

Request for Secretary's Environmental Assessment Requirements

Americold Prospect Expansion - 554-562 Reservoir Road, Prospect

Prepared for AmeriCold Logistics Ltd

Prepared by Beca Pty Ltd

ABN: 85 004 974 341




29/September/2020



Revision History

Revision N°	Prepared By	Description	Date
1	Matt Brookes	Draft for Internal Review	10 September 2020
2	Matt Brookes	Draft for Client Review	11 September 2020
3	Matt Brookes	Final	29 September 2020

Document Acceptance

Action	Name	Signed	Date
Prepared by	Matt Brookes		29 September 2020
Reviewed by	Mike Simons		29 September 2020
Approved by	Tony Carr		29 September 2020
on behalf of	Beca Limited		

© Beca 2020 (unless Beca has expressly agreed otherwise with the Client in writing).

This report has been prepared by Beca on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. Any use or reliance by any person contrary to the above, to which Beca has not given its prior written consent, is at that person's own risk.

Contents

1	Introduction	1
2	The Site	1
3	The Proposal	3
4	Statutory Planning Considerations	5
4.1	Environmental Planning and Assessment Act 1979.....	5
4.2	Environmental Planning and Assessment Regulation 2000.....	5
4.3	Biodiversity Conservation Act 2016	6
4.4	State Environmental Planning Policies	6
4.5	Holroyd Local Environmental Plan 2013	7
4.6	Holroyd Development Control Plan 2013	8
4.7	Draft Cumberland Local Environmental Plan	8
5	Strategic Planning Considerations	9
5.1	State Infrastructure	9
5.2	Greater Sydney Region Plan	9
6	Development Considerations	9
6.1	Built form and visual character	10
6.2	Biodiversity.....	10
6.3	Soil and Water	10
6.4	Traffic and Parking.....	11
6.5	Heritage	11
6.6	Noise and Vibration	11
6.7	Hazards and Risk	11
6.8	Air Quality	12
6.9	Environmentally Sustainable Development.....	12
6.10	BCA Compliance	12
7	Consultation	12
8	Expected Project Deliverables	12
9	Conclusion	13

Appendices

Appendix A – Concept Plans

Appendix B – Certificate of Title

1 Introduction

The purpose of this report is to request the Department of Planning, Industry and Environment (DPIE) to issue Secretary's Environmental Assessment Requirements (SEARs) for the proposed expansion of the existing Americold facility at Reservoir Road, Prospect.

The site is located at 554-562 Reservoir Road in Prospect and is formally described as Lot 101 in DP851785 (the Site). The Site is owned by Americold Logistics Ltd (Americold) who is also the proponent for this submission. Americold offers the most comprehensive temperature-controlled storage and distribution network available and has been the leader in providing technology-based engineered solutions for the temperature-controlled supply chain industry.

The proposed development comprises the following:

- construction of two new cold store buildings and ancillary staging areas;
- upgrades and amendments to vehicles accessways and car parking areas;
- new plants rooms;
- new entry gate; and
- other minor amendments associated with the ongoing use and operation of the Site.

The proposed development will enable the expansion of the operations on the Site for the use of cold storage warehousing and will not result in a change to the existing land use. The proposed development will be for the use of cold storage warehousing and consistent with the relevant strategic land use objectives.

A set of concept plans have been prepared to provide a general understanding of the proposal. The concept plans will be refined during the preparation of the Environmental Impact Statement (EIS) for the project, including further detailed investigations and assessment of the key issues identified within the SEARs. A copy of the concept plans is included in **Appendix A** to this report.

The capital investment value (CIV) for the project has been estimated at this preliminary phase at approximately \$65 million AUD. The proposed development meets the criteria of State Significant Development (SSD) in accordance with *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). Under Schedule 1, clause 12(1) of the SRD SEPP, development with a CIV of more than \$50 million for the purpose of warehouses or distribution centres at one location and related to the same operation, is considered to be SSD.

Americold is seeking to lodge an application for development approval under section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to be assessed as SSD. It is therefore requested that DPIE issue SEARs under section 4.12 of the EP&A Act and clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) that will enable the preparation of an EIS for the project.

The report provides an overview of the Site and surrounding land uses, provides a summary of the proposed development, considers the existing statutory planning context and addressed the key environmental considerations. The report also provides a summary of the consultation activities for the project.

2 The Site

The Site is contained entirely within a single parcel of land at 554-562 Reservoir Road and is legally described as Lot 101 in DP851785. The Site is located within the municipal suburb of Prospect in the Cumberland Local Government Area (LGA). The Site is approximately 8 kilometres west of the Parramatta

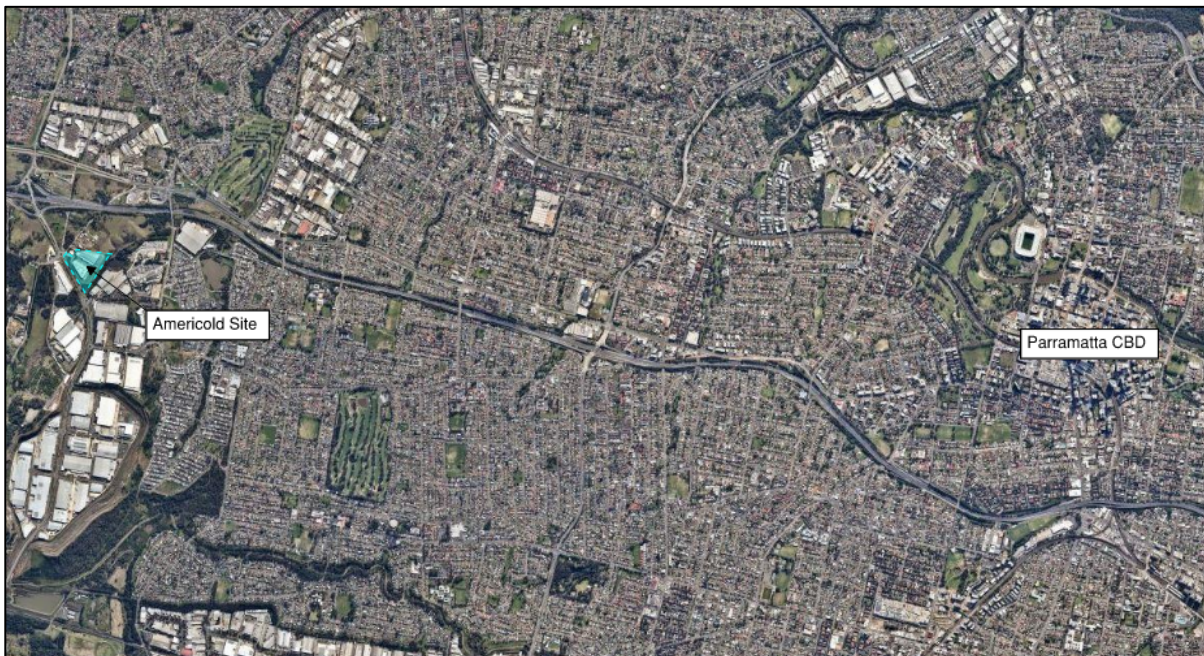
CBD and approximately 27 kilometres west of the Sydney CBD. The Site comprises an area of approximately 65,500 m².

A copy of the Title Particulars for the Site is included as **Appendix B** to this application. A review of the title particulars has identified that there are a number of easements and encumbrances that impact the Site. The proposed works are located in the area impacted by the electric easement shown on the Deposited Plan, and appropriate and early consultation with the relevant power authority will be undertaken to ensure the proposed works are designed and constructed to ensure no impact the existing electricity infrastructure.

The Site currently accommodates an existing cold storage facility consisting of two main freezer warehouse buildings. An office building is located at the front of the Site, with car parking located at the front and rear of the Site, as well as the northern side of the buildings. The remainder of the Site comprises a combination of sealed and unsealed areas including internal access roads.

The wider Site location is shown in **Figure 1**.

Figure 1: Location Plan. Source: Nearmap



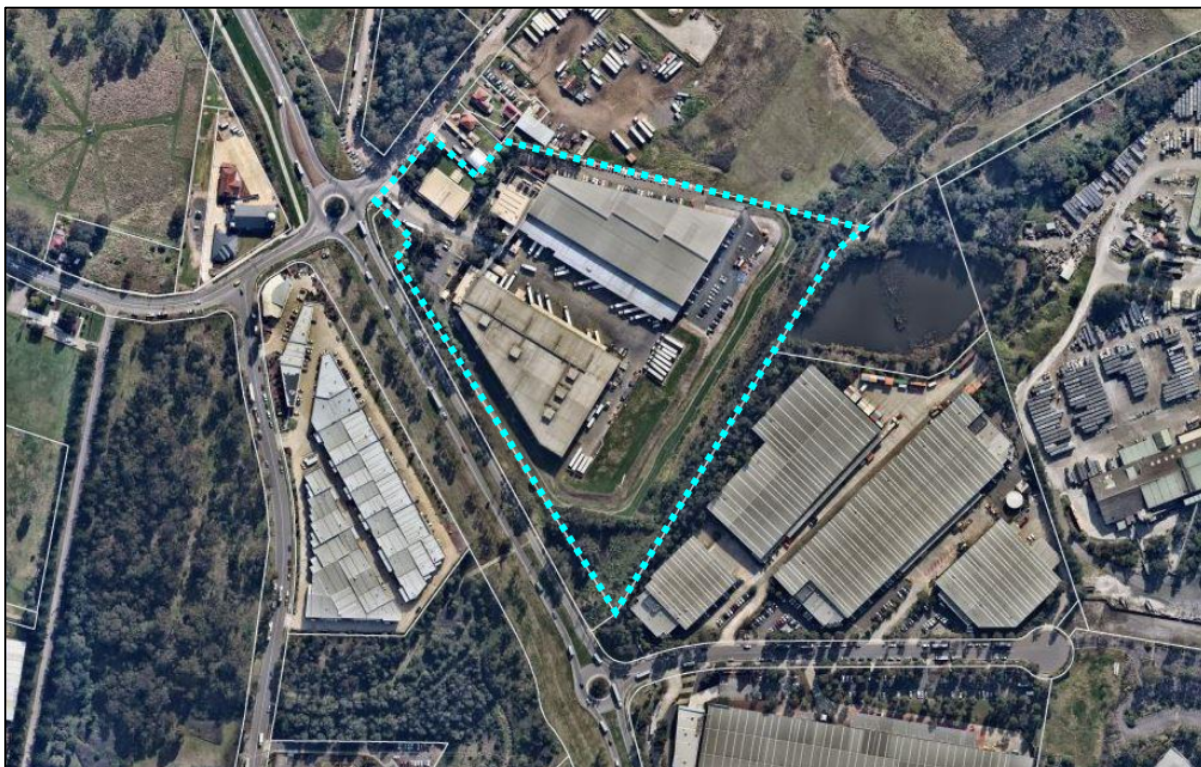
The Site is irregular in shape and bounded by existing warehousing facilities and light industry development to the south and east. The light industry development to the south of the Site is separated by the Prospect Highway. The Girraween Creek runs immediately to the east of the Site, parallel to the boundary. An electricity easement also runs along the eastern side of the Site, within the boundary line.

To the north of the Site is predominately vacant rural zoned land, with the exception of a small portion of this land being used for a transport business. The immediate Site is shown in **Figure 2**. The Western Motorway is located further north of the Site, providing superior road network connectivity.

The Site slopes from the front to the rear, with an approximate 10 metre height difference. The proposed works will be located at the lower side of the Site. The Site includes an easement in benefit of the electricity commission along the rear of the Site. Remnant vegetation is located along the eastern boundary of the Site adjacent to Girraween Creek.

Primary access to the Site is via Reservoir Road from Prospect Highway. The Prospect Highway, M4 Motorway and Great Western Highway are State roads and Prospect Road is within the control of Cumberland City Council.

Figure 2: Site Location. Source: Nearmap



The Site is recorded as having high salinity however the Site is not considered environmentally sensitive. There are also no registered heritage places that impact the Site and the Site is not identified as Bushfire Prone Land.

3 The Proposal

The proposed development comprises the construction of two new cold store buildings and ancillary operation staging areas, as well as new plants rooms, new entry gate, and other minor amendments to plants and buildings associated with the ongoing use and operation of the Site. The proposed development also includes the construction and upgrade of hardstand and car parking areas, landscaping and internal access roads to formalise the one-way internal road networks for heavy vehicles ingress and egress. **Figure 3** shows a site plan extract of the proposed development.

The development is outlined in **Table 1**. A set of concept plans of the proposed development and elevations is provided in **Appendix A**.

Table 1: Proposed Development Details

Proposed Works	
Site Preparation	<ul style="list-style-type: none"> • Demolition of buildings and removal of some hardstand and ancillary structures. • Minor vegetation clearing. • Bulk earthworks and supporting structures. • Drainage connections. • Land stabilisation.

Proposed Works	
Warehouse and Office	<ul style="list-style-type: none"> • The freezer and annexe (staging area) will comprise a combined gross floor area (GFA) of approximately 7,000m². • New transport office combined with new security sign in for staff and visitors and sign out for trucks. • New admin office at mezzanine level at the rear of the Site. • 12 new docks for delivery and dispatch operations. • Approximate site coverage 39%.
Access and Car Parking	<ul style="list-style-type: none"> • New staff vehicle entry gate via Reservoir Road. • New parking area at front of Site, rear of Site and northeast corner of the Site (56, 31, and 23 spaces respectively). • New exit ramp for trucks constructed. • New truck incoming ramp and fire truck access at 9m in width, 6m for truck access, 3m for truck parking. • New forklift ramp and link bridge at between new freezer buildings. As well as new forklift ramp for empty pallets.
Operating Hours	<ul style="list-style-type: none"> • The cold storage facility will continue to operate on 24 hours a day, 7 days per week basis.
CIV	<ul style="list-style-type: none"> • Approximately \$65 million.

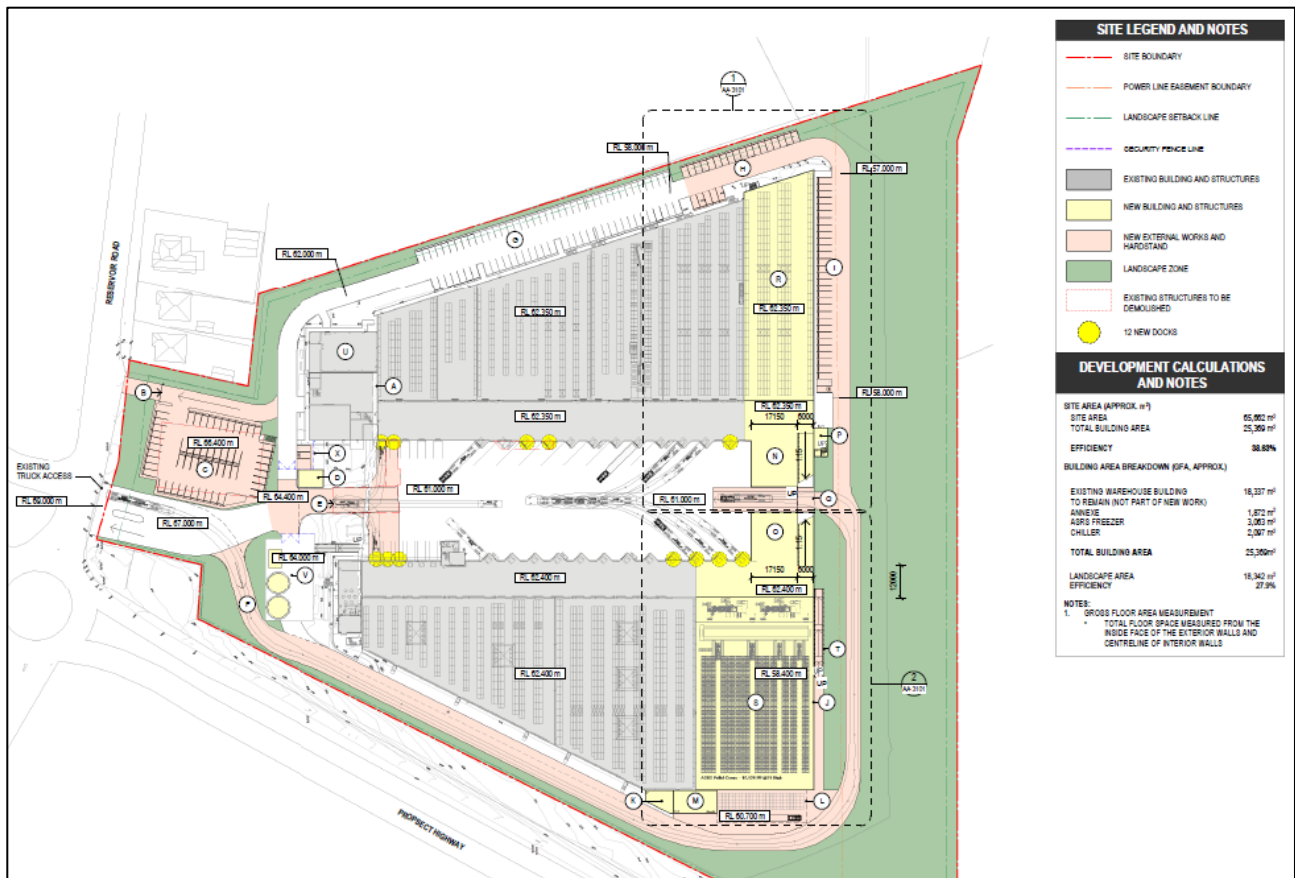
The land is defined as warehouse or distribution centre and is consistent with applicable land use zone under the Holroyd Local Environmental Plan 2013 and the Site will continue to operate in this function.

The main aspect of the proposed development comprises of two new freezers buildings. The shorter freezer, to the north, is a conventional cold store building (10 high racking) at approximately 18 metres high. The larger freezer to the south, is a high bay Automated Storage and Retrieval System (ASRS) cold store at approximately 45 metres high. The remainder of the works are proposed in order to upgrade plant and equipment on the Site, as well as ensure the ongoing efficiency and practicality of the operations and use of the Site.

The proposed development detailed in the concept plans included in Appendix A has an estimated CIV of approximately \$65 million AUD. This CIV will be reviewed and finalised once detailed plans have been prepared as part of the lodgement of the EIS for the proposal.

The applicant's vision for the Site is to continue to provide a high-quality capacity cold storage facility serving and creating employment for the wider western Sydney area. The proposal represents an opportunity to provide purpose built, state of the art facilities which can utilise emerging technological advancements, such as automation, and significantly increase the jobs that the company currently supports. The proposal also ensures the development of identified industrial land for an ongoing industrial use in an area where industrial land is of low supply.

Figure 3: Site Plan Extract. Source: Beca



4 Statutory Planning Considerations

4.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the statutory framework for planning in NSW. The Act aims to promote the orderly and economic use and development of land, facilitate ecologically sustainable development and integrate economic, environmental and social considerations as part of the decision-making processes for environmental planning and assessment matters. The EIS will demonstrate how the development addresses the objectives of the EP&A Act.

Section 4.36 of the EP&A Act enables certain developments to be declared SSD by means of a State Environmental Planning Policy (SEPP) or by order of the Minister for Planning. The project meets the criteria of SSD under Schedule 1 of the SRD SEPP. This report requests the issue of the SEARs for the project under section 4.12 of the EP&A Act.

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.

4.2 Environmental Planning and Assessment Regulation 2000

The *Environment Planning and Assessment Regulation 2000* (EP&A Regulation) contains key operational provisions for the NSW planning system. This includes procedures relating to development applications, requirements for environmental assessments and environmental impact assessments.

Once SEARs for the project have been issued, an EIS will be prepared in accordance with Part 3, Schedule 2 of the EP&A Regulation.

4.3 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) commenced on 25 August 2017 and establishes a framework to avoid, minimise and offset impacts on biodiversity.

In accordance with section 7.9(2) of the BC Act, SSD applications are required to be accompanied by a biodiversity development assessment report (BDAR). However, a BDAR waiver may be granted should it be determined by the Department of Planning, Industry and Environment (DPIE) and the DPIE Biodiversity Conservation Division that the proposed development is not likely to have any significant impact on biodiversity values.

Despite the Site being subject to bulk earthworks and development in the past, the removal of vegetation associated with the proposed development, a BDAR will be prepared and submitted with the EIS.

4.4 State Environmental Planning Policies

4.4.1 State Environmental Planning Policy (State and Regional Development) 2011

The *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) aims to identify development that is SSD based on capital investment value (CIV), land use and geographic location.

The development meets the criteria of Schedule 1, clause 12(1) of the SRD SEPP as it is development that has a CIV of more than \$50 million for the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation.

The proposed development has a proposal CIV of \$65 million AUD and therefore the development meets the criteria of the SRD SEPP. Accordingly, the DPIE will assess the application as an SSD project, to be determined by the Minister for Planning (or nominated delegate).

4.4.2 State Environmental Planning Policy (Western Sydney Employment Area) 2009

The *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (WSEA SEPP) establishes the WSEA and identifies eleven precincts within its boundary. However, the Site is located just outside the WSEA and therefore, the WSEA SEPP does not apply to this development.

4.4.3 State Environmental Planning Policy No 33 - Hazardous and Offensive Development

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33) aims to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact.

The Site currently uses refrigerants. The Site is likely to use additional amounts of the refrigerants in relation to the expanded freezers. The quantities of refrigerants of other potentially hazardous materials will be assessed against the relevant screening thresholds in SEPP 33. At minimum a preliminary hazard analysis will be considered as part of the EIS, consistent with the requirements of SEPP 33.

4.4.4 State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) applies to the State and aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment by specifying when consent is required, and when it is not required, for a remediation work.

To demonstrate compliance with SEPP 55 a contamination assessment will be submitted with the EIS to inform the DPIE of the Site's contamination status.

4.4.5 State Environmental Planning Policy No. 64 – Advertising and Signage

State Environmental Planning Policy No 64—Advertising and Signage (SEPP 64) applies to the State and aims to ensure that signage is compatible with the desired amenity and visual character of an area.

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.

4.4.6 State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) identifies the environmental assessment category into which different types of infrastructure and services development fall. The Infrastructure SEPP requires certain traffic generating developments to be referred to Roads and Maritime Services (RMS).

In accordance with the Infrastructure SEPP, commercial premises and industry of 15,000 m² or greater in size require referral to RMS. The Applicant will consult with the RMS during preparation of the EIS for the project, which will be referred to RMS for review and comment during the public exhibition period.

4.5 Holroyd Local Environmental Plan 2013

The Site is located within the Cumberland LGA. The *Holroyd Local Environmental Plan 2013* (Holroyd LEP 2013) regulates development through a part of the Cumberland LGA including the Site.

The land use is defined as 'warehouse or distribution centre' which has the following definition under the Holroyd LEP 2013:

'means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises'.

The Site is zoned IN2 Light Industrial (IN2 zone) under the Holroyd LEP 2013. Warehouses and distribution centres are permitted with consent within the IN2 zone. The objectives of the IN2 zone are to:

- Provide a wide range of light industrial, warehouse and related land uses;
- Encourage employment opportunities and to support the viability of centres;
- Minimise any adverse effect of industry on other land uses;
- Enable other land uses that provide facilities or services to meet the day to day needs of workers in the area; and
- Support and protect industrial land for industrial uses.

It is considered that the proposed development is permissible under the applicable zoning and is consistent with the objectives of the IN2 zone. **Figure 4** details the land zoning of the Site and the surrounding area.

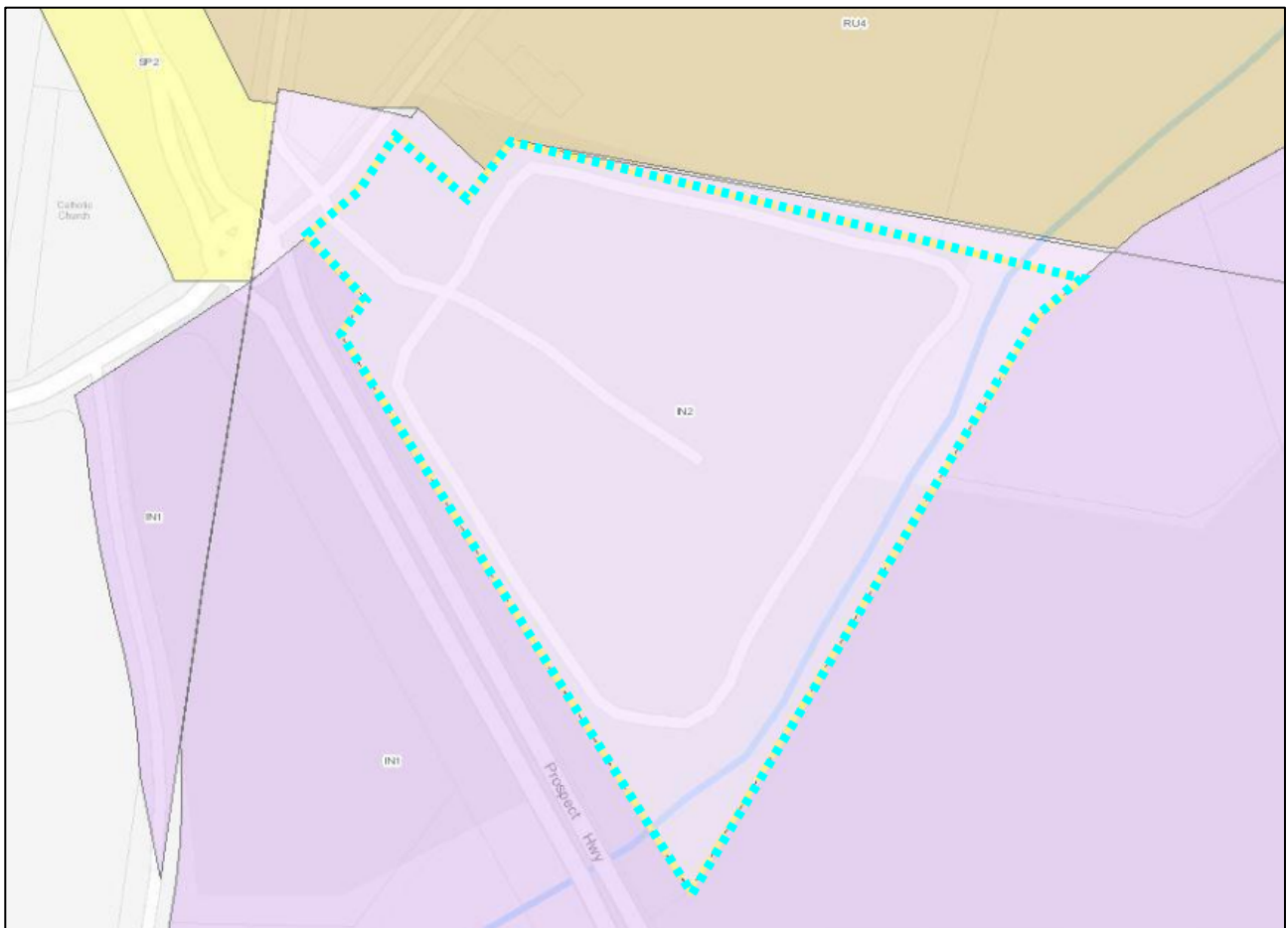
4.5.1 Building Height

The Site is not subject to a prescribed building height under the Holroyd LEP 2013. The concept plans identify the proposed expansion has a maximum building height of approximately 45 metres for the new ASRS cold store.

4.5.2 Floor Space Ratio

The Site is not subject to a prescribed floor space ratio under the Holroyd LEP 2013.

Figure 4: Zoning Map. Source: ePlanning Spatial Viewer



4.5.3 Heritage

The Site is not subject to any heritage items under the Holroyd LEP 2013. It is noted that Prospect Road is identified as a general heritage item. The EIS will undertake an analysis of the proposal, which includes changes to the access arrangements to the Site, to assess the potential impacts to this heritage item.

4.6 Holroyd Development Control Plan 2013

Pursuant to Clause 11 of the SRD SEPP, the requirements of the *Holroyd Development Control Plan 2013* do not apply to the proposal.

4.7 Draft Cumberland Local Environmental Plan

Cumberland City Council has prepared a Planning Proposal for the new Cumberland Local Environmental Plan. The Planning Proposal describes how the provisions of the Auburn, Parramatta and Holroyd Local Environmental Plans, as they currently apply to the Cumberland local government area, will be consolidated to provide a single planning framework for all of Cumberland City.

Where no changes are proposed, the existing planning controls will carry over into the new planning controls for Cumberland City. The draft Cumberland Local Environmental Plan will be supported by a new Cumberland Development Control Plan.

Public exhibition of the Planning Proposal for the draft Cumberland Local Environmental Plan has concluded and Council is currently reviewing submissions on the proposal. Current timelines indicate the finalisation

and gazettal of the new Cumberland Local Environmental Plan by Department of Planning, Industry and Environment in late 2020.

A preliminary review of the draft Cumberland Local Environmental Plan identifies the land zoning for the Site will remain unchanged. We understand that this submission and any application for SSDA will be subject to the requirements of Holroyd LEP 2013 prior to the proposed consolidation of planning policy and controls.

If the SSD application is submitted after the gazettal of the new Cumberland Local Environmental Plan and new Cumberland Development Control Plan, the proposed development will be assessed against the regulations and controls of those plans.

5 Strategic Planning Considerations

5.1 State Infrastructure

The State Infrastructure Strategy sets out the NSW Government's Rebuilding NSW Plan, which involves the investment of \$20 billion in new infrastructure across the state. The Strategy identifies policies and strategies needed to provide infrastructure that meets the needs of a growing population and a growing economy.

Although the strategy relates to investment in Government infrastructure, the proposal will continue to contribute to the integration of land use and infrastructure planning as the site is strategically located near the M4 Western Motorway.

5.2 Greater Sydney Region Plan

The Greater Sydney Region Plan outlines how Greater Sydney will manage growth and change in the context of social, economic and environmental matters. It sets the vision and strategy for Greater Sydney, to be implemented at a local level through District Plans.

The overriding vision for Greater Sydney in the Region Plan is to rebalance Sydney into a metropolis of three unique but connected cities; an Eastern Harbour City, the Western Parkland City and the Central River City with Greater Parramatta at its heart.

An analysis of the proposed development against the priorities and actions of the Region Plan will be included in the EIS.

6 Development Considerations

Development considerations associated with the proposed development will be comprehensively addressed as part of the EIS. This report has identified the potential key issues, including:

- Built form, visual character and landscaping;
- Design Excellence;
- Environmentally sustainable development (ESD);
- Biodiversity;
- Soil and water;
- Traffic and car parking;
- Heritage;
- Noise and Vibration;
- Hazards and risk;

- Air quality; and
- BCA compliance.

Assessments for the EIS will consider applicable policies, guidelines and plans included in the SEARs for the development. The EIS will consider the potential impacts of all stages of the development (including construction and operation stages) on the key issues and detail proposed measures to avoid, mitigate and, where necessary, offset these potential impacts.

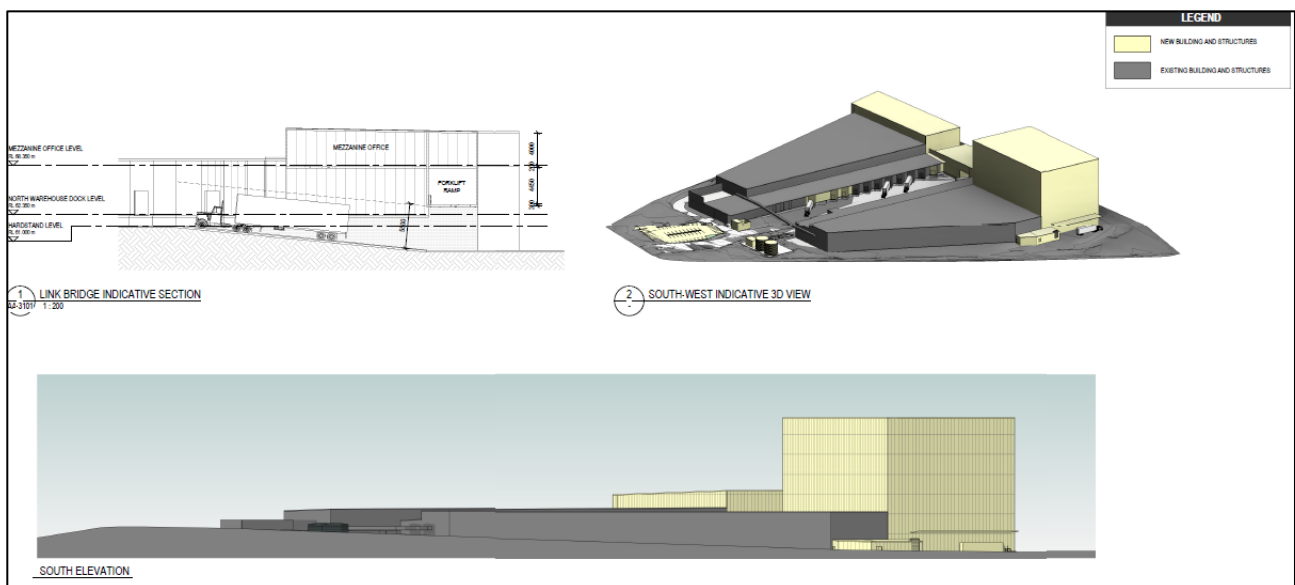
6.1 Built form and visual character

The surrounding area is generally characterised by warehousing and similar industrial uses. The proposed warehouse buildings will have an approximate height of 45 metres for the new ASRS cold store. The EIS will include consideration of the proposed layout and design of the development and key site constraints which influence the design of the development. The Site slopes from the front to the rear, with an approximate 10 metre fall over approximately 275 metres. The proposed works will be located at the lower side of the Site which will ultimately reduce the visual impact of the new buildings from the streetscape.

The development will be designed to be compatible with the existing visual character of the surrounding industrial area and natural environment, consistent with the provisions of the Holroyd LEP including architectural appearance and landscaping.

Figure 5 shows an elevation plan extract of the proposed development.

Figure 5: Elevation Plan Extract. Source: Beca



6.2 Biodiversity

The majority of the Site has been disturbed due to historical activities and development of the current land uses. Design of the development will avoid impacts to existing vegetation on the where possible. However, it is likely that the proposal may result in unavoidable impacts to some vegetation on the Site.

The EIS will include additional surveys where required and an assessment of the impacts of the development on biodiversity values in accordance with the BC Act, including the preparation of a BDAR.

6.3 Soil and Water

A 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. The Site is within an area of high salinity potential which will be addressed in the design of the development.

At a minimum, a Phase 1 site investigation will be conducted for the Site and any potential contamination and its management will be considered and documented in the EIS. Potential changes to the hydrology of the Site will be addressed in the EIS, including potential erosion and sedimentation impacts during construction of the development and impacts on flood detention.

6.4 Traffic and Parking

A detailed traffic impact assessment will be prepared as part of the EIS that will consider impact on the surrounding road network due to the increased traffic generation associated with the proposed development, on-site parking requirements, internal road design and additional docking design to ensure safe and efficient access to, within and from the Site including minimising queuing on external roads.

The traffic impact assessment will also include detailed modelling to assess the intersection of Prospect Highway and Reservoir Road which is likely to be impacted by the additional traffic generation to the Site.

The assessment may determine the need for any road network improvements that may be required to support the development and provide traffic and transport specific recommendations and will consider any upgrades surrounding the Site facilitated by authorities or other private development including the possible signalised intersection at Prospect Highway and Reservoir Road.

6.5 Heritage

A desktop review of the Site indicates no registered heritage sites that impact the Site. However, the desktop review shows Prospect Road is identified as a general heritage item. The EIS will include an assessment of the significance and impacts on items of Aboriginal and non-Aboriginal heritage and Aboriginal cultural values in accordance with NSW guidelines.

6.6 Noise and Vibration

Noise impacts associated with the development are most likely to occur during construction and due to existing 24 hour 7 days per week operations. A comprehensive Noise and Vibration Impact Assessment will be provided as part of the EIS for the project.

The assessment will outline the proposed hours of construction, construction noise management levels and include a Construction Noise and Vibration Management Plan. Noise management levels will be established to ensure impacts on sensitive receptors are appropriately managed.

Construction noise and vibration impacts will be considered in accordance with the Interim Construction Noise Guideline (Department of Environment, Climate Change and Water, 2009) and Assessing Vibration: a technical guideline (Department of Environment and Conservation, 2006).

Operational noise and vibration impacts will be considered in accordance with the Noise Policy for Industry (EPA, 2017), including the principles in Section 6 Applying the policy to existing industrial premises. Operational road noise impacts will be considered in accordance with the Road Noise Policy (Environment Protection Authority, 2011).

6.7 Hazards and Risk

As previously identified the proposed development will involve the use of refrigerants. The quantities of refrigerants of other potentially hazardous materials will be assessed against the relevant screening thresholds in SEPP 33 and as a minimum, a preliminary risk screening, a preliminary hazard analysis will be considered as part of the EIS, consistent with the requirements of SEPP 33.

6.8 Air Quality

The EIS for the project will include an 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.

The air quality assessment will demonstrate compliance with the applicable regulatory framework including *Protection of the Environment Operations Act 1997* and *Protection of the Environment Operations (Clean Air) Regulation 2010*.

6.9 Environmentally Sustainable Development

An Environmentally Sustainable Development (ESD) Assessment will be undertaken as part of the EIS and submitted with the SSDA. Appropriate recommendations from the assessment will be integrated into the proposed design of the facility.

6.10 BCA Compliance

The applicant will work with building surveyors and disabled access consultants during the development of the EIS and will submit reports demonstrating the proposals compliance with the requirements of both the Building Code of Australia and the Disability Discrimination Act.

7 Consultation

On 21 July 2020, the applicant met virtually with senior staff from the Department of Planning, Industry and Environment (DPIE) to discuss the proposed development including potential environmental impacts that would need to be addressed as part of the EIS. The procedures relating to the assessment of SSD application were also discussed.

During the preparation of the EIS, the applicant will continue to consult with the DPIE and will consult with other relevant stakeholder agencies and the community as required, including:

- Ausgrid;
- Cumberland City Council;
- Environmental Protection Agency;
- NSW Fire and Rescue;
- Roads and Maritime Services;
- Sydney Water;
- Transport for NSW; and
- Local business and stakeholders.

All matters addressed, mitigation measures and all correspondence will be collated and submitted as part of the EIS for the proposal. The applicant is committed to the ongoing consultation with stakeholders and authorities prior to, and throughout the development process.

8 Expected Project Deliverables

To assist in confirming the likely requirements of the SEARs, Beca have conducted a preliminary review of the possible deliverables required to inform the EIS. These deliverables include:

- Owner's Consent and relevant Application Fees
- Quantity Surveyor Statement
- Environmental Impact Statement
- Survey Plan
- Architectural Drawings
- Acoustic Assessment
- Traffic, Parking and Access Study
- Geotechnical Report
- Phase 1 Contamination Assessment
- Preliminary Hazard Assessment
- Biodiversity Assessment
- Stormwater and Drainage Statement
- Construction and Operational Management Plan
- Services and Infrastructure Statement
- Fire Engineering Statement
- BCA / Accessibility Statement
- Waste Management Statement
- ESD Statement

9 Conclusion

This submission provides information to assist in the preparation of the Secretary's Environmental Assessment Requirements to inform the preparation of an EIS for the proposed Americold development/expansion at the existing cold storage facility located at 554-562 Reservoir Road, Prospect.

The issues discussed in this report are considered to represent the key environmental considerations associated with the proposal and are adequate to inform the Secretary's Requirements.

It is therefore requested that the Secretary issue SEARs for the project to allow for the preparation of an EIS for a State Significant Development Application for the proposed development.

A

Appendix A – Concept Plans

B

Appendix B – Certificate of Title



www.beca.com

www.beca.com



[linkedin.com/company/beca](https://www.linkedin.com/company/beca)



twitter.com/becagroup



facebook.com/BecaGroup

**make
everyday
better.**