as 'Stage 3' of Sydney Business Park, within the Marsden Park Industrial Precinct in Western Sydney (see **Figure 1**).

This report has been prepared by PJEP Environmental Planning Pty Ltd (PJEP) on behalf of Sydney Business Park to assist the Department of Planning, Industry & Environment's (the Department's) initial consideration of the development as State Significant Development under the *Environmental Planning and Assessment Act 1979* (EP&A Act).

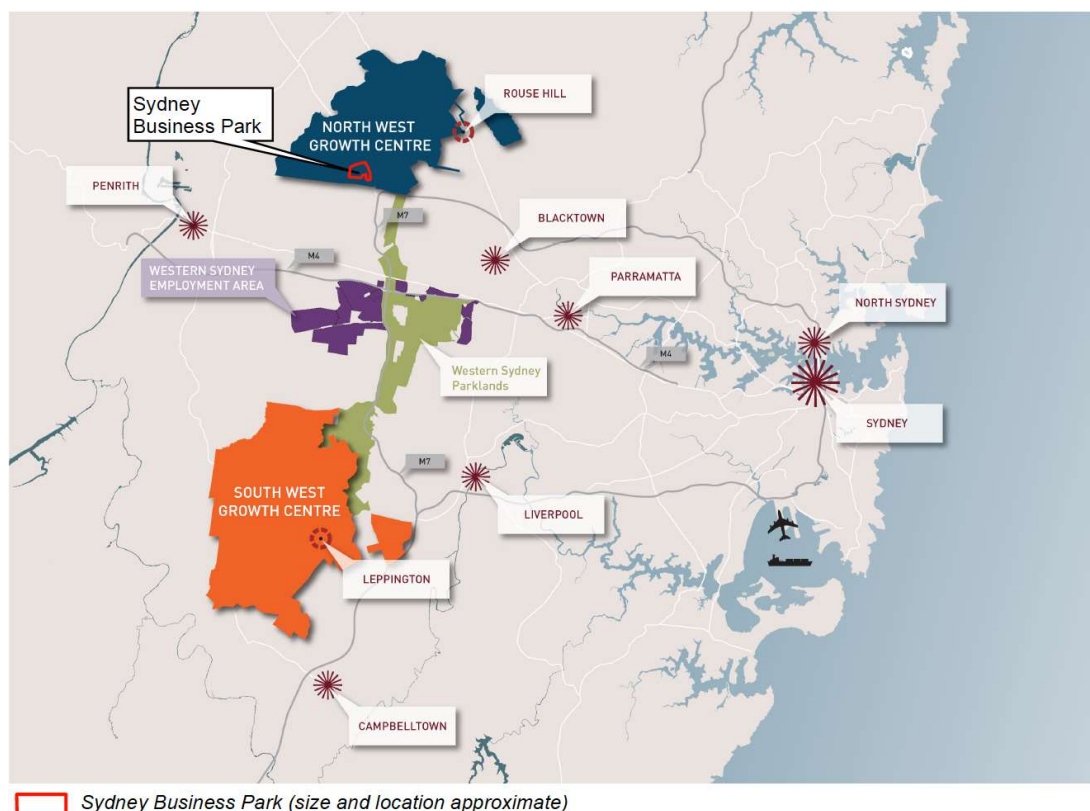


Figure 1: Regional Context (Source: Department of Planning & Environment)

1.2 Marsden Park Developments

Marsden Park Developments Pty Ltd is developing Sydney Business Park as a world-class master planned estate. With plans to deliver 17,000 jobs, the project is the largest and fastest growing employment area in Sydney's North West Growth Centre.

Sydney Business Park aims to provide benchmark standards for business parks in Australia, prioritising staff amenity and creating a positive legacy for the local community. The business park provides high quality telecommunications and infrastructure provisions, landscaping, retail and recreational amenities and integrated green technology.

Sydney Business Park is already home to a wide range of national and international businesses, including ALDI, Bunnings, Coles Express, Costco Wholesale, Dulux, Home Hub Marsden Park (comprising a number of commercial end-users), IKEA Marsden Park, IKEA Distribution Centre,



Lindt & Sprungli, ASICS, Linfox, Bucher Municipal, TigerPak, Storage King, Swire, McDonald's, Reece, Shell and Toll.

2 THE SITE

Sydney Business Park forms a large part of the Marsden Park Industrial Precinct (MPIP), one of the key employment precincts of the North West Growth Centre. Sydney Business Park has an area of 256 hectares, while the wider MPIP has a total area of 551 hectares. The North West Growth Centre and the Sydney Business Park master plan are shown on **Figures 2** and **3** respectively.

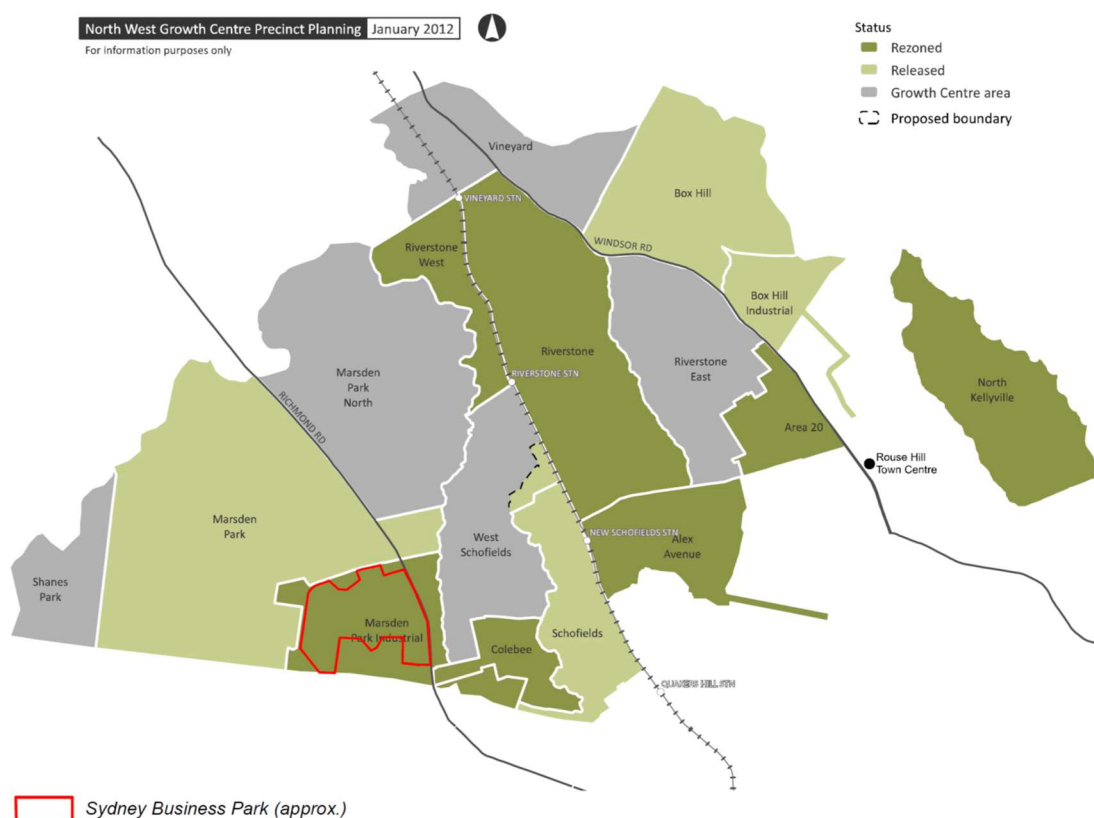


Figure 2: North West Growth Centre (Source: Department of Planning & Environment)

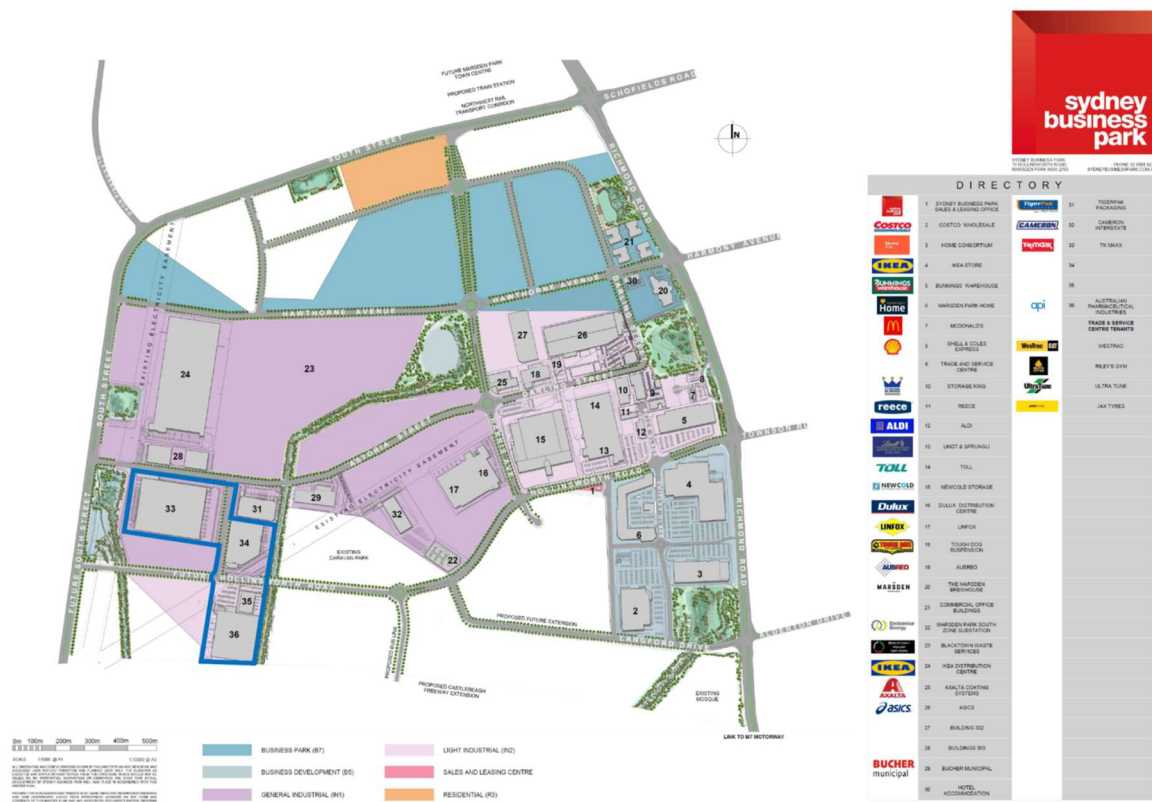
The four warehouse and distribution facilities are proposed to be developed in the south-western portion of Sydney Business Park, within an area known as 'Stage 3' (the site). The current real property description of the site is Part Lots 4 and 5 in DP 1210172 and Part Lot 36 in DP 262886 (see **Figure 4**). The site has frontage to Hollinsworth Road and Astoria Street.

The site has an overall area of approximately 159,048m², and is located in the Blacktown local government area. It is owned by Ganian Pty Ltd.

The site is currently vacant, predominately cleared and awaiting redevelopment for employment purposes (see **Figure 5**). The site has a relatively flat topography, sloping gently to the north-west. Site drainage matches the topography, however there are no defined watercourses on the site. A proposed stormwater detention basin (Basin A), which will service the site and wider areas of the MPIP, is located to the west of the site. This basin is being developed separately by Blacktown City Council (Council).

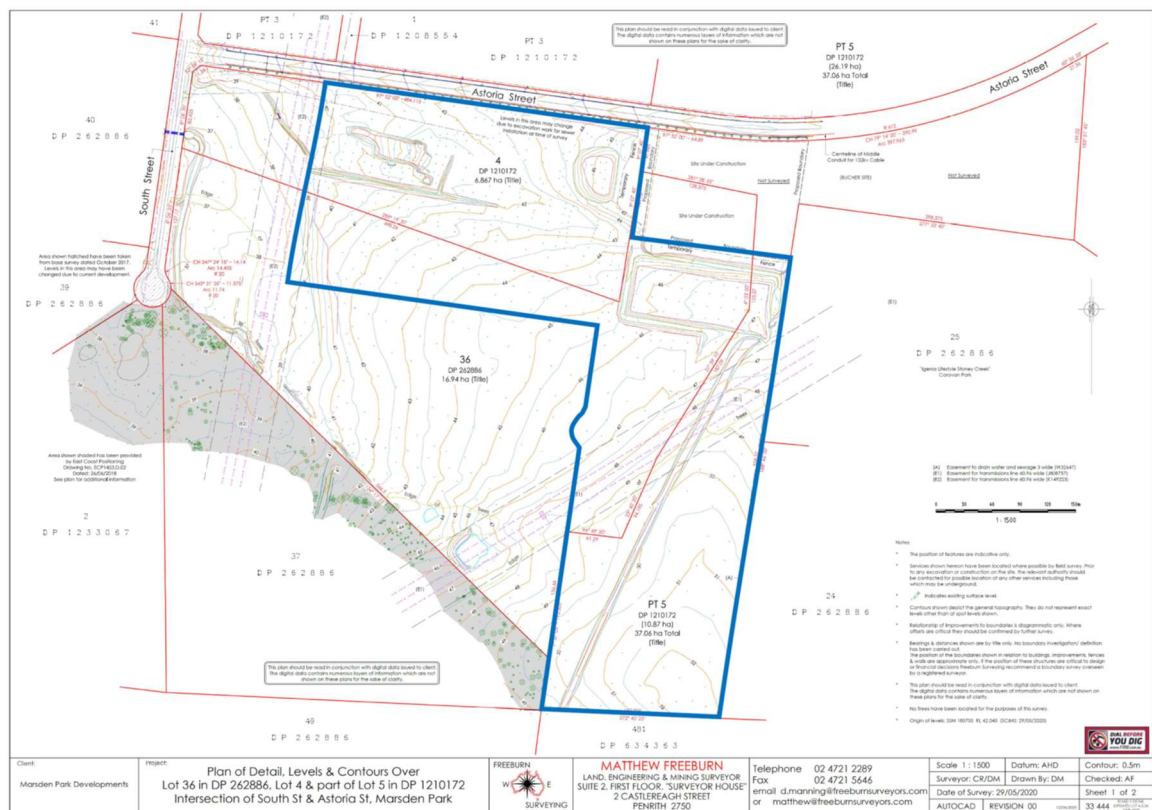


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Stage 3 Facilities (approx.)

Figure 3: Sydney Business Park Master Plan (Source: Sydney Business Park)



Stage 3 Facilities (approx.)

Figure 4: Existing Survey Plan (Source: Sydney Business Park)



 Stage 3 Facilities (approx.)

Figure 5: Aerial Photo (Source: Nearmap)

Sydney Business Park has direct access to Richmond Road via Hollinsworth Road and Hawthorne Avenue, which have recently been constructed or upgraded by Sydney Business Park to service the needs of the industrial precinct. Richmond Road provides direct access to the M7 Motorway, which is located approximately 1 kilometre to the south of the business park.

Two 60 metre wide Transgrid electricity easements traverse through the site, with one along the western boundary and the other through the eastern part of the site.

Land use surrounding the site includes:

- North – Astoria Street, with Sydney Business Park and the existing Blacktown Waste Services quarry/landfill beyond;
- East – industrial-zoned parts of the Marsden Park Industrial Precinct, including parts of Sydney Business Park to the north-east, the Ingenia Lifestyle Stoney Creek facility (former Town & Country caravan park) to the east, and LOGOS' Marsden Park Logistics Estate to the south-east;
- South – undeveloped parts of Sydney Business Park to the south-west, and infrastructure-zoned land to the south-east (for a future major road), with the residential area of Bidwill beyond; and
- West – industrial and infrastructure (drainage) zoned undeveloped land associated with the Marsden Park Industrial Precinct, along with some environment conservation zoned land beyond the infrastructure zoned land.

A number of other industrial/employment facilities in Sydney Business Park are located in proximity to the site, including the (see **Figure 3**):

- IKEA Distribution Facility to the north (SSD 6954) – operating;
- Lot 3 Warehouse Facilities to the north (DA 17-02162) – under pre-construction;
- TigerPak Warehouse Facility to the north-east (DA 19-00984) – under construction;
- Bucher Municipal Industrial and Warehouse Facility to the north-east (DA 18-02532) – under construction; and
- Cameron Interstate Warehouse Facility to the east (DA 20-00792) – pending approval.



There remain some residential land users within the re-zoned areas of the Marsden Park Industrial Precinct at present, including the Ingenia Lifestyle Stoney Creek caravan park to the east of the site.

The closest residential zoned land is located in Bidwill approximately 120 metres to the south of the site. Additional residential zoned land is located approximately 500 metres to the north-west of the site.

3 PROPOSED DEVELOPMENT

Sydney Business Park is proposing to develop four world-class warehouse and distribution facilities within the Stage 3 area of Sydney Business Park.

Two of the warehouses would be developed for known end-users, including:

- Warehouse 1 – to be developed for TJX Australia, which would use the facility for the warehousing and distribution of its TK Maxx general consumer products; and
- Warehouse 4 – to be developed for Australian Pharmaceutical Industries (API), which would use the facility for the warehousing and distribution of its pharmaceutical products. API's businesses include Priceline and other pharmacies.

The other two warehouses are located between Warehouses 1 and 4, and are proposed to be developed for pending (Warehouse 2) or unidentified (Warehouse 3) end users.

The preliminary concept master plan for the Stage 3 development is shown on **Figure 6**, and the main components of the proposed development are outlined in **Table 1**.

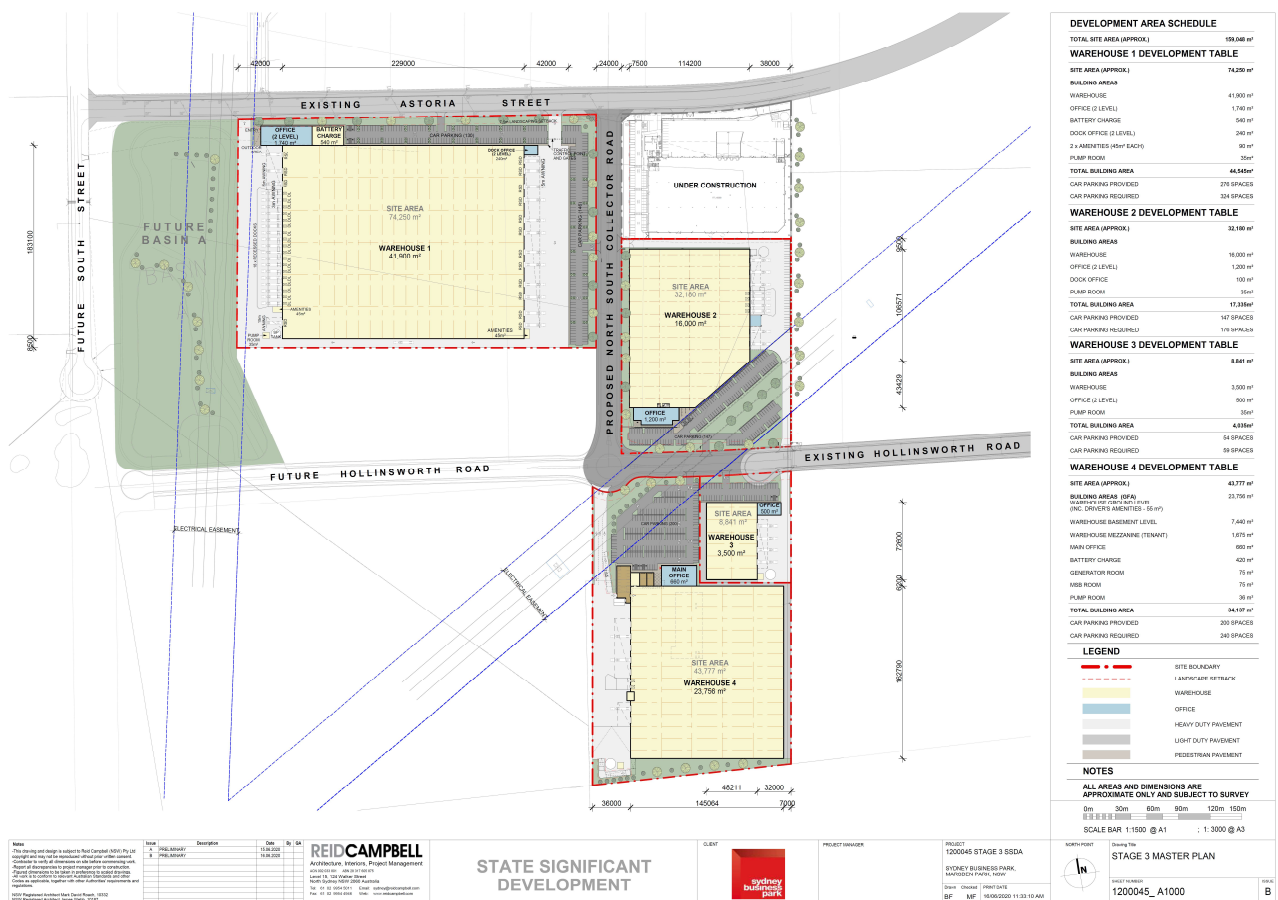


Figure 6: Preliminary Stage 3 Master Plan (Source: Reid Campbell)



Table 1: Stage 3 Development Summary

Development Summary	Development of the Sydney Business Park Stage 3 Facilities, including: <ul style="list-style-type: none"> • site subdivision; • vegetation clearing and earthworks; • construction of two estate roads and associated intersections; • construction and operation of four warehouse and distribution facilities; and • ancillary development including car parking, infrastructure provision and landscaping
Proposed Use	<p>Warehousing and distribution, with ancillary office.</p> <p>Warehouse 1 would be used for storage and distribution of TK Maxx's range of general consumer products, including clothing, footwear, home wares, beauty products, accessories and related consumer products.</p> <p>Warehouses 2 and 3 would also be used for storage and distribution of general consumer products by as-yet unidentified end users.</p> <p>Warehouse 4 would be used for storage and distribution of API's range of pharmaceutical products, including pharmaceutical and therapeutic products</p>
Subdivision	<p>Lots 4, 5 and 36 would be subdivided to provide two superlots for the proposed warehouses, one lot for Council's precinct stormwater Basin A (which would be dedicated to Council¹), and a lot for the proposed roads (which would also be dedicated to Council) (see Figure 7)</p>
Clearing, Demolition and Earthworks	<p>Vegetation clearing across the site would be undertaken to facilitate the development. Most of the site is already cleared, though there are some trees in the south-eastern part of the site.</p> <p>Demolition of minor site structures (mainly fencing) would be undertaken, along with bulk and detailed earthworks across the site to facilitate the development</p>
Facility Development	<p>Construction and operation of the Stage 3 Facilities, including (approx.):</p> <ul style="list-style-type: none"> • Warehouse 1 – 44,545 m² total building area; • Warehouse 2 – 17,335 m² total building area; • Warehouse 3 – 4,035 m² total building area; and • Warehouse 4 – 34,137 m² total building area. <p>All warehouse facilities would include attached one or two storey ancillary offices. The warehousing facilities in Warehouse 4 would include a basement level and mezzanine level</p>
Landscaping	<p>Implementation of site landscaping consistent with estate landscaping, including street trees in roadways and landscaping within each individual warehouse facility site</p>
Signage	<p>Building identification, business identification and directional signage</p>
Hours of Operation	<p>24 hours a day, 7 days a week</p>
Capital Investment Value	<p>\$203.5 million (exc. GST)</p>
Employment²	<p>Construction: 450 Operation: 610</p>
Infrastructure and Services	
Roads	<p>Sydney Business Park would extend Hollinsworth Road to the western side of Warehouses 2 and 4, and construct a new north south collector road between Hollinsworth Road and Astoria Street.</p>



A new roundabout would be constructed at the intersection of Hollinsworth Road and the new north south collector road, and a priority give way intersection would be constructed at the intersection of the collector road and Astoria Street.

The proposal would also involve construction of internal driveways, hardstand and parking for each warehouse facility

Stormwater Development of site stormwater infrastructure would be undertaken for the facilities, draining to estate stormwater infrastructure (ie. Future Basin A).

A temporary estate basin may be constructed by Sydney Business Park to the south of Warehouse 1, in the event that Basin A (which is being developed separately by Council) is not constructed prior to its required use for the development

Potable Water, Sewer, Electricity and Telecoms Extension and connection to existing mains in Hollinsworth Road and Astoria Street, and reticulation through the site

- 1 Council is separately facilitating approvals for the precinct stormwater basin
- 2 Estimate

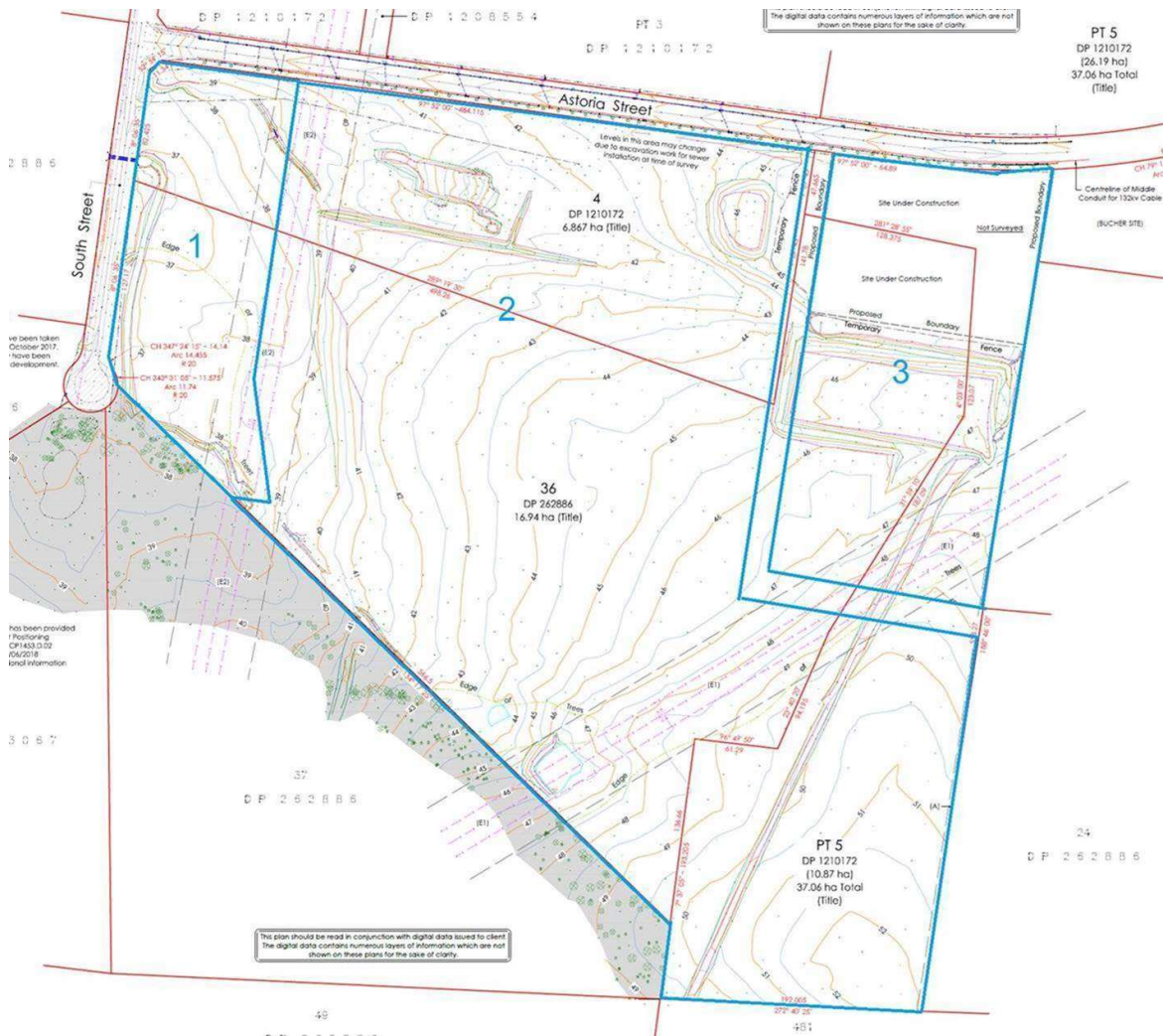


Figure 7: Preliminary Subdivision Plan (Source: Sydney Business Park)



4 PLANNING CONTEXT

4.1 State Significant Development

The proposal is considered to be classified as State Significant Development under Part 4, Division 4.7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), as it involves development with a capital investment value of more than \$50 million for the purposes of warehousing and distribution, and therefore triggers the criteria in Clause 12 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*.

Consequently, the Minister for Planning and Public Spaces¹ is the consent authority for the proposed development.

4.2 Permissibility

The site forms part of the Marsden Park Industrial Precinct located within the North West Growth Centre, with land use planning regulated predominately under the Marsden Park Industrial Precinct Plan (the Precinct Plan) in Appendix 5 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP).

The site is zoned IN1 General Industrial, IN2 Light Industrial, and SP2 Infrastructure (Local Roads) under the SEPP's Precinct Plan (see **Figure 8**).

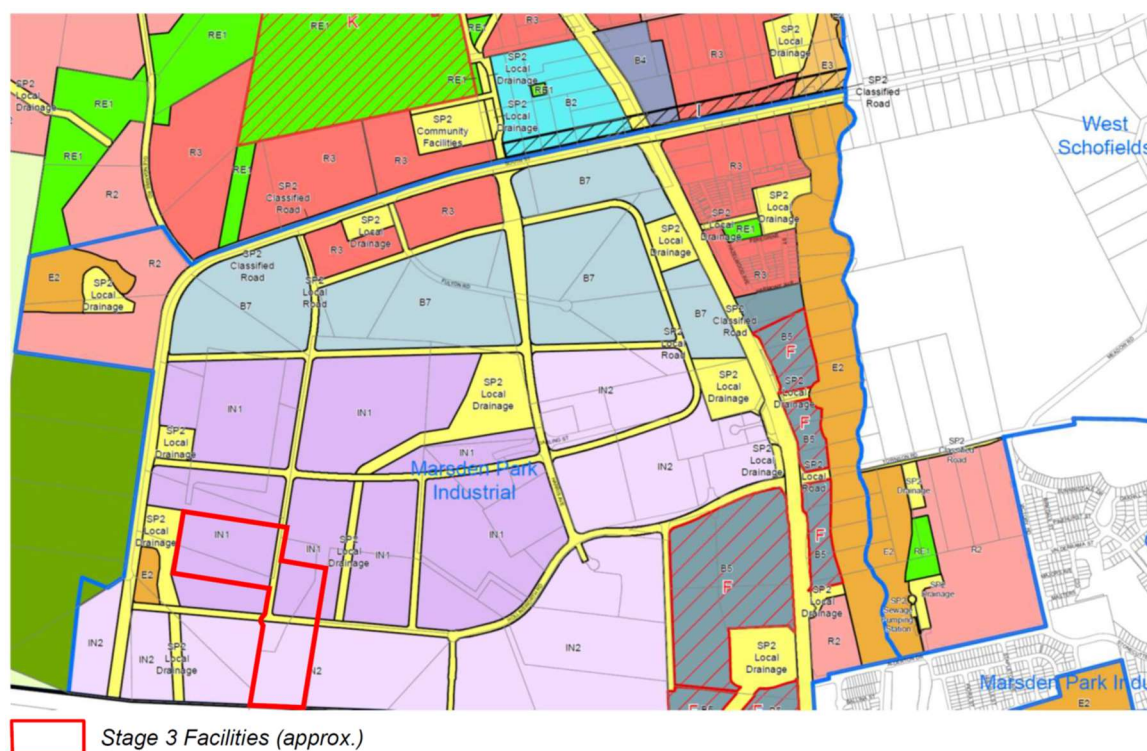


Figure 8: Zoning Plan (Source: Growth Centres SEPP)

The proposed Stage 3 Facilities represent development for the purpose of warehousing and distribution centres, and the proposed roadworks represent development for the purpose of roads.

The Precinct Plan provides that development for these purposes is permissible with consent in the IN1 and IN2 zones, and roads are permissible with consent in the SP2 zone.

¹ Or the Independent Planning Commission if the proposal subsequently meets certain thresholds.



The office components of the development are considered to be ancillary and subservient to the dominant warehousing purposes, and are therefore permissible as part of the development.

The proposal may also involve development of a temporary stormwater basin to the south of Warehouse 1 (within Lot 36), in the event that Council does not complete Basin A prior to the construction of the development. Earthworks and drainage/environmental protection works are permissible with consent in the IN1, IN2 and SP2 zones.

4.3 Growth Centres SEPP

Parts 4 to 6 of the Precinct Plan outline a number of principal development standards and provisions related to development in the Marsden Park Industrial Precinct. The proposed development will be designed in consideration of these provisions.

It is noted that the site is not within any native vegetation protection areas, riparian protection areas, heritage items or special areas identified and mapped in the Growth Centres SEPP.

5 ENVIRONMENTAL ISSUES

A screening analysis of the environmental issues applicable to the proposal is presented in the following table. This risk-based analysis has been used to identify the key environmental issues for further assessment, and to assist the preparation of the Secretary's environmental assessment requirements (SEARs) for the proposed development.

The analysis is based on preliminary environmental assessment of the site only. The Environmental Impact Statement (EIS) for the proposal will fully address these and other environmental issues relevant to the proposal.

Table 2: Screening Analysis of Environmental Issues

Issue	Analysis / Comment
<i>Soil and Water</i>	<p>The site is slightly sloping and is unlikely to present significant erosion and sedimentation risks. Notwithstanding, an Erosion and Sediment Control Plan will be developed for the proposal.</p> <p>Previous site contamination assessments indicate that the site does not contain significant or widespread contamination risk. These previous contamination assessments will be detailed in the EIS.</p> <p>Geotechnical assessments indicate that the site has some potential saline soils, but that these can be appropriately managed using standard best practice measures.</p> <p>There are no riparian areas or waterbodies within the site, with the nearest drainage line located approximately 50 metres to the south-west (ie. within the E2 zoned area). The site is not identified as flood affected.</p> <p>Stormwater management for Sydney Business Park and the wider MPIP is being addressed through a number of precinct-based stormwater detention basins to manage stormwater quantity, together with on-lot stormwater solutions to manage stormwater quality.</p> <p>In this regard, the site drains to the proposed 'Basin A' located to the west of the site (see Figure 6), which will manage flows from the site as well as other land in the MPIP. Council is constructing this basin with funding generated through the MPIP contribution plan.</p> <p>In the event that Basin A is not constructed in time for the proposed development, Sydney Business Park would develop a temporary stormwater basin to the south of the site (within Lot 36), to manage stormwater flows from the site. These measures, together with stormwater quality measures, will be addressed in a detailed Stormwater Management Plan for the</p>



Issue	Analysis / Comment
	proposal. The plan will include stormwater quantity and quality modelling, as well as measures to ensure water use efficiency (through rainwater collection and use), consistent with Council requirements.
Noise	<p>The facilities are proposed to operate up to 24 hours a day, 7 days a week, similar to other warehouse facilities operating within Sydney Business Park.</p> <p>The closest residential zoned land is located approximately 120 metres to the south of the site, across infrastructure zoned land. Additional residential zoned land is located approximately 500 metres to the north-west of the site. There also remain some residential land users within the MPIP, including the industrial-zoned Ingenia Lifestyle Stoney Creek caravan park located to the east of the site.</p> <p>Given the proximity to residential and other receivers, a detailed noise assessment will be undertaken for the proposal.</p>
Air Quality and Greenhouse Gases	The proposal is not expected to generate significant air or greenhouse gas emissions, subject to implementation of standard best practice dust management controls during construction works.
Flora and Fauna	<p>The site is predominately cleared, although there are some trees located in the south-eastern part of the site.</p> <p>The site is bio-certified under the former <i>Threatened Species Conservation Act 1995</i>, meaning that the assessment of threatened species has already been carried out at the rezoning stage and does not need to be further considered at the development application stage. Accordingly, no further assessment of threatened species is required for the development. The biocertification and regional offsetting process will be detailed in the EIS, along with measures to mitigate impacts associated with the tree clearing required for the development.</p>
Heritage	<p>The MPIP and Sydney Business Park have been subject to comprehensive archaeological assessments and associated Aboriginal stakeholder consultation, including a precinct-wide assessment in 2009, and a number of site-based assessments.</p> <p>These assessments identified a relatively small number of Aboriginal objects in the MPIP. Review of the identified sites indicates that none of these sites would be impacted by the proposed Stage 3 development (or the construction of the proposed temporary stormwater detention basin). The previous assessments and the accompanying consultation will be outlined in the EIS.</p> <p>There are no significant improvements on the site, and no items of historical heritage significance are identified within the MPIP on the maps to the Growth Centres SEPP or Growth Centres DCP. Accordingly, the development is not expected to have any historical heritage impact.</p>
Traffic and Parking	<p>The site enjoys direct access to Sydney's arterial and motorway road network via Hollinsworth Road, Hawthorne Avenue and Richmond Road, the latter of which provides access to the M7 Motorway approximately 1 kilometre to the south of Sydney Business Park. Hollinsworth Road, Astoria Street and Hawthorne Avenue have recently been upgraded or constructed to accommodate the expected traffic from the industrial precinct.</p> <p>The proposed development is expected to generate traffic volumes consistent with those assumed in the wider estate transport planning. Notwithstanding, a traffic impact assessment will be carried out for the proposal.</p>
Visual Amenity	The site is not adjacent to, or in close viewing proximity to, any sensitive visual receivers outside the MPIP. Views from the residential-zoned land to the south in Bidwill would be largely obscured by intervening vegetation and distance.



<i>Issue</i>	<i>Analysis / Comment</i>
	<p>There would be some views to the site from the Ingenia Lifestyle Stoney Creek caravan park located to the east of the site, however the caravan park is located within the industrial-zoned part of the MPIP, and views from the caravan park would be similar to its views in other directions.</p> <p>A detailed Landscape Plan will be prepared for the proposal, which will seek to minimise any identified visual impacts.</p>
<i>Hazards and Wastes</i>	<p>The proposed API Facility in Warehouse 4 would likely involve the storage of some dangerous goods and hazardous materials. The other warehouses would be used for the storage of general consumer goods, with dangerous goods storage likely to be below the thresholds in SEPP 33.</p> <p>The EIS will include consideration of dangerous goods storage against the requirements of SEPP 33. If the SEPP 33 thresholds are exceeded, a Preliminary Hazard Analysis will be undertaken for the proposal, in accordance with the requirements of SEPP 33.</p> <p>The proposal is not expected to generate significant quantities of waste. Nonetheless, a Waste Management Plan will be prepared for the proposal.</p>

6 CONCLUSION

PJEP trusts that the information contained in this report provides the Department sufficient information to enable its initial consideration of the proposal as State Significant Development under the EP&A Act.

It is respectfully requested that the Department, having due regard to the information in this report, provides the Secretary's Environmental Assessment Requirements for the proposed Sydney Business Park Stage 3 Facilities.

