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Devondale Milk Processing Facility Erskine Park

SEPTEMBER 2013

Community Consultation Report

Prepared by
Urban Concepts

For
Murray Goulburn Co-operative Co. Limited

For submission to
NSW Department of Planning and Infrastructure

in support of the
State Significant Development Application
SSD 60 -26

Disclaimer

Urban Concepts has taken every care to ensure that the comments represented and reproduced in this report arising from the communication initiatives implemented as part of the Consultation Process to support the development of the proposed MGC Erskine Park Milk Processing Facility have been faithfully recorded and represented. If there are comments that have not been recorded or have been recorded incorrectly we apologise for any misunderstanding and advise that it has not been deliberate.

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1. Introduction

The Consultation Report has been prepared by Urban Concepts on behalf of the Proponent and the owners of the site, Murray Goulburn Co-operative Limited (MGC). MGC are advancing a State Significant Development (SSD) for a NSW based milk processing facility at 111 – 113 Quarry Road, Erskine Park. This Report forms part of the suite of documents that comprise the Environmental Impact Statement (EIS) that has been submitted to the NSW Department of Planning and Infrastructure (DP&I), and forms part of the State Significant Development (SSD) application.

A Communication Plan was prepared for this project which detailed the strategy and calendar of consultation events to be undertaken to facilitate community and stakeholder understanding of the proposed milk processing facility and to gauge community attitudes to the proposal. The Plan addressed the Director-General's Requirements (DGR's) that were issued for the project on Monday 22nd June 2013.

This Consultation Report presents the findings of the communication process that has been implemented by Urban Concepts for this project in accordance with the Communication Plan.

2. The Consultation Approach

2.1. The Communication Plan

The DGR's issued to the proponent by the NSW DP&I establish the community consultation requirements for this project. The consultation requirements state:

"The DoPI wishes to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure that the community is both informed of the proposal and is actively engaged in issues of concern to them. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the potential impacts.

During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.

In particular you must consult with:

- *Penrith City Council;*
- *Environment Protection Authority;*
- *Roads and Maritime Services;*
- *Department of Primary Industries;*
- *Sydney Water Corporation; and*
- *NSW Food Authority.*

The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided."

The Communication Plan was presented to the NSW DoPI and Penrith City Council in draft on 27th July 2013 for their review and comment.

The Communication Plan has been implemented by Urban Concepts over the period 27th July 2013 to the week commencing Monday 26th August 2013.

The participation rates achieved through the process are documented in this section of the report and the key issues raised by participants are detailed in Section 3.

A copy of the Communication Plan is detailed at Appendix A, and an overview of the key elements of the Plan are provided below.

The Communication Plan established the consultation process that would be employed by Urban Concepts to inform local residents and interested stakeholders about the project, and to understand any concerns that they may have regarding the proposed upgrade.

The Communication Plan presented:

- The key communication aims and objectives to be achieved through the consultation process;
- The key messages to be communicated about the project;
- The target audiences of the plan being the stakeholders to be consulted during the process;
- The communication collateral to be developed being a community newsletter, project website, media display advertising; and
- The consultation events to be staged being a Community Consultation Evening and a Stakeholder Round Table Lunch on the 27th August 2013.

2.2. Key Messages

The key messages that were communicated about the project through the consultation process, were as follows:

Message 1 **MGC proposes to make a \$64 million investment developing its first milk processing facility in Sydney having selected the Erskine Park Business Area as the ideal location.**

In May 2013 MGC purchased the 5 hectare land holding in the Erskine Park Business Area specifically for the purpose of developing its first Sydney based milk processing facility. The facility will see MGC invest approximately \$64 million in the facility which is scheduled for completion in July 2014. The proposal is being advanced as State Significant Development due to its high capital investment value and will be assessed by the NSW DP&I with the NSW Minister for Planning acting as the Consent Authority. MGC has engaged a multi-disciplinary team to ensure that all design and environmental considerations are fully addressed. The Environmental Impact Statement (EIS) is currently being prepared and will be submitted to the NSW DP&I in August for detailed assessment and public exhibition.

Message 2 **The proposal supports the NSW Government's economic and employment initiatives for Greater Western Sydney**

A number of strategic policies for NSW indicate a direction toward delivering critical transport infrastructure and employment growth within the Greater Western Sydney Region.

The NSW State Plan 2011 provides policy direction toward rebuilding the economy, returning quality services, renovating infrastructure, restoring accountability to government, and strengthening local environments and communities. An immediate priority identified for action is the NSW Government's resource allocation toward investment in critical infrastructure to assist economic growth.

In December 2012 Transport for NSW launched the NSW Long Term Transport Master Plan, which integrates NSW transport strategies with land use planning. Chapter 5 Sustaining Growth in Greater Sydney and Chapter 7 Supporting Efficient and Productive Freight, support the growth of freight operations in NSW, identifying critical infrastructure provision and upgrades to the existing freight network. The improvements to the freight network will be significantly beneficial to distribution of milk product from the facility.

Further, the Draft Metropolitan Strategy for Sydney 2031 released this year identifies nine key areas for change, importantly including Western Sydney Employment Area (WSEA). The Department of Planning and Infrastructure will investigate opportunities within 10,000 hectares of the WSEA between the M4 and the M7 to support job growth in manufacturing and new technology. In addition, improvements will be provided to important connections to the M4 and M7 Motorways to support Sydney's freight and logistics network.

As an industrial use, the milk processing facility will contribute to economic growth in the Greater Western Sydney Region. The facility will generate 45 full-time positions on site, up to 4 full-time positions in farm field services and commercial milk management, as well as temporary employment created in site construction and ancillary services. The proposal is supported strategically by the infrastructure provision and employment growth directions identified in these Plans.

The flow-on economic benefits including multiplier effects from improved farm incomes and net direct and indirect employment from this facility will also be considerable.

Message 3 The proposed milk processing facility will complement and enhance the Erskine Park Business Area through its architecture, environmental management and socioeconomic contribution.

The proposal has been designed to reflect the urban design and landscape rationale that has been developed for the Erskine Park Business Area by Penrith City Council.

By complying with the established controls for the Business Park, the milk processing facility will maintain the high quality of the Park and ensure that the facility has been designed to address its environmental sensitivities.

A variation is being sought to the height control to accommodate the raw milk silos which will be located adjacent to the southern building elevation. The height restriction for the site is 15 metres. A thorough visual impact assessment has been undertaken as part of the design process and it has been determined that a minor and partial variation to the 15 metre height control can be supported to without resulting in any undue or adverse visual impact on local views and vistas.

The bulk of the building component of the facility is approximately 9.5 metres in height above floor level, which is well below this height restriction. The raw milk silos will be approximately 19 metres in height which will be a minor departure from the height control given their slim line design and their location to the south of the main building structure.

Message 4 The site is clear of contaminants and is suitable for its future use as a milk processing facility.

A preliminary environmental site assessment was undertaken by Environmental Investigation Services. The investigation confirmed that the site is suitable for its intended use as a milk processing facility.

Based on this preliminary advice, there is no further need to investigate the site with respect to contamination as the provisions of State Environmental Planning Policy No. 55 – Potentially Contaminated Land have been adequately satisfied.

Message 5 MGC are committed to developing and operating a milk processing facility that is sensitive to the needs and amenity of local residents.

The milk processing facility will be operational 7 days a week and 24/7. The impact of these operations will be low in terms of noise, air and odour on adjacent residential areas which are located far north and south of the site in Kemps Creek, St Clair and Horsley Park.

Noise attenuating structures will be used where appropriate. It has been assumed that the inside noise level for the facility will be 95 dB(A), although this level is only likely to be reached for a limited number of processes such as pasteurisation.

MGC are committed to managing odour emissions through the installation of close-system processing loops, the adoption of an odour mitigation strategy, and the regular monitoring of milk liquid, solids and pre-treatment of wastes on site.

The building will comprise a concrete slab floor, insulated foam panel walls, an insulated foam panel ceiling and a sheet metal roof. To limit break out noise from the building, the windows and doors will be kept closed wherever possible, and will be small in size compared to the wall and roof area of the facility.

The site is centrally contained within the Erskine Business Park, screened from surrounding areas as a result of sloping topography of the land, existing vegetation and established warehouses. Appropriate attenuation technologies will be used in the design of the facility to mitigate noise generated on site, and the majority of the processing equipment will be located within the plant building.

Message 6 The Ropes Creek Riparian Biodiversity Corridor has informed the landscape design of the proposal. MGC is committed to the long term protection of the Biodiversity Corridor.

The site is adjoined by the Enviroguard Quarry and landfill to the north and north east which will cease to operate in 2021. This land is zoned Environmental Protection and will be remediated into a biodiversity corridor once the landfill operation ceases.

An extensive and existing Biodiversity Corridor wraps around the site to the south. This corridor forms part of the Ropes Creek Riparian Corridor, provides a visual buffer and is a key landscape feature of the industrial precinct and its wider context. The biodiversity corridor contains Remnant Cumberland Woodland Forest which is a protected and endangered ecological community. The Biodiversity corridor is managed by Greening Australia in accordance with an existing management plan.

The landscaping design addresses the Biodiversity Strategy 2005: Erskine Park Employment Area and suggests a range of suitable native plant species for lots abutting the corridor creating a soft edge or transitional landscape to reduce 'hard edge effects' to the conservation area. The Biodiversity Restoration Plan 2005 (BRP) prepared by Greening Australia is also to be considered to ensure any new landscaping is compatible with the revegetation and maintenance phases of the plan. In particular, the BRP provides recommended plant species to guide revegetation of the corridor.

The corridor has provided a major design focus and plant species have been selected that both recognise and complement its ecological importance and environmental sensitivity. Environmental studies confirm that the proposed operation of the milk processing facility will not jeopardise the long term integrity of the biodiversity corridor or the Cumberland Woodland Forest.

Landscaping will also be used in combination with the design of built form elements to ensure that the final design presents an integrated response and attractive frontage to all boundaries, and act to screen any unattractive site features such as service areas. This will be particularly important for the site frontage to Quarry Road, where the irregular shape of the site will create a large setback from the property boundary to any built form. Landscaping within the property boundary will seek to enhance the visual amenity of the site for its users while considering the wider context including the streetscape.

The landscape design complies in full with the key controls set out in the Penrith Development Control Plan 2006 Section 6.10 'Erskine Business Park'.

Message 7 MGC are committed to developing a facility that adopts environmentally sustainable and waste reduction management systems.

Ecologically Sustainable Development (ESD) practices have been incorporated into the design and operation of the facility. On completion the operation of the facility will occur in accordance with approved environmental, operation and hazard management plans.

Solid waste generation and treatment is not expected to be a significant issue for this facility and can be adequately handled with good site practices and adherence to industry expectations. Wastes that are likely to be generated by the proposed facility include excess milk solids, grease trap solids, plastics and cardboard packaging and administration waste.

Processes to be incorporated into the design to remove waste include:

- Sludge from the grease trap will be stored in the grease trap until it is removed by a suitable contractor when deemed necessary. The processing equipment is being designed to minimise sludge concentrations and process analysis indicates sludge will be removed 6 monthly.
- The automation of many processes will reduce manual handling and potential for damaged packaging materials. All production related recyclable wastes will be compacted on site and securely stored in lidded waste bins to minimise potential to cause a nuisance to adjacent land owners while also maintaining general site tidiness.

Message 8 The facility will operate at a much lower level of truck and vehicle generation than originally intended for industrial developments within the Erskine Park Business Area. Traffic studies confirm that the facility will not adversely impact on local traffic conditions in the adjacent residential areas.

The site has direct vehicular access onto Quarry Road, which feeds onto Mamre Road. The majority of heavy vehicles would approach the project site via Mamre Road with some also using Luddenham Road. Vehicles travelling to/from the north would likely exit/enter Mamre Road from either the M4 Western Motorway or Great Western Highway. Vehicles travelling to/from the south are likely to enter/exit Mamre Road from Elizabeth Drive and subsequently the Westlink M7.

It is anticipated that the milk processing facility will receive the majority (approx. 60%) of its raw milk between 3pm and 7pm from B-Double and Semi-Trailer trucks, and the rest of the site's trips will be evenly distributed throughout the day. Therefore the peak traffic demand will be in the afternoon peak.

Vehicles would not travel on local roads between the site and the Western Motorway or Westlink M7. For planning purposes, the applicant estimates that 80% of the truck movements to and from the site would occur from Mamre Road northwards whilst the remainder of truck movements would occur from Mamre Road southwards.

By developing a Sydney based facility, MGC will also negate the need to rely on the long haul of fresh bottled milk between Melbourne and Sydney. At a broader state level this will help to create spare capacity on our national road system.

Message 9 A two stage development approval program is required to facilitate the July 2014 production date for the facility.

The approval process for this project is being advanced across two development applications.

- An Earth Works Development Application that has been approved by Penrith City Council on 27th July 2013. This application enables MGC to undertake bulk earth works and foundation piles.
- A State Significant Development Application which is the subject of the Environmental Impact Statement and which will be determined by the NSW Minister for Planning.

Message 10 Resident and stakeholder views are important to MGC and Urban Concepts has been engaged to facilitate a stakeholder and community engagement strategy to coincide with the design and development approval process.

This Communication Plan has been prepared to document the community information and consultation process that will be advanced for this project. The communication strategy coincides with the EIS preparation. This plan addresses the information and education process to facilitate community understanding about the proposal.

This Plan has been presented to NSW DP&I for its review and endorsement. The proponent recognises the importance of undertaking a consultation process that is transparent and accountable to both the NSW DP&I, Penrith City Council, local residents and business owners, particularly those adjoining the site.

2.3. Target Audiences

A project of this type encompasses a range of stakeholders. To assist with the management and flow of information Urban Concepts classified the various stakeholders into target audiences. The key target audiences for this project are identified below:

1. ADJOINING LANDOWNERS

- Penrith City Council Identified neighbouring landholders and occupiers within the Erskine Business Park Area:
 - The Property Manager, BGAI2 Pty Ltd
 - The Occupier, 28 Sarah Andrews Close
 - The Owner, Department of Planning and Infrastructure
 - The Owner, Transpacific Industries Pty Ltd
 - The Occupier, 85-87 Quarry Road
 - The Occupier, 38 - 50 Quarry Road
 - The Owner, CSR
 - The Occupier, 52 -74 Quarry Road
 - The Owner, Gaonor Pty Ltd
 - The Occupier, 89-99 Quarry Road
 - The Property Manager, Enviroguard Pty Ltd
- Greening Australia

2. PENRITH VALLEY BUSINESS COMMUNITY

- Penrith Valley Chamber of Commerce
- Penrith Business Alliance

3. LOCAL RESIDENTIAL COMMUNITY

A notification area was defined for the project. The residential area is located north of Erskine Park Road, between Lenore Drive and Mamre Road, including the suburbs of St Clair and Erskine Park.

4. SPECIAL INTEREST AND LOCAL COMMUNITY GROUPS

- Dairy NSW
 - Local Schools - Blackwell Public School, Emmaus Catholic College, Erskine Park High School, Mamre Anglican School, Trinity Catholic Primary School
 - Care Provider - Emmaus Catholic Health Care Village

5. NSW DEPARTMENT OF PLANNING & INFRASTRUCTURE

- Department Staff

6. PENRITH CITY COUNCIL

- Council Officers
- Elected Representatives

7. STATE AND FEDERAL ELECTED REPRESENTATIVES

- State Member for Penrith
- Federal Member for Lindsay

8. DGR IDENTIFIED STATE GOVERNMENT AGENCIES AND STATUTORY AUTHORITIES

- Roads and Maritime Services
- Department of Primary Industries including NSW Office of Water (NOW) and NSW Food Authority
- Environmental Protection Agency
- Sydney Water Corporation

9. UTILITY PROVIDERS

- Telstra
- Ausgrid Australia
- Jemena

10. EMERGENCY SERVICES

- NSW Police
- NSW Fire and Rescue
- Ambulance Service of NSW

A detailed breakdown of the specific organisations and individuals within each target audience can be found in Section 4 of the Communication Plan which is reproduced in Appendix A of this report.

2.4. Information Collateral

2.4.1. Information Lines

The key information lines established for this project were:

- Telephone enquiries were coordinated through the 1800 freecall number 1800TalkToUs which is serviced by Urban Concepts during business hours.
- A project mail address:
MGC Erskine Park Milk Processing Facility
C/- Urban Concepts
PO Box 615
Milsons Point NSW 1565
- Project email address which is serviced by Urban Concepts info@mgcerskinpark.com.au

Table 2.1 below details the number of enquires that were managed on each communication line during the consultation process.

TABLE 2.1 - INFORMATION LINE PARTICIPATION OVERVIEW

INFORMATION LINE	PARTICIPATION RATE
1800 Freecall Number	1
Mail Box	0
Email*	36 emails received. Of these, 6 were enquiries and 30 were registration related.
Website Visitations	141 Visits (visitations commencing 16 th August 2013 – 3 rd September 2013)

*A log of the email registrations and comments that have been received by Urban Concepts for this project is detailed in Appendix B.

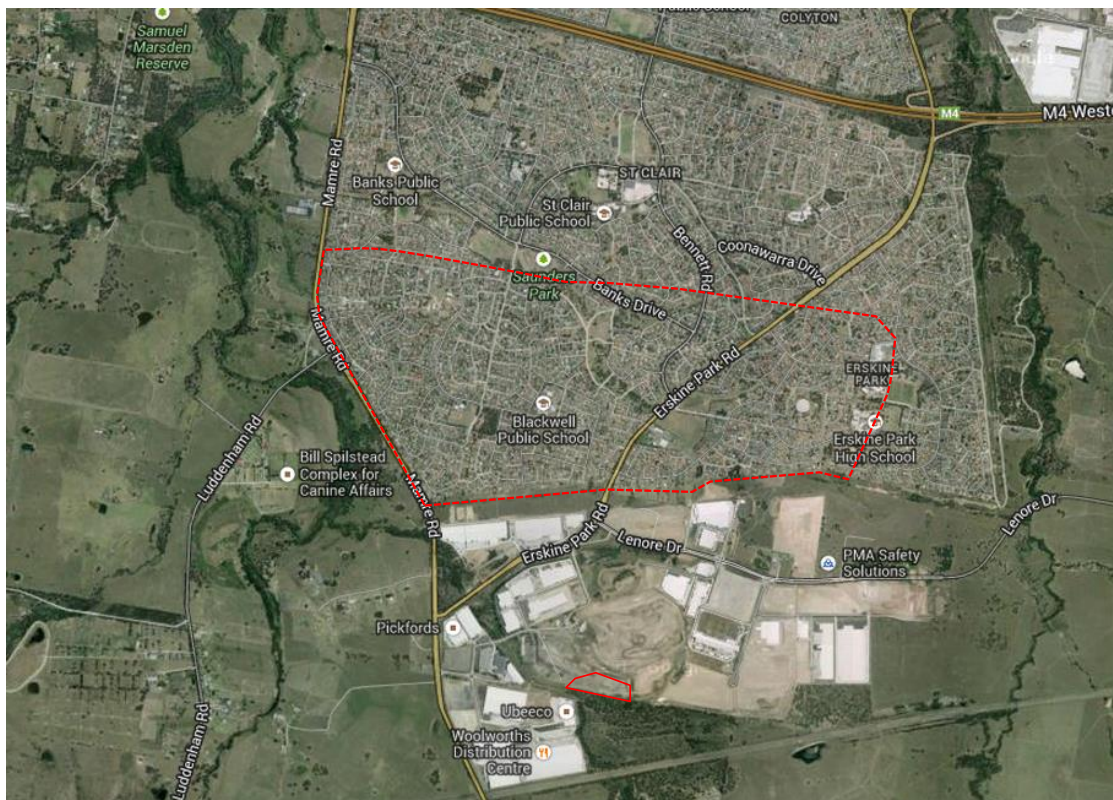
2.4.2. Community Newsletter

Community newsletters were circulated to local residents and stakeholders the week commencing Monday 21st August 2013.



The community newsletter provided an introduction to the Proponent, an overview of the proposed milk processing facility and invited residents and interested stakeholders to participate in the community consultation events being held on Tuesday 27th August 2013. The community newsletter is detailed at Appendix C.

A total of 2,500 copies of the newsletter were circulated by a private mail distributor to the residential notification area detailed in Figure 2.1, and to stakeholders identified in Appendix D of this Report. The residential notification catchment was determined in conjunction with officers of Penrith City Council and the DP&I Guidelines for Major Project Community Consultation Major Projects 2007.

FIGURE 2.1 – RESIDENT NOTIFICATION AREA



Source: Google Maps 2013

-  The Site
-  Resident Notification Area

2.4.3. Project Website

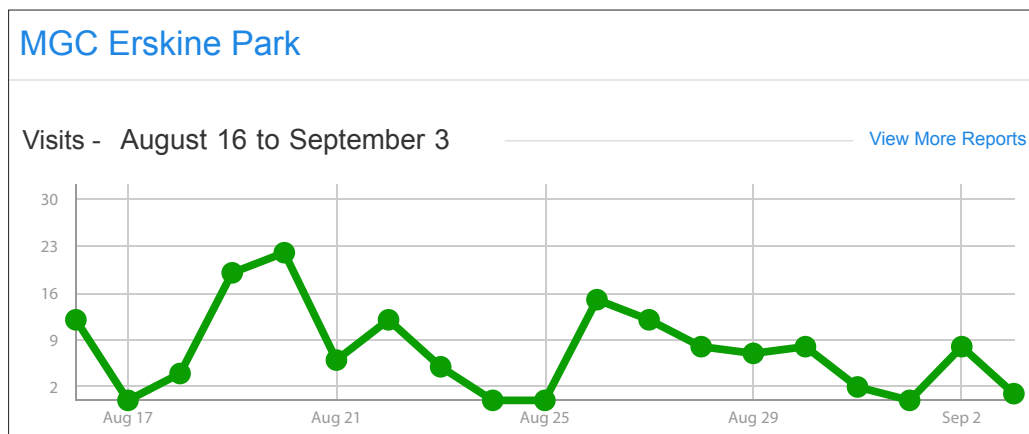
A project website was developed and went live on Friday 16th August 2013. The website address is www.mgcerskinpark.com. The website pages are reproduced at Appendix E, and provide the following project information:

- Breaking News
- The Site
- Introducing Murray Goulburn Co-operative
- Project Overview
 - What does the milk facility involve?
 - What will the facility look like?
 - Traffic
 - Operating Noise
 - Sustainability and Waste Management
 - Potential for Odour

- Environmental Protection of the Biodiversity Corridor
- Economic Benefits
- The Planning Process
 - An Early Works Development Application
 - A State Significant Development (SSD) Application
- Community Consultation Events and Registration
- Downloads
- Feedback

From the inception of the website on Friday 16th August 2013 up until the time of writing, a total of 141 unique visitations have occurred. The visitation is detailed at Figure 2.2 below.

FIGURE 2.2 – WEBSITE VISITATIONS



Source: Business Catalyst 2013

2.4.4. Media Display Advertisements

Three display advertisements have been placed in the key local newspapers that service Erskine Park and the broader Penrith Valley area. These papers are the Mt Druitt and St Marys Standard, the Penrith City Star and the St Marys - Mt Druitt Star. The advertisement announced the project and invited participation to the 27th August 2013 consultation events. These advertisements appeared the week commencing Monday 19th August 2013. The advertisements are reproduced at Appendix F.

2.5. Consultation Events

The consultation initiatives were designed to facilitate the preparation of the EIS by:

- Enhancing community understanding of the specialist investigations that have informed the EIS;
- Identifying community and stakeholder concerns specific to the development of the site for a milk processing facility;
- Explaining the mitigation measures that will be employed to ensure the safe and efficient operation of the facility, to address community and stakeholder concerns;
- Explaining the planning approval processes; and
- Gauging community attitudes to the proposed milk processing facility.

Two community consultation events were held on Tuesday the 27th August 2013 in the Cosgrove Room at Twin Creeks Country and Golf Club, Luddenham.

These events were staged in two parts. Part 1 involved a presentation about the project and Part 2 involved a facilitated question and answer session where stakeholders and local residents shared their comments about the proposal. The presentation that was given at the events is reproduced in full at Appendix G. Photos of this event are provided at Figures 2.3 – 2.5 below.

FIGURE 2.3 – REGISTRATION TABLE



Source: Urban Concepts 2013

FIGURE 2.4 – COSGROVE ROOM PRESENTATION



Source: Urban Concepts 2013

FIGURE 2.5 – EVENT REFRESHMENTS



Source: Urban Concepts 2013

2.5.1. Stakeholder Round Table

The Stakeholder Round Table Lunch was held from 12.00 - 2.00pm and was attended by 6 participants, representing the Penrith Business Alliance (PBA), Penrith Valley Chamber of Commerce (PVCC), Penrith City Council, the neighbouring site Dincel Constructions, and utility providers Jemena and Sydney Water Corporation.

The Record of Comments detailing the comments arising from the event is provided in Appendix H. This Record was distributed on Tuesday 4th September in draft format to participants to ensure the record is an accurate reflection of the event. Any changes requested were made to the Record. A summary of the key issues and ideas raised at this event is presented in Section 3 of this report.

2.5.2. Community Consultation Evening

The Community Consultation Session was held from 7.00 – 9.00pm and was attended by 11 participants being residents of Erskine Park and St Clair.

In preparing for this event, Urban Concepts distributed 2,500 community newsletters to the defined notification area within the residential areas of St Clair and Erskine Park and media advertisements in the Penrith City Star, The Mount Druitt - St Marys Standard, and the St Marys- Mount Druitt Star.

The Record of Comments detailing the comments arising from the event is provided in Appendix H. This Record was distributed on Tuesday 4th September in draft format to participants to ensure the record is an accurate reflection of the event. Any changes requested were made to the Record. A summary of the key issues raised at this event is presented in Section 3 of this report.

3. Summary of Community and Stakeholder Concerns

The range of issues and comments arising from the Stakeholder Round Table Lunch and Community Consultation Evening are summarised below. The consultation matrix in Section 4 details how the project team have addressed the community and stakeholder comments and concerns.

3.1. Introduction

This chapter details the communication process that has been undertaken by Urban Concepts to satisfy the Consultation DGRs. It presents the information collateral that has been produced to promote community and stakeholder understanding about the proposal and the consultation methodology employed to facilitate a two way exchange of information about the Proposal. The Chapter describes the issues that have been raised through the communication initiatives that have been staged and concludes with an explanation of how these concerns have been addressed by the Proponent, The Chapter should be read in conjunction the Consultation Report prepared by Urban Concepts and referenced in Appendix 5.

3.2. Legislative and Policy Context

The DGR's issued to the Proponent by the DP&I establish the community consultation requirements for this project. The consultation requirements state:

"[DP&I wishes] to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure that the community is both informed of the proposal and is actively engaged in issues of concern to them. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the potential impacts.

During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.

In particular you must consult with:

- *Penrith City Council;*
- *EPA;*
- *RMS;*
- *DPI;*
- *SWC; and*
- *NSW Food Authority.*

The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided."

3.3. Communication Aims and Objectives

The communication aims and objectives that have underpinned the consultation process are:

- To launch the expansion of MGC into NSW and the economic benefits that this will deliver, both for NSW dairy farmers and the local and regional economy of Western Sydney;
- To commence a dialogue with local residents and integral stakeholders that will remain in place throughout the SDD assessment process and pending consent, for the construction of the project;
- To define parameters for community and stakeholder involvement so participants can provide meaningful comment. This is particularly important as the project does not allow for discussion about alternative land uses of the site or significant changes in the internal design and operation of the facility. In this regard, the design of the facility is dictated by its operational function, food safety and environmental protection licence requirements;
- To ensure the views of all interested residents and stakeholders are represented and reported through the communication process. Depending on their role in the process, each stakeholder group or target audience will have its own specific information requirements that reflect their role or area of statutory responsibility. It is important that a timely flow of information is provided to these audiences throughout the consultation process. This flow of information should be handled by the appropriate member of the project team to ensure that there is no distortion of factual information;
- To encourage community involvement by ensuring communication initiatives are accessible and professionally run reflecting MGC's genuine concern for the local community;
- To position the project positively within the local community, recognising that the site will contribute and support the local and regional economy;
- To explain the statutory compliance of the proposal under the relevant environmental and planning legislation and any specific areas of concern identified in the DGR's issued for this project by NSW DoPI;
- To ensure all material produced for public circulation is presented in a clear and concise 'Plain English' manner, and
- To interpret concerns and ideas as effectively and concisely as possible and to ensure that they are addressed in the EIS documentation in accordance with the DGR's for community consultation.

3.4. Target Audiences

To assist with the management of information, its dissemination and the recording of community feedback, Urban Concepts classified the range of stakeholders into target audiences or user groups.

The key target audiences that have been consulted for this project are:

ADJOINING LANDOWNERS;

- Council identified the following neighbouring landholders and occupiers within the Erskine Business Park Area:
 - The Property Manager, BGAI2 Pty Ltd;
 - The Occupier, 28 Sarah Andrews Close;
 - The Owner, Department of Planning and Infrastructure;

- The Owner, Transpacific Industries Pty Ltd;
 - The Occupier, 85-87 Quarry Road;
 - The Occupier, 38 - 50 Quarry Road;
 - The Owner, CSR;
 - The Occupier, 52 -74 Quarry Road;
 - The Owner, Gaonor Pty Ltd;
 - The Occupier, 89-99 Quarry Road, and
 - The Property Manager, Enviroguard Pty Ltd.
- Greening Australia;

PENRITH VALLEY BUSINESS COMMUNITY

- Penrith Valley Chamber of Commerce, and
- Penrith Business Alliance.

LOCAL RESIDENTIAL COMMUNITY

A notification area was defined for the project. The residential area is located north of Erskine Park Road, between Lenore Drive and Mamre Road, including the suburbs of St Clair and Erskine Park. Figure 4.1 details the residential notification area.

- Special interest and local community groups:
 - Dairy NSW;
 - Local Schools - Blackwell Public School, Emmaus Catholic College, Erskine Park High School, Mamre Anglican School, Trinity Catholic Primary School, and
 - Care Provider - Emmaus Catholic Health Care Village.

COUNCIL AND GOVERNMENT DEPARTMENTS

- NSW Department of Planning & Infrastructure;
- Penrith City Council Staff Officers and Elected Representatives;
- State and Federal Elected Representatives;
- DGR Identified State Government Agencies and Statutory Authorities:
 - RMS;
 - DPI including NSW Office of Water (NOW) and NSW Food Authority;
 - EPA, and
 - SWC;
- Utility Providers:
 - Telstra;
 - Ausgrid Australia, and
 - Jemena,

- Emergency Services:
 - NSW Police;
 - NSW Fire and Rescue, and
 - Ambulance Service of NSW.

FIGURE 3.1 - RESIDENT NOTIFICATION AREA



3.5. Communication Methodology

The consultation for this project has been undertaken in 2 Stages:

Stage 1 Consultation Initiatives were undertaken to align with the preparation of the Preliminary Environmental Assessment (PEA). These included:

- Introducing MGC to Penrith City Council and the NSW DoPI;
- Promoting an understanding of the design and operation of the milk processing facility, including:
 - Architectural design requirements;
 - Staff numbers and car parking;
 - Treatment of waste product;
 - Environmentally sustainable design practices, and
 - Energy and resource requirements.
- Explaining the benefits of the milk processing facility in meeting strategic planning objectives for industry and employment growth in the Western Sydney Employment Area,

and

- Explaining the Council planning controls, urban design parameters and objectives for the site, and demonstrating how the proposal supports these controls.

The Stage 1 consultation initiatives were detailed in the PEA report that was submitted to the DoPI on the 4th July 2013.

Stage 2 Consultation Initiatives were designed to facilitate the preparation of the EIS by:

- Enhancing understanding of the specialist investigations to inform the EIS;
- Identifying community and stakeholder concerns specific to the development of the 111-113 Quarry Road site for a milk processing facility;
- Explaining mitigation measures to address community and stakeholder concerns;
- Explaining the planning approval processes, and
- Ascertaining community attitudes to the milk processing facility proposed.

The Stage 2 initiatives and the feedback that has been derived is the focus of this Chapter of the EIS. The Stage 2 consultation process was detailed in a Communication Plan that was presented to both the NSW DP&I and Penrith City Council prior to its implementation. A copy of the Plan is presented in Appendix 5.

It is noted that consultation with State Government Agencies and Penrith City Council has been ongoing through Stage 2 and has been undertaken by the relevant technical specialists and is detailed in the specific technical reports that form part of the EIS documentation in Volumes 3 and 4.

3.6. Stage 2 Communication Collateral

Essential to the implementation of the Stage 2 communication process was the production of information collateral that was used to foster community and stakeholder understanding about the proposal and invite participation to the Stage 2 consultation events. The communication collateral that has been utilised for Stage 2 is described below.

ESTABLISHMENT OF FREECALL 1800 NUMBER, PROJECT PO BOX AND EMAIL ADDRESS

Urban Concepts established communication lines to centralise and coordinate all enquiries about the communication program for this project. These contact details appear on all information prepared about the project and include:

- 1800 freecall number: 1800TalkToUs which is serviced by Urban Concepts during business hours;
- Project mail address:

MGC Erskine Park Milk Processing Facility,

C/- Urban Concepts,

PO Box 615

Milsons Point NSW 1565

- Project email address: info@mgcerskinpark.com.au which is serviced by Urban Concepts.

All telephone calls and emails were logged by Urban Concepts. In the first instance, specific project

enquiries are forwarded to the Development Manager of S2D (Space 2 Develop) and are then directed to the appropriate specialist consultants, if necessary.

A PROJECT WEBSITE

A project website was developed and went live on 16 August 2013. The website address is www.mgcerskinpark.com.

The website carries the following project information:

- Breaking News;
- The Site;
- Introducing Murray Goulburn Co-Operative;
- Project Overview:
 - What does the milk facility involve?
 - What will the facility look like?
 - Traffic
 - Operating Noise
 - Sustainability and Waste Management
 - Potential for Odour
 - Environmental Protection of the Biodiversity Corridor
 - Economic Benefits
- The Planning Process:
 - An Early Works Development Application
 - A State Significant Development (SSD) Application
- Community Consultation Events and Registration;
- Downloads, and
- Feedback.

Screen images of the website are reproduced in Appendix 5.

COMMUNITY CONSULTATION NEWSLETTER

The community newsletter was a four page A4 brochure style document, which was distributed the week commencing Monday 21 August 2013. A total of 2500 newsletters were distributed by a private mail distributor to the residential notification area detailed at Figure 4.1 and to interested stakeholders identified in the Communication Plan.

The newsletter provided an introduction to MGC, an overview of the proposed milk processing facility and invited residents and interested stakeholders to participate in the community consultation events held on Tuesday 27 August 2013. The first community newsletter is provided at Appendix 5.

It is the Proponents intention to issue a second edition of the community newsletter to coincide with the exhibition of the EIS by the DoPI.

MEDIA ADVERTISING

Three regular display advertisements were placed in the main local newspapers that service the Erskine Park and broader Penrith Valley area. These papers are the Mt Druitt and St Marys Standard and the Penrith City Star. The advertisement announced the arrival of the project and invited participation in the August 2013 consultation events. These advertisements appeared the week commencing Monday 19 August 2013. The media advertisements are reproduced at Appendix 5.

Additional advertisements will be placed in these newspapers to provide newsworthy information about the project as it progresses and to coincide with key milestone events such as the exhibition of the EIS documentation.

3.7. Stage 2 - Consultation Events

During Stage 2, two consultation events were staged to provide residents and interested stakeholders with the opportunity to talk directly with the Proponent about the proposal and raise questions and concerns with the Proponent's specialist advisers. The presentation given at this event is reproduced at Appendix 5.

STAKEHOLDER ROUND TABLE LUNCH

A Stakeholder Round Table Lunch was held on Tuesday 27 August 2013 from 12.00 – 2.00pm at the Twin Creeks Golf and Country Club, Luddenham.

A letter was issued during the week commencing Monday 12 August 2013 inviting participation to the event. The following target audience groups received this invitation:

- State and Federal Members of Parliament for Penrith;
- Penrith City Council officers and elected representatives;
- Executive representatives of Penrith Valley Chamber of Commerce and Penrith Business Alliance;
- Representatives from Dairy NSW, Greening Australia and Special Interest Groups identified in section 4.4 of the Communication Plan;
- Representatives of the adjoining landowners within the Erskine Business Park Area (identified by Council);
- Representatives from State Government Agencies identified by the DGRs;
- Representatives from utility providers;
- Representatives from emergency service providers, and
- Executive representatives for the Proponent.

The Stakeholder Round Table Lunch was attended by 6 participants, representing the Penrith Business Alliance (PBA), Penrith Valley Chamber of Commerce (PVCC), Penrith City Council, the neighbouring site Dincel Constructions, and utility providers Jemena and Sydney Water Corporation.

The Record of Comments detailing the comments arising from the event is provided in the Consultation Report at Appendix 5. A summary of the key issues and ideas raised at this event and the Proponents response is presented in Section 4.8.

COMMUNITY CONSULTATION EVENING

A Community Consultation Session was held on Tuesday 27 August 2013, from 7.00 – 9.00pm at the Twin Creeks Golf and Country Club, Luddenham.

In preparing for this event, Urban Concepts distributed 2,500 community newsletters to the notification area defined in Figure 4.1 which included the residential areas of St Clair and Erskine Park. Media advertisements in the Penrith City Star, The Mount Druitt - St Marys Standard, and the St Marys- Mount Druitt Star also invited participation at the event.

The Community Consultation Session was attended by 11 participants who are residents of the suburbs of Erskine Park and St Clair.

The Record of Comments detailing the comments raised at the event is provided in the Consultation Report at Appendix 5. A summary of the key issues raised at this event and the Proponents response is presented in Section 4.8.

3.8. Summary of Community and Stakeholder Concerns

The range of issues and comments arising from the Stakeholder Round Table Lunch and Community Consultation Evening are discussed below. It is noted that the concerns raised did not require any design amendment to be made to the proposal. The findings of the specialist technical reports have addressed each of the specific issues raised as part of their rigorous evaluation of environmental impact.

3.8.1. Cumulative Traffic Impact

PARTICIPANTS CONCERNS

Participants sought to understand the peak times of traffic movement for the facility, given the facility is operational over 24 hours and whether any future expansion of the facility would further increase traffic flows on the local and state road network.

Of particular interest were the vehicle movements that would occur from the site on a daily basis and the impact trucks would have on the local road network in regard to traffic noise and the capacity of the existing local roads to cater for large vehicles. Concern was expressed over the ability of Mamre Road and Kemps Creek Road, considered by residents to be 'country roads', to withstand further heavy vehicle movements. It was suggested by participants that Mamre Road should be upgraded.

Concern was expressed about the noise impact large gas tankers would have providing gas to the facility in the event that a permanent reticulated arrangement for gas supply is not in place with Jemena by July 2014.

The comments and questions relating to the cumulative traffic impact the Proposal would have include the following:

- *Will the operation of the facility be 24 hours? Will this also mean that traffic will be operational 24 hours?*
- *The project team mentioned that there will be around 105 vehicle trips a day for the facility. Is this number correct? When will the peak traffic movements for the facility occur? These peak traffic movements will change as the facility expands.*
- *Mamre Road is still only a country road. What route will the facility's trucks take when they exit Mamre Road? Kemps Creek and Bakers Lane are country roads and are badly affected when it rains.*
- *Is it correct that 204 trucks will be accessing the facility per day?*
- *Has any consideration been given to upgrading Mamre Road?*
- *The project team mentioned that trucks will provide gas to the facility until the gas line supply is secured. How will these truck movements impact on the local road network?*

- *Will gas be supplied by the bottle or by a tanker vehicle?*
- *Our house backs onto Mamre Road. There has never been anything done for traffic noise mitigation in this area. Could you please clarify what will happen if the traffic noise increases in the area?*
- *At what point does the traffic noise cap stop?*
- *So residents will need to accept additional noise from trucks on top of the existing noise condition, which is already unpleasant? At what point will the traffic noise be mitigated?*

PROPONENT RESPONSE

The Proponent explained that a traffic impact statement formed part of the EIS documentation and that the findings of the traffic and safety assessment indicated that the truck and vehicle generation rates for the facility were acceptable.

It was confirmed that traffic movements would occur on a 24 hour basis. It was explained that if the supply of gas was to occur by tanker it would be a temporary arrangement until a reticulated pipeline was established with Jemena.

The Proponent gave a commitment that trucks would use the Lenore Drive Link Road to access the M7 Motorway and the Eastern Creek Coles Chilled Distribution Centre which is the supply hub for the facility. It was indicated that the proximity of the site to the Lenore Drive Link Road was a key attribute of the site and was fundamental to the acquisition of the site by the Proponent.

It was clarified that traffic noise mitigation is the responsibility of the Local Council and the NSW Roads and Maritime Services. It was also confirmed that the noise impact assessment undertaken as part of the EIS included an assessment of traffic noise. The noise assessment indicated that no adverse noise impact could be attributed to the facility and its ongoing operation.

3.8.2. Neighbouring Impacts

PARTICIPANTS CONCERNS

The neighbouring industrial site, Dincel Constructions, sought to understand the noise level and odour that would be experienced on their site from the operation of the milk processing facility. The noise modeling undertaken by Todoroski Air Sciences, and the credibility of the data used were of particular interest.

Dincel Constructions also sought to understand how access to their site would be impacted during construction. The comments and questions raised included the following:

- How does the noise model used for this facility, compare to other projects?
- How does this facility compare to existing MGC milk processing facilities?
- What data was included in the model? I am interested in knowing the credibility and accuracy of the data used.
- During construction of the facility, will access to our site be affected by construction vehicles?

PROPONENT RESPONSE

The Proponent explained that noise and odour generated from the facility would be of low or negligible impact, and the data used for modeling was adopted from an existing MGC milk processing facility.

Pending approval of the facility, the Proponent undertook to liaise with Dincel about the construction management traffic arrangements. It was stated that it is not anticipated that there will be any restrictions on access to the Dincel site during construction.

3.8.3. Opportunities for Employment

PARTICIPANTS CONCERNS

Participants sought to understand the employment opportunities the Proposal would generate from construction through to operation. Participants wanted to know whether the staff shifts would be staggered over a 24 hour period.

A positive comment was made about the number of employment positions (45) that would be created by the Proposal, as the majority of large industrial developments that have occurred in Penrith only provide a small number of jobs, as they are warehousing based. The view was expressed that the Proposal would be a positive contribution for the region, and that the Coles agreement having a ten year term would provide security for local farmers.

A number of participants were interested in knowing whether the Proponent would provide further opportunities for business partnerships within the Penrith Valley area, and whether MGC would use local suppliers and materials.

Participants also asked whether raw milk would be sourced from NSW or Victoria dairy farmers.

The comments and questions relating to the economic opportunities include the following:

- *Will this facility only provide milk to Coles Supermarkets?*
- *What is the capacity of the facility?*
- *How does this capacity compare to other dairy facilities, manufacturers in the area, such as the one in (Dairy Farmers) Wetherill Park? Will this facility be larger or smaller?*
- *Does this facility produce milk only?*
- *How many jobs will this facility provide once operational? Is it 45 positions?*
- *What types of employment positions will be generated for the facility?*
- *I would like to make a comment. I am pleased with this proposal unlike other developments that have occurred in Erskine Park, this project provides a reasonable number of jobs per floor space. I also like the Co-Operative function of the facility, creating partnerships with local milk producers in the region, and the security that a 10 year contract will provide to those farmers. The location for this facility is well suited, being distantly located from residential areas. I am concerned about the compressed timeframe for the development to be operational in early 2014, and I wish you luck with this.*
- *Where is the MGC Co-operative based? Where are the farms based?*
- *Within a short distance from the site there is a chicken farm and soon to be a meat packing manufacturer, so this facility is well suited to its location.*
- *I would just like to reiterate how pleased I am at the number of employment positions generated by the facility. As there are a number of developments occurring with a large amount of floor space but only with a limited numbers of jobs. We support a greater number of jobs close to Penrith.*
- *Large organisations such as MGC should utilise local Penrith business partnerships. Business should be kept local using local suppliers and to generate jobs. Local businesses should be provided with an opportunity to tender for services. I understand that this may not always be possible.*
- *An interesting part about Penrith is that even though it has a large population, it is still very much like a country town in its support of local business.*

- *As the facility is operational over 24 hours, will work shifts be staggered over this time period? Could you please clarify the work shift arrangement?*

PROPONENT RESPONSE

It was confirmed that the Proponent would be interested in developing a local supply hub, sourcing Penrith based employment services and materials wherever possible for the Erskine Park facility. It was explained that NSW milk supply partnerships are still to be confirmed, but that it is the intention of MGC that NSW dairy farmers supply the raw milk product. It was confirmed that the project would generate 45 jobs. MGC also confirmed that the facility would only produce bottled milk product.

3.8.4. Project Timeframe

PARTICIPANTS CONCERNS

Participants sought to understand the statutory timeframe for the proposal and when the facility would be operational.

Participants expressed concern that the project timeframe was compressed and ambitious, yet they showed support for the advancement of the project.

The comments and questions relating to the project timeframe include the following:

- What is your schedule/ time-frame for this project?
- Could you provide clarification on the timeframe for your development, including the statutory assessment time frame and how this will be met?
- In the presentation you mentioned that the Laverton Milk Processing Facility is a mirror facility is the timeframe a mirror too?
- I think the proposal is fantastic. I am only concerned for the limited timeframe that needs to be met for operation.

PROPONENT RESPONSE

It was explained that the Proponent requires the facility to be operational by 14th July 2014 and recognised that this is a tight timeframe. To minimise any further time delay, the Proponent has been working to address all EIS documentation requirements comprehensively to ensure a smooth assessment of the State Significant Application. In addition to undertaking detailed assessments, the Proponent has been liaising consistently with the relevant State Government Agencies that have an approval or concurrence role and Penrith City Council.

The Proponent reinforced their commitment to consultation both community, stakeholder and Agency consultation. A consultative approach is intrinsic to how MGC operates as a Co-operative.

To assist the timeframe it was explained that the development has been advanced in two stages, the first being the Early Works Development Application for bulk earth works and foundations which was approved by Penrith City Council on the 26th July 2013 and for which work has commenced on site, and the second stage being the State Significant Development application being for the balance of the facility.

3.8.5. Community Consultation and Further Project Information

PARTICIPANTS CONCERNS

Participants sought to understand whether additional community consultation will be undertaken for the project following the assessment and exhibition of the State Significant Development Application, and whether the Power point presentation would be made available to participants.

The questions relating to community consultation and further project information include the following:

- *Will this PowerPoint presentation slides be provided on the project website?*
- *Will you provide further consultation to this event following the DP&I exhibition of the proposal?*

PROPONENT RESPONSE

The Proponent explained that it is the statutory role of the NSW DoPI to oversee the exhibition and assessment of the Proposal. Urban Concepts will supplement this statutory process providing media display advertising, a follow-up newsletter on the project and website updates to advise the community of the exhibition of the EIS. The event presentation is available for download on the project website.

3.8.6. Odour Impact on Residential Amenity

PARTICIPANTS CONCERNS

Residents living in proximity to the site were interested in knowing whether southerly winds would carry odour from the site to their residences.

The question relating to odour impact on residential amenity:

- *The project team mentioned that there will be minor odour impacts from the site. What happens if wind comes from south of the site? We are interested in this issue as I live close by, behind the power station, which is about 1km away.*

PROPONENT RESPONSE

The Proponent explained that rigorous modeling of odour has been undertaken as part of the EIS by Todoroski Air Sciences. The result of this odour assessment indicates that there is minimal potential for odour arising from the operation of the facility. If odour was to occur it would be as a result of an accident and associated milk spillage. The design of the Proposal significantly reduces the potential for this to occur as it adopts a Closed Loop System. Stringent management control systems will also assist in mitigating the potential for odour.

3.9. Conclusion

In addressing the consultation requirements for this project, the Proponent has adopted a staged approach. The first stage of consultation involved extensive liaison with State and Local Government Agencies that play an approval or concurrence role in the State Significant Development approval process. The results of this consultation were documented in the PEA.

The second Stage of consultation has occurred in accordance with the Communication Plan that was issued to the DOPI in July 2013. The consultation for Stage 2 has broadened its focus to include local residents and a wider range of stakeholders such as the Penrith Valley Business Community, elected representatives, adjoining land owners and special interest groups.

It is noted that consultation with State Government Agencies and Penrith City Council has been ongoing through Stage 2 and has been undertaken by the relevant technical specialists and is detailed in the specific technical reports that form part of the EIS documentation in Volumes 3 and 4.

This Chapter has presented the outcomes arising from the Stage 2 community and interested stakeholder consultation. The issues that have been identified from this process have focused on:

- Heavy vehicle traffic generation and cumulative impact on the local road network;
- Traffic noise;
- Potential for odour;

- Construction impact on adjoining land owners;
- Local employment and supply opportunities for the Penrith Valley Business Community;
- Ongoing community consultation; and
- The timeframe of the project.

The concerns raised have not required any design amendment to be made to the proposal. The findings of the specialist technical reports have addressed each of the specific issues as part of their rigorous evaluation of environmental impact, and while community perceptions relating to traffic generation and noise may still prevail, the EIS findings support that the Proposal will generate a negligible impact in these areas as detailed in Chapter 6 of the EIS.

4. Consultation Matrix

The Consultation Matrix detailed in Table 4.1 on the following pages presents a summary of the key concerns raised during the Consultation process, a response by the Proponent to the concerns and comments raised, and concludes with a statement as to whether the issue has been addressed or resolved. Where appropriate, issues raised have been grouped.

TABLE 4.1 – CONSULTATION MATRIX

COMMUNITY CONCERN/ COMMENT	PROPONENT RESPONSE
<p>Cumulative Traffic</p> <p>The proposed hours of operation for the facility, and anticipated levels of traffic during operation including the peak times.</p>	<p>The facility will be operational over 24 hours and traffic movements for the facility will occur over this time period, with 10 trips in the morning peak and 16 trips during the evening peak period. There will 102 truck movements per day associated with the following:</p> <ul style="list-style-type: none"> • There will be 48 staff related trips and 12 visitor related trips per day. Because of the 24 hour operations of the facility and the use of shift work, trips will be spread throughout the day and will be largely outside of the peak traffic periods. • 45 employee movements (40% at 6.00am, 40% at 3.30pm and 20% at 10pm) • 22 farm milk deliveries – B Doubles - (50% in the early morning, 50% in the evening) • 18 finished goods semi-trailer dispatches to Coles in Eastern Creek consistently across the day from 7.00am to 9.30pm • Remainder movements are allowances for packaging materials, maintenance contractors, waste disposal and visitors. <p>The EIS has not identified traffic impact of the facility as having an adverse impact on residential amenity. It is acknowledged that community perception may be that any increase in traffic is unacceptable.</p>

COMMUNITY CONCERN/ COMMENT	PROPONENT RESPONSE
<p>Information on the route that trucks servicing the facility will use.</p>	<p>MGC has indicated that trucks will use Quarry Road, James Erskine Road and Mamre Road. Erskine Park Link Road, (the new link road), will be used to access the M7 Motorway and the Coles Distribution Centre at Eastern Creek. These main roads will minimise disturbance to the amenity of surrounding residents.</p> <p>The Proponent acknowledges that traffic impact is an important local issue. The site was selected due to its proximity to the M7 and Lenore Drive Link Road. The Proponent is committed to ensuring that heavy vehicles will not use local roads and will use designated truck routes.</p>
<p>Consideration by MGC to upgrade local roads with poor surfacing, including Mamre Road.</p>	<p>No upgrades have been considered for Mamre Road by this application. Local road upgrades are a Local Council responsibility and Classified Roads are the responsibility of Roads and Maritime Services (RMS) under the Roads Act 1993, such as Mamre Road.</p> <p>It is noted that pursuant to Clause 29 of the WSEA SEPP there is the ability for the Director General of the NSW DP&I to seek a contribution towards regional infrastructure if it is determined that it is required by a development proposal.</p> <p>The Proponent will ensure that all conditions of approval (pending consent) are adhered to and addressed.</p>
<p>Information on truck movements delivering gas to the facility and the effect on the local road network, until a reticulated gas pipeline is secured with Jemena.</p>	<p>Noise mitigation may be necessary if there is a change to a road that would increase the noise level above the limit (cap) set out in the NSW Road Noise Policy. Noise mitigation would be conducted by either Penrith City Council or the RMS, depending on who is responsible for the road noise. The potential for this will be assessed as part of the statutory EIS process should it be determined that the project will exceed the RMS limit, then a condition of development consent could be applied to any consent to manage this impact.</p> <p>The Proponent will ensure that all conditions of approval (pending consent) are adhered to and addressed.</p>

COMMUNITY CONCERN/ COMMENT	PROPONENT RESPONSE
<p>Provision of noise mitigation measures, and regulation of noise levels.</p>	<p>Depending on the road there is a set criteria (cap) on permissible noise for new and re-developed roads. The criteria permits up to a 2 dBA increase in noise above existing levels. This change is generally at the limit of discernible noise.</p> <p>The additional traffic noise due to this project would be approximately 0.1 dBA, which is the limit of measurement accuracy for the most sensitive field instruments. Todoroski Air Sciences has confirmed that this level of change would not be discernible by any person.</p> <p>There are programs by the Roads and Maritime Services (RMS) where sound barriers or other mitigation measures are provided to roads which exceed noise criteria (cap), and these are implemented according to priority. Other mitigation for traffic noise is effectively applied as either traffic calming measures, road surface type or road widening.</p> <p>Clause 29 of Western Sydney Employment Area State Environmental Planning Policy (WSEA SEPP), that applies to the site states that it is a requirement of the NSW Department of Planning and Infrastructure (DP&I) to ensure there is sufficient existing infrastructure to support a development proposal. If there is found to be insufficient infrastructure, a developer contribution can be levied on the proponent, and this forms part of a pool of funding to provide infrastructure. This infrastructure may include transport provision and road upgrades. Should it be determined, following the assessment of the Environmental Impact Statement (EIS), that a developer contribution is required then this would be levied on the Proponent and it would be a condition of development consent.</p> <p>The Proponent will ensure that all conditions of approval (pending consent) are adhered to and addressed.</p>
<p>Neighbouring Impacts</p>	
<p>Information on how the noise modelling was undertaken for the proposed facility.</p>	<p>The facility will have a minimal impact in terms of noise generation. Noise generation modelling by Todoroski Air Sciences has confirmed that the operation of the facility is within the limits set for a facility of this type.</p>
<p>Information on how the proposed facility compares to existing MGC facilities in respect to odour.</p>	<p>Todoroski Air Sciences used data from existing milk processing facilities for their modelling. Closed Loop Clean In Place processing system limits the potential for milk spillage, which would create odour in the form of hydrogen sulphide. These are common odours from effluent systems. Unless there is an error in the system, spillage should not occur at the facility.</p>

COMMUNITY CONCERN/ COMMENT	PROPONENT RESPONSE
Impact of the facility's construction on the neighbouring Dincel site.	Construction at the MGC site can occur without obstructing access to the neighbouring Dincel facility. Pending the approval of this project, MGC will advise Dincel of its intended construction program so that the company is well aware of construction truck movements on Quarry Road.
Opportunities for Employment	
Information on the capacity of the facility, and how this compared to dairy facilities in other areas.	The facility will produce 150 million litres of milk per year. The capacity is similar to other fresh milk processing plants, however the product profile and supply chain model is different, as the facility will only produce bottled milk product for distribution to the Coles Distribution Centre at Eastern Creek.
Information on whether only milk product will be processed at this facility, and whether the product will only be supplied to Coles Supermarkets.	Only raw milk product will be bottled at the facility, and under the MGC agreement, the product will only be supplied to Coles Supermarkets.
Information on the types of employment positions the proposed facility would provide.	A total of 45 employment positions will be generated by the facility. The employment positions created will cover a broad range of jobs including operational workers, laboratory technicians, managers, warehouse operators, engineers, and maintenance personnel. Local services will be required for fabrication, repair, calibration, and facility maintenance among other requirements. A table detailing the employment positions that would be generated by the facility was included in the Record of Comments circulated to event participants, and is available on the project website to view and is also in the EIS report.
Information on work shift hours and whether employment times will be staggered.	The work shifts would be staggered. There are different shifts according to different work activities. Essentially filling and despatch operations will occur over two equal shifts between the hours of 6am to 10pm. The third shift will be undertaking cleaning. The work shifts would include the following times: <ul style="list-style-type: none"> • 6am to 3pm • 3pm to 10pm • 10pm to 6am
The opportunities available for local business services and employment.	MGC supports local employment and local business. It is MGC's intention to 'source locally' across the project.
Information on the location of MGC and the farms supplying raw milk.	MGC's head office is based in Victoria. Presently, milk is sourced from farms based in Victoria and Tasmania. Once the facility is approved, NSW dairy farmer co-operative vendors will be the supply chain of the raw milk product for the Erskine Park facility.

COMMUNITY CONCERN/ COMMENT	PROPONENT RESPONSE
<p>Project Timeframe</p> <p>Information on the timeframe for the project, including how the statutory assessment schedule would be met.</p>	<p>MGC recognise that the timeframe for this project is tight. Under the Coles agreement, the facility should be operational by July 2014 and to facilitate this, the planning process has been advanced in two stages. These stages include:</p> <ul style="list-style-type: none"> • Early Works Development Application for bulk earth works and foundation piles on the site. The Development Application for these works has been approved by Penrith City Council, and work has commenced on site. • The State Significant Development application which advances the development of the milk processing facility. The timing of construction for this second stage is pending the granting of approval for the SSD application by the NSW DP&I. <p>The two-stage planning process was agreed with both Penrith City Council and the NSW DP&I prior to commencement.</p> <p>As the Proponent has a limited timeframe to complete the project, all documentation for the SSD application is being prepared to a thorough level. It is hoped that this will facilitate the assessment of the application. Additionally, the project team have undertaken up front liaison with the Government Agencies that have an approval or concurrence role in the planning process and which include the EPA, NSW Office of Water and utility providers.</p>
<p>Information on whether the timeframe for the Erskine Park Facility mirrors the timeframe for the Laverton facility?</p>	<p>The Erskine Park facility differs in terms of timeframes as MGC already owned the site in Laverton.</p>
<p>Community Consultation and Further Project Information</p>	
<p>Information as to whether the Community Powerpoint presentation will be provided on the project website?</p>	<p>Yes. A Record of Comments for the question and answer session was distributed to participants and is available to view on the project website. The Powerpoint presentation is also available to view on the website. These documents are detailed in the Appendices of this report.</p>
<p>Information as to whether further consultation will take place following the DP&I exhibition of the proposal.</p>	<p>Urban Concepts will provide a link to the formal SSD exhibition documentation on the DP&I website from the MGC project website. However, this will supplement the statutory procedure implemented by the NSW DP&I. Additional newsletters will be provided at later stages of the project.</p>

COMMUNITY CONCERN/ COMMENT	PROPONENT RESPONSE
Odour Impact on Residential Amenity	
<p>Information on the potential for odour on the site, and its effect on surrounding residential areas.</p>	<p>Odour impacts can only occur on site if something 'goes' wrong with the operation of the facility. The milk processing occurs within a Closed Loop System, which minimises the scope for any odour. If spilt milk remains stagnant for some prolonged time, e.g. 2 days, this may generate significant odour, however, this is an unlikely event, and stringent management of the facility will also reduce the risk of this happening. The Proponent has committed to ensure that the facility functions in accordance with an approved Operational Management Plan.</p> <p>The potential for odour is also mitigated through design. The facility's vents that release air are very small, being similar in size to a sewer vent for a residential dwelling. Such vents are dotted throughout residential areas, with no odour issues. The MGC vents will be approx. 1 km from residential areas and would have lower odour emissions than a standard residential sewer vent. The assessment of the potential for odour from the MGC vents is that it would be minor. Modelling of odour has adopted data from an existing MGC milk processing facility, and the predictions show negligible effects.</p>

Appendix A – Communication Plan



Communication Plan

AUGUST 2013

MGC Erskine Park Milk Processing Facility

Prepared by
Urban Concepts

For
MGC

MGC ERSKINE PARK MILK PROCESSING
FACILITY

level B2, 4 glen street milsons point NSW 2061 po box 495 milsons point NSW 1565
t 61 2 9964 9655 f 61 2 9964 9055 e info@urbanconcepts.net.au w urbanconcepts.net.au
Ambaska Holdings Pty Ltd T/A Urban Concepts ACN 074 171 065 ABN 96 074 171 065

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1. Introduction

1.1. Overview

The Communication Plan has been prepared by Urban Concepts on behalf of the proponent and the owners of the site, Murray Goulburn Co-operative Limited (MGC). The Communication Plan forms part of the State Significant Development (SSD) application that has been lodged with the NSW Department of Planning and Infrastructure (DOPI).

The Plan presents a strategy and calendar for the staging of community consultation initiatives to facilitate resident and stakeholder understanding about the proposed milk processing facility that is being advanced for the Quarry Road site, Erskine Park. In this respect, the Plan addresses the Director General's Requirements (DGR's) that have been issued for the project on Monday 22nd June 2013.

The subject land was acquired by MGC in May 2013. The site has a total area of 5.07 hectares and is located at 111-113 Quarry Road within the industrial estate referred to as the Erskine Park Business Area. The legal description of the site is Lot 1022 in DP 1175670. The land falls within the Penrith Local Government Area.

The proposed facility will be MGC's first milk processing facility in NSW. The Company currently operates 8 existing milk processing and dairy facilities across Victoria, South Australia and Tasmania. In the first quarter of 2013, MGC entered into a partnership to supply Coles with daily pasteurised milk in Victoria and NSW for its private label brands and to re-launch its Devondale branded milk and cheese through Coles supermarkets. The partnership will be in place for 10 years and has a commencement date of July 2014. The partnership will see MGC invest \$120 million developing two new milk processing facilities, one in Melbourne at its existing Laverton Site and the proposed Sydney Erskine Park facility which is the subject of this application.

This Communication Plan is presented in six sections. A summary of the information presented in each section is provided below:

- **This Introduction** providing an overview of the proposal and the consultation approach being adopted for this project.
- **Communication Needs** of this Project which defines the underlying intent of the communication plan.
- **Communication Messages.** These are the key messages that the plan seeks to communicate about the project.
- **Target Audiences.** These are the people that the consultation plan seeks to address through its implementation.
- **Communications Methodology.** The methodology details:
 - The communication collateral that will be prepared to establish the key information lines for the project.
 - The consultation events that will be staged during the public exhibition of the SSD plans.
- **Calendar of Events.** The consultation calendar presents a list of key dates that must be achieved for the implementation of the Communication Plan. It establishes the key tasks and milestone dates for each task.

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1.2. Introducing the Proponent - Murray Goulburn Co-operative

The proponent for this project is MGC an Australian owned co-operative that operates under the brand name of Devondale. It represents more than a third of the Nation's dairy farmers and is 100% controlled by its 2,480 dairy farmer shareholders in Victoria, South Australia, Tasmania and New South Wales.

The company is recognised as Australia's largest food producer processing 2.94 billion litres of milk and 740,000 tonnes of dairy product per year for both export and domestic markets. In 2011-12 MGC had a turnover of \$2.4 billion including \$1.2 billion in export revenue.

The Co-operative has a strong presence in Australia through its flagship brand Devondale and is a major supplier of UHT milk, cheese, butter and spreads to the Australian market. It also provides yogurt to Australian consumers through a joint venture with Danone and exports an extensive range of dairy ingredients.

As a cooperative, it is MGC's objective to return profits directly to former shareholders by offering the highest farm gate price for milk. Farm gate milk prices are set by MGC annually. This price reflects the average price that MGC expects to receive for all of its products in both international and domestic markets.

In April 2013 MGC announced a major landmark being a ten year partnership to supply Coles with daily pasteurised milk for its private label brands in Victoria and NSW from July 2014. Separately, the Co-operative will also re-launch the Devondale branded daily pasteurised milk, through an initially exclusive agreement with Coles, which will also see Devondale cheese return to Coles supermarkets.

The milk price that will be paid by Coles under this agreement locks in a premium and will deliver additional profits to MGC dairy farmers over the life of the contract.

The agreement will see MGC invest \$120 million in the construction of two state of the art milk processing plants in Melbourne and Sydney representing the most significant investment in dairy processing technology since the deregulation of the dairy industry in 2000.

The milk processing facility that is the subject of this application is one of the two nominated facilities. Both facilities will be designed to the same specifications and operational requirements. It is noted that the Melbourne facility is more advanced and is currently under construction on the existing MGC site at Laverton.

Fundamental to the establishment of the Sydney based facility was securing an appropriately located site. The Quarry Road land was acquired by MGC in May 2013. Key features of the site that made it attractive to MGC as the site of its first Sydney based milk processing facility were:

- Its strategic location adjacent to the M4 and M7 Motorway;
- Its proximity to the newly constructed Lenore Lane Link Road that connects through to the Coles Myer Chilled Distribution Centre at Eastern Creek which is the supply hub for the MGC milk product;
- Its environmental SEPP 55 validation which confirms that it has been successfully remediated and is free of contamination;
- The permissibility of the proposed facility under the IN1 Industrial General land zoning that applies to the site under the Western Sydney Employment Area State Environmental Planning Policy; and
- The 5.07 hectare size of the land parcel that can accommodate the scale of facility.

1.3. The Communication Needs of this Project

- The need to manage community and stakeholder expectations. All too often community consultation can leave participants with a feeling of despair - 'what was the point of participating when none of my ideas have been incorporated?' Managing expectations will be achieved by ensuring that participants clearly understand the information that is being presented to them, accurately recording the comments and concerns expressed at information events, circulating records of comments to participants and to regulatory authorities.
- The need to ensure that regulatory authorities are informed about the Communication Plan and events for the project and have had the opportunity to contribute their ideas to the plan whilst is in draft format. This will be achieved through project liaison with officers of Penrith City Council and the NSW DoPI.
- The need to maintain an open, regular and consistent dialogue with all key stakeholders that is commensurate with the specific level of knowledge they require and their regulatory role in the project. This will include briefing papers to non-participatory stakeholders that would benefit from being kept informed about the progress of consultation events.
- The need to establish a single point of contact that takes responsibility for co-ordinating all information flows between the client, the project manager, the community and key stakeholders.
- The need to ensure that community concerns are accurately recorded and reported on during the preparation of EIS documentation.
- This Plan addresses community and stakeholder consultation it does not address media relations or internal MGC communication requirements. We understand that MGC will be responsible for these components of the communication process. We would recommend that a spokesperson protocol be formulated to address this specific requirement.

1.4. Urban Concept's Role

Urban Concepts will act as an independent facilitator overseeing the implementation of the Communication Plan. In this role we will work to establish a meaningful dialogue with the community and integral stakeholders to ensure that there is a thorough understanding of the project. These lines of communication will then support the design formulation and development function at later stages of the project.

We understand that the specific objectives the client seeks to fulfil from embarking on a community consultation process are:

- To engage with surrounding residents and integral stakeholders to explain the design of the milk processing facility.
- To document how the proposal will help provide employment and regional economic support for the Penrith Local Government Area and the Western Sydney Employment Area (WSEA). A draft Structure Plan for the WSEA released for public exhibition on the 20th June 2013 provides a framework for the future land use planning, provision of infrastructure and transport to service the Area. The MGC proposal is in line with the strategic direction of this Plan, which implements the goals of the NSW 2021 A Plan to Make NSW Number One and the Metropolitan Strategy for Sydney to 2031.
- To communicate the willingness and desire of MGC to work alongside Penrith City Council in achieving a design outcome with a high level of environmental performance.
- To ensure surrounding residents and integral stakeholders are provided with the opportunity to express their views about proposal, during the preparation of the EIS documentation.

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- To promote an understanding of how the milk facility will operate at the site, and the stringent controls in place to safeguard the environmental and residential amenity for the surrounding suburbs of St Clair, Erskine Park and Ropes Creek. Specifically to promote understanding of anticipated noise levels, odours, air quality, traffic generation, the construction works and stormwater run-off and management.
- To establish and maintain open channels of communication between surrounding residents and integral stakeholders that will remain in place for the environmental assessment and approval process and can be used by MGC to promote ongoing understanding of their facility.

In formulating the communication methodology we had regard to the consultation requirements specified for this project by the Director-General of DoPI. At the same time the suggested consultation initiatives seek to encourage participation from a proactive stand point to ensure meaningful dialogue and participation is achieved. The DGR's for this project are reproduced in Appendix A.

1.5. The Statutory Approval Process

In October 2011, the NSW Department of Planning and Infrastructure (DoPI) implemented the State Environmental Planning Policy (State and Regional Development) to provide an assessment system for large scale projects. This SEPP takes the place of the repealed Part 3A (Major Projects) in the Environmental Planning and Assessment Act (EP&A Act 1979), and enables the assessment of State Significant Development (SSD) by the DoPI.

Projects that fall within the SSD category are determined by the NSW Minister for Planning, the Planning Assessment Commission (PAC) or senior departmental staff at the DoPI. Under this system, the Department will consult with local councils through the assessment of applications, and all assessment documents will be publicly available on the DoPI website, relating to each stage of assessment for projects.

For developments to be assessed as a SSD they are required to meet threshold Capital Investment Value (CIV) of \$30 million. The criteria for the development classes for SSD have been set so that only the largest, most intensive or significant proposals of their type are assessed by the DoPI.

CIV is defined within the Environmental Planning and Assessment Regulation (2000) as a value of a development or project that includes:

'all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that Division,*
- b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,*
- c) land costs (including any costs of marketing and selling land),*
- d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*

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The proposed Erskine Park milk processing facility has a Capital Investment Value (excluding land costs) of \$64million. It falls within a class of development (Class 3) that is identified under Schedule 1 of State Environmental Planning Policy State and Regional Development 2011 (SRSEPP 2011). Class 3 of Schedule 1 being *Agricultural produce industries and food and beverage processing*. Class 3 is defined by the SRSEPP 2011 as:

'Development that has a capital investment value of more than \$30 million for any of the following purposes:

Abattoirs or meat packaging, boning or products plants, milk or butter factories.....'

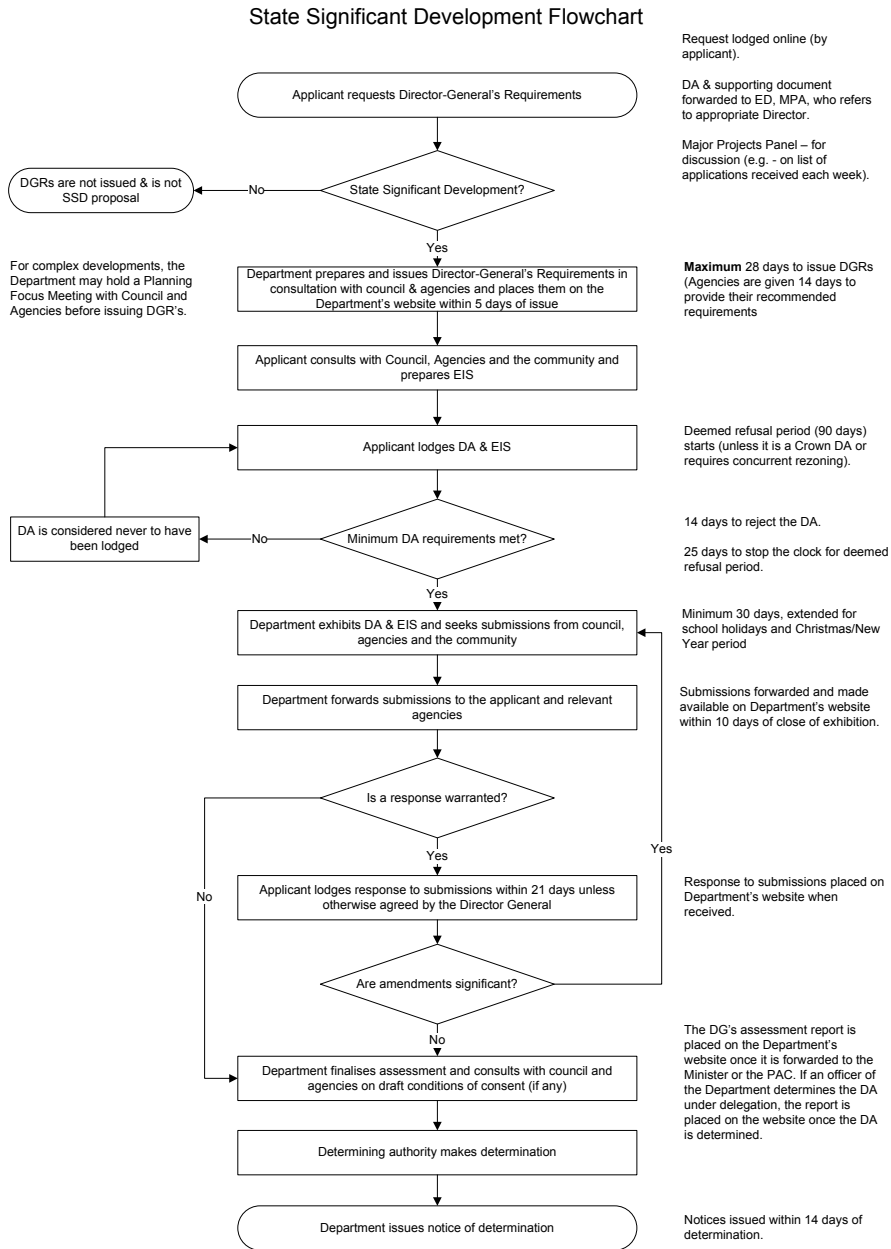
Schedule 1 outlines the types of projects that are considered to be of state significance pursuant to s89C, Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The intended use of a milk processing facility would fall under Schedule 1 of the SEPP as Class 3, Agricultural produce industries and food and beverage processing. The SEPP establishes the planning process to be followed for the assessment and determination of the SSD application. This process is illustrated by the Flow Chart that is reproduced at Figure 1.1

While the project meets the criteria of State Significant Development under the SEPP the proponent understands that it will be obliged to work cooperatively with Penrith City Council, as the Local Government Authority to ensure that the final proposal addresses requirements under the Erskine Park Development Control Plan 2010 and community expectations for this site.

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FIGURE 1.1 – THE STATE SIGNIFICANT DEVELOPMENT (SSD) ASSESSMENT PATHWAY



Source: NSW DoPI 2012

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1.5.1. Community Consultation Requirements

The Guidelines for Major Project Community Consultation were issued by the then NSW Department of Planning in October 2007. The Guidelines recognise that community and stakeholder consultation is an important component of the NSW Governments Environmental Assessment process for projects under Part 3A of the EP&AA 1979 and State Significant Development (SSD).

The DGR's issued to the proponent by the DoPI establish the community consultation requirements for this project. The Consultation requirements issued by the DoPI on Monday 22nd June 2013, state:

"The DoPI wishes to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure that the community is both informed of the proposal and is actively engaged in issues of concern to them. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the potential impacts.

During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.

In particular you must consult with:

- Penrith City Council;
- Environment Protection Authority;
- Roads and Maritime Services;
- Department of Primary Industries;
- Sydney Water Corporation; and
- NSW Food Authority.

The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided."

This Communication Plan has been prepared to address the DG requirements specified for consultation. It is our professional opinion that the Plan presents a consultation approach that satisfies the Requirements. The Plan will be presented to the NSW DoPI in draft for its review and comment to ensure that the Departments accords with this opinion.

1.5.2. Major Project Community Consultation Guidelines October 2007

The Guidelines recognise that a proponent is expected to organise, resource and report any consultation process required by the Department. Specifically the proponent should:

- consult early;
- commit adequate resources to the consultation;
- clearly describe who has been consulted and the issues raised; and
- demonstrate how the issues raised have been addressed in the EA.

Adequate and appropriate consultation depends on:

- the nature of the proposal and the extent of its likely environmental, social and economic impacts;

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- consultation that occurred prior to making an application to the Minister for approval of a Major Project; and
- whether the nature of the development will require on-going consultation once the project is constructed and has commenced operation.

A consultation process 'may' be considered adequate if it demonstrates:

- Those individuals and organisations likely to have an interest in the proposal had enough opportunity to express their views. The community of interest can be broadly categorised into three groups:
 - those directly impacted by the proposal;
 - individuals and groups likely to have an interest in the local or regional implications of the project; and
 - organisations with a state or national interest.
- Information regarding the nature of the proposal has been accurately and widely distributed. Methods of distribution may include newsletters, letters to key stakeholders, a website, advertisements and public displays.
- Community and stakeholder feedback was encouraged and recorded. Methods of capturing feedback included:
 - surveys and feedback forms;
 - Submissions;
 - a data base that records issues via a 1800 number arrangement; and
 - meeting minutes.
- Methods of discussing issues included:
 - drop in centres;
 - displays or open days;
 - focus groups and community group meetings;
 - individual and group briefings; and
 - discussions at organisation events.

Consultation with community and stakeholders was inclusive and the proponent has:

- got to know and understand the communities it needs to engage;
- acknowledged and respected diversity;
- accepted different views;
- ensured participants understand what they can and cannot influence;
- aimed for accessibility by choosing techniques that encourage participation across all groups, considered the timing, location and style of events, avoided holiday periods and avoided jargon and technical language; and
- paid attention to the needs of special groups that could be under represented such as culturally diverse backgrounds.

The consultation methodology presented in this plan has had full regard to the Guidelines and in our professional opinion fulfils their requirements in respect of this project.

1.6. Project Overview

1.6.1. Site Description

The subject site comprises an irregular shaped allotment of approximately 5.077 hectares situated within a 4 lot, newly constructed industrial subdivision in the Erskine Park Business Area.

The site is legally described as Lot 1022 in Deposited Plan 1175670, and is located at the street address 111-113 Quarry Road, Erskine Park NSW 2759. The site and adjoining allotments were part of a Torrens Title subdivision that occurred in 2008 (DA 08/0917), subdividing Lot 102 into 4 allotments.

The subject site is illustrated at Figure 1.2.

FIGURE 1.2 – THE SUBJECT SITE



 The Site

Source: Google Maps 2013

Located within Erskine Park Business Area, the site is zoned IN1 General Industry under the Western Sydney Employment Area State Environmental Planning Policy 2009 (WSEA SEPP 2009). Specifically, the site is bound to the north by a large landfill operation managed by Enviroguard Transpacific, to the west by frontage to Quarry Road, and the manufacturing company Dintel Construction Systems.

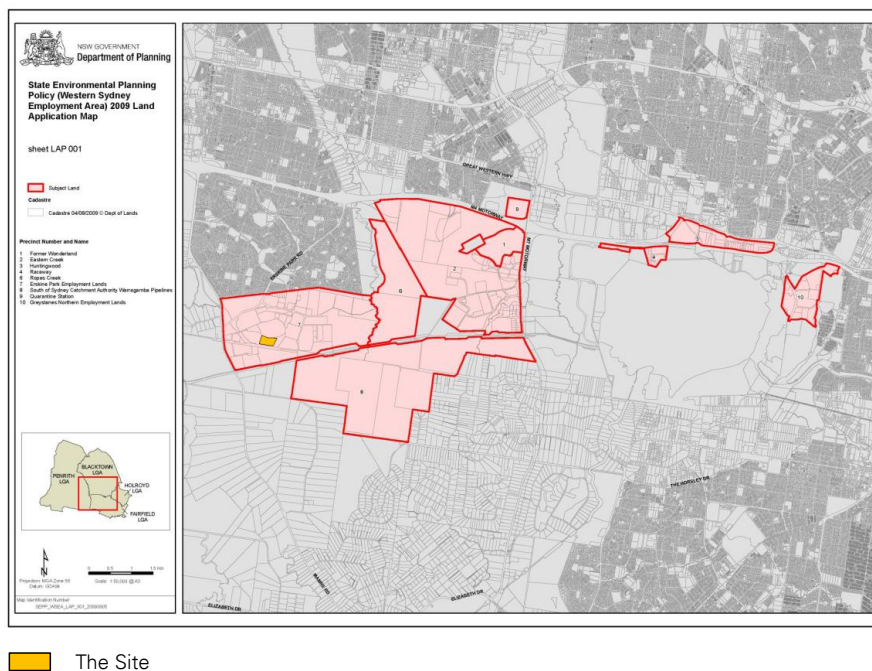
The southern boundary of the site adjoins an existing Biodiversity Corridor. It is noted that the land currently operated by Enviroguard Transpacific is also zoned Biodiversity Corridor and will be remediated for this purpose once Enviroguard ceases operating from the site in 2021. The biodiversity corridor is established under the WSEA SEPP 2009 and managed on its behalf by Greening Australia.

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Erskine Park Business Area is part of the WSEA which applies to land identified in the 2005 Metropolitan Strategy as future employment lands within the vicinity of the intersection of the M4 and M7 Motorways. The WSEA straddles four Local Government Areas (Penrith, Blacktown, Fairfield and Holroyd) covering an area of approximately 3450 hectares.

WSEA SEPP 2009 was gazetted 21 August 2009 and defines the extent of the WSEA. The SEPP primarily aims to protect and enhance these lands for employment purposes. The site's location within the WSEA is illustrated in Figure 1.3, below.

FIGURE 1.3 – THE WESTERN SYDNEY EMPLOYMENT AREA APPLICATION MAP



Source: WSEA SEPP 2009

1.6.2. Project Description and Operation

MGC is seeking approval for the construction of a milk processing facility at Quarry Road, Erskine Park. The proposed facility will process approximately 100 million litres of milk per year, sourced from locally based dairy farms (under normal seasonal conditions). Milk will be processed into 1, 2 and 3 litre plastic containers for distribution throughout NSW, through the Coles Myer distribution chain.

The facility will operate 24 hours per day, 7 days per week and production will be over 5 non consecutive days. A maximum of 45 staff will be on site at any one time.

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The layout of the site would comprise the main factory building containing the cool rooms, processing area, dry storage, administration offices and staff amenities. This building is a single storey steel framed building with a floor level to ridge height of 9.45 metres.

The main entrance to the building is via the administration unit which is located at the northern elevation. As well as providing the focal point for office functions this unit also houses staff amenities. Direct access is provided to the factory floor from this area. A staff and visitor car park is located immediately to the northwest of this unit ensuring that all pedestrian movements are separated from the main perimeter truck circulation area and loading dock function.

The factory is adjoined at its southern elevation by the milk receival area which contains 19 metre high stainless steel refrigerated silos. A separate energy centre is located to the rear of the site along the eastern elevation. A waste water treatment plant will also be located on site. Figure 1.5 illustrates the built form of the proposed facility.

FIGURE 1.4 – EASTERN VIEW OF THE SITE FROM QUARRY ROAD



Source: MGC 2013

1.6.3. Potential Issues of Community Concern

Based on our experience in undertaking community consultation we anticipate that the following areas will be of interest to the local community.

- We are aware that residents in the surrounding suburbs of Erskine Park, St Clair and Ropes Creek are sensitive to issues relating to odour, air quality and noise. With respect to noise we understand that noise generated by the reverse alarm that must be fitted to all freight vehicles, and is activated when a reverse gear is selected, is a sensitive issue.
- The Environmental Management Plan that accompanies the application should be explained to provide assurance that the facility is safe and will not cause risk or adverse impact to the lives and livelihoods of adjacent residential areas or businesses with respect to stormwater and waste water management, air quality, odour, traffic safety of food safety processes.

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- We are aware that while the majority of the development complies with the 15 metre height limit that applies to the site, there is an area of non-compliance associated with the stainless steel silos located on the southern elevation. It will be necessary to explain the visual impact analysis that accompanies the EIS so as local residents understand that the minor non-compliance does not have an adverse visual impact on local views and vistas.
- There may be a perception that there will be an increase in traffic generation on local streets surrounding the site, as a result of construction traffic, freight vehicles and staff car parking. The operation of the site in terms of vehicle generation is modest compared to predicted levels associated with the assigned traffic modelling for the Erskine Business Park. It will be necessary to explain the traffic assessment that supports the application.
- Dairy facilities are subject to stringent hygiene and food safety controls. The nature of these controls impact on the design and landscaping outcomes that can be realised when compared with other industrial sites and premises. It will be necessary to explain how these controls impact on the design brief.
- The adoption of green energy and environmentally sustainable design practices for the facility and its ongoing operation.
- How the facility and its operation will impact on the integrity and ecology of the adjoining Ropes Creek Biodiversity Corridor.

2. Communication Aims and Objectives

The communication aims and objectives of the plan are:

- To launch the expansion and growth of MGC into NSW and the economic benefits that this will deliver both for NSW dairy farmers and the local and regional economy of Western Sydney.
- To commence a dialogue with local residents and integral stakeholders that will remain in place throughout the State Significant Development assessment process and pending consent, for the construction of the project.
- To define parameters for community and stakeholder involvement so participants can provide meaningful comment. This is particularly important as the project does not allow for discussion about alternative land uses of the site or significant changes in the internal design and operation of the facility. In this regard, the design of the facility is dictated by its operational function, food safety and environmental protection licence requirements.
- To ensure the views of all interested residents and stakeholders are represented and reported through the communication process. Depending on their role in the process each stakeholder group or target audience will have its own specific information requirements that reflect their role or area of statutory responsibility. It is important that a timely flow of information is provided to these audiences throughout the consultation process. This flow of information should be handled by the appropriate member of the project team to ensure that there is no distortion of factual information.
- To encourage community involvement by ensuring communication initiatives are accessible and professionally run reflecting MGC's genuine concern for the local community.
- To position the project positively within the local community, recognising that the site will contribute and support the local and regional economy.
- To explain the statutory compliance of the proposal under the relevant environmental and planning legislation and any specific areas of concern identified in the DGR's issued for this project by NSW DoPI.
- To ensure all material produced for public circulation is presented in a clear and concise 'Plain English' manner.
- To interpret concerns and ideas as effectively and concisely as possible and ensure that they are addressed in the EIS documentation in accordance with the DGR's for community consultation.

3. Communication Key Messages

Based on our understanding of the project, Urban Concepts has identified a number of key messages to be communicated. These key messages are presented below. It is noted that this list is not finite or static. As the project evolves additional key messages will need to be communicated to the various target audiences as issues and concerns are identified by target audiences.

Message 1 MGC proposes to make a \$64 million investment developing its first milk processing facility in Sydney having selected the Erskine Park Business Area as the ideal location.

In May 2013 MGC purchased the 5 hectare land holding in the Erskine Park Business Area specifically for the purpose of developing its first Sydney based milk processing facility. The facility will see MGC invest approximately \$64 million in the facility which is scheduled for completion in July 2014. The proposal is being advanced as State Significant Development due to its high capital investment value and will be assessed by the NSW DoPI with the NSW Minister for Planning acting as the Consent Authority. MGC has engaged a multi-disciplinary team to ensure that all design and environmental considerations are fully addressed. The Environmental Impact Statement (EIS) is currently being prepared and will be submitted to the NSW DoPI in August for detailed assessment and public exhibition.

Message 2 The proposal supports the NSW Government's economic and employment initiatives for Greater Western Sydney

A number of strategic policies for NSW indicate a direction toward delivering critical transport infrastructure and employment growth within the Greater Western Sydney Region.

The NSW State Plan 2011 provides policy direction toward rebuilding the economy, returning quality services, renovating infrastructure, restoring accountability to government, and strengthening local environments and communities. An immediate priority identified for action is the NSW Government's resource allocation toward investment in critical infrastructure to assist economic growth.

In December 2012 Transport for NSW launched the NSW Long Term Transport Master Plan, which integrates NSW transport strategies with land use planning. Chapter 5 Sustaining Growth in Greater Sydney and Chapter 7 Supporting Efficient and Productive Freight, support the growth of freight operations in NSW, identifying critical infrastructure provision and upgrades to the existing freight network. The improvements to the freight network will be significantly beneficial to distribution of milk product from the facility.

Further, the Draft Metropolitan Strategy for Sydney 2031 released this year identifies nine key areas for change, importantly including Western Sydney Employment Area (WSEA). The Department of Planning and Infrastructure will investigate opportunities within 10,000 hectares of the WSEA between the M4 and the M7 to support job growth in manufacturing and new technology. In addition, improvements will be provided to important connections to the M4 and M7 Motorways to support Sydney's freight and logistics network.

As an industrial use, the milk processing facility will contribute to economic growth in the Greater Western Sydney Region. The facility will generate 45 full-time positions on site, up to 4 full-time positions in farm field services and commercial milk management, as well as temporary employment created in site construction and ancillary services. The proposal is supported strategically by the infrastructure provision and employment growth directions identified in these Plans.

The flow-on economic benefits including multiplier effects from improved farm incomes and net direct and indirect employment from this facility will also be considerable.

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Message 3 The proposed milk processing facility will complement and enhance the Erskine Park Business Area through its architecture, environmental management and socio economic contribution.

The proposal has been designed to reflect the urban design and landscape rationale that has been developed for the Erskine Park Business Area by Penrith City Council.

By complying with the established controls for the Business Park, the milk processing facility will maintain the high quality of the Park and ensure that the facility has been designed to address its environmental sensitivities.

A variation is being sought to the height control to accommodate the raw milk silos which will be located adjacent to the southern building elevation. The height restriction for the site is 15 metres. A thorough visual impact assessment has been undertaken as part of the design process and it has been determined that a minor and partial variation to the 15 metre height control can be supported to without resulting in any undue or adverse visual impact on local views and vistas.

The bulk of the building component of the facility is approximately 9.5 metres in height above floor level, which is well below this height restriction. The raw milk silos will be approximately 19 metres in height which will be a minor departure from the height control given their slim line design and their location to the south of the main building structure.

Message 4 The site is clear of contaminants and is suitable for its future use as a milk processing facility

A preliminary environmental site assessment was undertaken by Environmental Investigation Services. The investigation confirmed that the site is suitable for its intended use as a milk processing facility.

Based on this preliminary advice, there is no further need to investigate the site with respect to contamination as the provisions of State Environmental Planning Policy No. 55 – Potentially Contaminated Land have been adequately satisfied.

Message 5 MGC are committed to developing and operating a milk processing facility that is sensitive to the needs and amenity of local residents.

The milk processing facility will be operational 7 days a week and 24/7. The impact of these operations will be low in terms of noise, air and odour on adjacent residential areas which are located far north and south of the site in Kemps Creek, St Clair and Horsley Park.

Noise attenuating structures will be used where appropriate. It has been assumed that the inside noise level for the facility will be 95 dB(A), although this level is only likely to be reached for a limited number of processes such as pasteurisation.

MGC are committed to managing odour emissions through the installation of close-system processing loops, the adoption of an odour mitigation strategy, and the regular monitoring of milk liquid, solids and pre-treatment of wastes on site.

The building will comprise a concrete slab floor, insulated foam panel walls, an insulated foam panel ceiling and a sheet metal roof. To limit break out noise from the building, the windows and doors will be kept closed wherever possible, and will be small in size compared to the wall and roof area of the facility.

The site is centrally contained within the Erskine Business Park, screened from surrounding areas as a result of sloping topography of the land, existing vegetation and established warehouses. Appropriate attenuation technologies will be used in the design of the facility to mitigate noise generated on site, and the majority of the processing equipment will be located within the plant building.

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Message 6 The Ropes Creek Riparian Biodiversity Corridor has informed the landscape design of the proposal. MGC is committed to the long term protection of the Biodiversity Corridor.

The site is adjoined by the Enviroguard Quarry and landfill to the north and north east which will cease to operate in 2021. This land is zoned Environmental Protection and will be remediated into a biodiversity corridor once the landfill operation ceases.

An extensive and existing Biodiversity Corridor wraps around the site to the south. This corridor forms part of the Ropes Creek Riparian Corridor, provides a visual buffer and is a key landscape feature of the industrial precinct and its wider context. The biodiversity corridor contains Remnant Cumberland Woodland Forest which is a protected and endangered ecological community. The Biodiversity corridor is managed by Greening Australia in accordance with an existing management plan.

The landscaping design addresses the Biodiversity Strategy 2005: Erskine Park Employment Area and suggests a range of suitable native plant species for lots abutting the corridor creating a soft edge or transitional landscape to reduce 'hard edge effects' to the conservation area. The Biodiversity Restoration Plan 2005 (BRP) prepared by Greening Australia is also to be considered to ensure any new landscaping is compatible with the revegetation and maintenance phases of the plan. In particular, the BRP provides recommended plant species to guide revegetation of the corridor.

The corridor has provided a major design focus and plant species have been selected that both recognise and complement its ecological importance and environmental sensitivity. Environmental studies confirm that the proposed operation of the milk processing facility will not jeopardise the long term integrity of the biodiversity corridor or the Cumberland Woodland Forest.

Landscaping will also be used in combination with the design of built form elements to ensure that the final design presents an integrated response and attractive frontage to all boundaries, and act to screen any unattractive site features such as service areas. This will be particularly important for the site frontage to Quarry Road, where the irregular shape of the site will create a large setback from the property boundary to any built form. Landscaping within the property boundary will seek to enhance the visual amenity of the site for its users while considering the wider context including the streetscape.

The landscape design complies in full with the key controls set out in the Penrith Development Control Plan 2006 Section 6.10 'Erskine Business Park'.

Message 7 MGC are committed to developing a facility that adopts environmentally sustainable and waste reduction management systems.

Ecologically Sustainable Development (ESD) practices have been incorporated into the design and operation of the facility. On completion the operation of the facility will occur in accordance with approved environmental, operation and hazard management plans.

Solid waste generation and treatment is not expected to be a significant issue for this facility and can be adequately handled with good site practices and adherence to industry expectations. Wastes that are likely to be generated by the proposed facility include excess milk solids, grease trap solids, plastics and cardboard packaging and administration waste.

Processes to be incorporated into the design to remove waste include:

- Sludge from the grease trap will be stored in the grease trap until it is removed by a suitable contractor when deemed necessary. The processing equipment is being designed to minimise sludge concentrations and process analysis indicates sludge will be removed 6 monthly.
- The automation of many processes will reduce manual handling and potential for damaged packaging materials. All production related recyclable wastes will be compacted on site and securely stored in lidded waste bins to minimise potential to cause a nuisance to adjacent land owners while also maintaining general site tidiness.

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- The operators will establish a milk solids recovery system to recover any milk solids not fully utilised in the final product. Although the milk solids are deemed a 'waste' during milk production, this product is a valuable commodity and will be reused as stock feed. The milk solids will be removed daily by a suitable experienced contractor.
- Liquid waste from processing areas will be treated on site in the wastewater treatment plant.

Message 8 The facility will operate at a much lower level of truck and vehicle generation than originally intended for industrial developments within the Erskine Park Business Area. Traffic studies confirm that the facility will not adversely impact on local traffic conditions in the adjacent residential areas.

The site has direct vehicular access onto Quarry Road, which feeds onto Mamre Road. The majority of heavy vehicles would approach the project site via Mamre Road with some also using Luddenham Road. Vehicles travelling to/from the north would likely exit/enter Mamre Road from either the M4 Western Motorway or Great Western Highway. Vehicles travelling to/from the south are likely to enter/exit Mamre Road from Elizabeth Drive and subsequently the Westlink M7.

It is anticipated that the milk processing facility will receive the majority (approx. 60%) of its raw milk between 3pm and 7pm from B-Double and Semi-Trailer trucks, and the rest of the site's trips will be evenly distributed throughout the day. Therefore the peak traffic demand will be in the afternoon peak.

Vehicles would not travel on local roads between the site and the Western Motorway or Westlink M7. For planning purposes, the applicant estimates that 80% of the truck movements to and from the site would occur from Mamre Road northwards whilst the remainder of truck movements would occur from Mamre Road southwards.

By developing a Sydney based facility, MGC will also negate the need to rely on the long haul of fresh bottled milk between Melbourne and Sydney. At a broader state level this will help to create spare capacity on our national road system.

Message 9 A two stage development approval program is required to facilitate the July 2014 production date for the facility.

The approval process for this project is being advanced across two development applications.

1. Earth Works Development Application that has been lodged with Penrith City Council as the Consent Authority. This application will pending approval by Penrith City Council enable MGC to undertake bulk earth works and foundation piles.
2. A State Significant development application which is the subject of the Environmental Impact Statement currently being prepared for the facility and which will be determined by the NSW Minister for Planning.

Message 10 Resident and stakeholder views are important to MGC and Urban Concepts has been engaged to facilitate a stakeholder and community engagement strategy to coincide with the design and development approval process.

This Communication Plan has been prepared to document the community information and consultation process that will be advanced for this project. The communication strategy coincides with the EIS preparation. This plan addresses the information and education process to facilitate community understanding about the proposal.

This Plan has been presented to NSW DoPI for its review and endorsement. The proponent recognises the importance of undertaking a consultation process that is transparent and accountable to both the NSW DoPI, Penrith City Council, local residents and business owners, particularly those adjoining the site.

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To date MGC has demonstrated its willingness to work with both Penrith City Council and the NSW DoPI to ensure that this proposal is advanced in a highly consultative manner. The Project Team has met with:

- The NSW DoPI Agency Focus Group Meeting held 21st June 2013
- Penrith City Council Pre DA Meeting held 18th June 2013
- NSW Environmental Protection Authority briefing held 5th June 2013
- Adjacent major Landowners meetings at Quarry Road being Dincel (located at 101 Quarry Road) and Transpacific (located at 50 Quarry Road) held 5th June 2013.

4. Target Audiences

This project will require the establishment of a number of lines of information and a range of consultation events with various target audiences. To assist with the management of information, its dissemination and the recording of community feedback the stakeholders have been classified into target audiences or user groups.

The key target audiences for this consultancy have been classified as follows:

- Adjoining Landowners
- Penrith Valley Business Community
- Local Residential Community of Erskine Park, St Clair and Ropes Creek
- Special Interest and Local Community Groups
- NSW Department of Planning and Infrastructure
- Penrith City Council
- State and Federal Elected Representatives
- DGR State Government Agencies and Statutory Authorities
- Utility Providers
- Emergency Services
- Proponent Project Team

A database has been established documenting the contact details for each target audience, provided at Appendix B.

4.1. Key Target Audiences

4.1.1. Adjoining Landowners

The target audience includes the industrial properties within Erskine Business Park and Greening Australia as the managers of the adjoining Ropes creek Riparian Biodiversity Corridor.

Obtaining an open and fluent dialogue at the outset with the neighbouring industrial operators will also assist during the later stages of the process particularly post consent during demolition and construction.

The following businesses have been identified by Penrith City Council's development notification policy:

- Goodman Property Management for BGAI2 Pty Ltd
- 28 Sarah Andrews Close, Erskine Park
- The Department of Planning and Infrastructure, the owners of 315 - 321 Mamre Road, Erskine Park
- Transpacific Industries Pty Ltd
- 85 - 87 Quarry Road
- 38 - 50 Quarry Road, Erskine Park

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- CSR
- 52 -74 Quarry Road, Erskine Park
- Gaonor Pty Ltd
- 89-99 Quarry Road, Erskine Park
- Enviroguard Pty Ltd

Desktop research has identified additional businesses within the Erskine Business Park area which should receive communication material in regard to this project:

- Alvaro Transport
- Chep
- Ceva Logistics
- Darley Aluminium
- Dincel Construction System Pty Ltd
- Enviroguard Transpacific (immediate neighbour to the north east)
- Independent Liquor Group
- Linfox Logistics
- Stramit
- Ubeeco Packing Solutions
- Woolworths Distribution Centre

GREENING AUSTRALIA NSW

Greening Australia is an environmental group who engage the community in vegetation management to protect and restore the health, diversity and productivity of our unique Australian landscapes.

Greening Australia NSW developed the 2005 Biodiversity Restoration Plan for Erskine Park, which comprises management controls applicable to the Biodiversity Corridor, located south of the subject site. Greening Australia are the custodians of the adjoining Ropes Creek Riparian Corridor.

4.1.2. Penrith Valley Business Community

The development will be of interest to business enterprises operating in Penrith Valley. This target audience will seek to understand the opportunities that the arrival of MGC presents for their business entities.

We would recommend that consultation be undertaken with the peak organisations that represent local business interests being Penrith Valley Chamber of Commerce and Penrith Business Alliance.

THE PENRITH VALLEY CHAMBER OF COMMERCE

The Penrith Valley Chamber of Commerce is a non-profit organisation representing businesses and providing business liaison across the community at all levels.

The Executive and Committee Members of the Penrith Valley Chamber of Commerce include:

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Secretary

- Ms Gina Field

Administration

- Ms Tania Olivey Nepean Regional Security

Chief Executive Officer

- Ms Jill Woods

President

- Mr Peter McGhee McGhee Development Solutions

Vice President

- Mr Joe Grassi Solicitor Director, Joseph Grassi and Associates

Treasurer

- Mr Steve Willingale Willingale and Partners

Committee Members

- Ms Linda Kemp Complete Recruitment Solutions
- Mr Robert Glascott RG Financial Services
- Ms Maralyn Kastel Detail Devils Business Management
- Mr John Capes Minuteman Press Penrith
- Ms Gai Hawthorn Penrith City Centre Association

THE PENRITH BUSINESS ALLIANCE

The Penrith Business Alliance aims to achieve the City's economic objectives through to 2031, including a job target of 40,000 additional jobs in the local economy by 2031.

The Penrith Business Alliance leads and facilitates projects that will ensure the local economy continues to grow, employ more residents and become increasingly competitive. The Penrith Business Alliance's Mission is:

"To promote sustainable economic growth for Penrith as a Regional City through innovation, strategic alliances, enterprise development and investment."

The Board Members include:

Board Chairmen

- Mr Paul Brennan Managing Director, ASP Plastics Pty Ltd
- Cr Jim Aitkin OAM Councillor, Penrith City Council

Board Members

- Ms Anette Fontana Director and Principal Solicitor, Forum Lam
- Mr Craig Butler Director City Planning, Penrith City Council

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- Mr Greg Chapman National Distribution Manager, Hotel Liquor Wholesalers
- Ms Judith Field Economic and Employment Development, Delfin Lend Lease
- Cr Clark Davies Mayor, Penrith City Council
- Ms Lea Hicks General Manager, Co-Owner, Hix Group Pty Ltd
- Dr Jonathon Allen Director of Academic Program for Design, UWS
- Mr Andrew Mackenzie Group Property Manager, CSR Ltd
- Mr Roy Medich OAM Managing Director, Medich Group of Companies
- Mr Glen Byres NSW Executive Director, Property Council of Australia
- Mr Whitney Rousham Director, of WSI Business, TAFE NSW Western Sydney Institute
- Mr Tim Walton Chief Executive Officer, Australian Foundation for Disability

4.1.3. Local Residential Community

It is suggested that the resident catchment area for this project should include local residents living in St Clair and Erskine Park, the suburbs located to the north of Erskine Business Park, and the Emmaus Catholic Care Residential Village located on Bakers Lane, Ropes Creek which is situated south of the Business Park. The residential notification area identified for St Clair and Erskine Park is highlighted in Figure 4.2

FIGURE 4.2- RESIDENTIAL NOTIFICATION AREA



 Residential Area Notification Area

Source: Google Maps 2013

Penrith City Council does not include residential areas in their development notification policy for the Quarry Road Site. Notwithstanding, Urban Concepts will notify this defined area of residential properties bordering Erskine Business Park. This notification will include a community newsletter detailing the project and inviting participants to a community consultation session scheduled for Wednesday 21st August 2013.

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4.1.4. Special Interest and Local Community Groups

Special interest and local community groups are important for identifying specific areas of concern to a community and determining how a proposal will impact on their specific area of interest.

SPECIAL INTEREST GROUPS

Special interest groups for this project have been identified as representative groups in the Dairy Industry and peak bodies involved in the management of the natural and cultural environment.

Dairy NSW

Dairy NSW is one of eight Dairy Australia (DA) Regional Development Programs (RDPs) that operate in the nation's key dairying areas. Dairy NSW, operating since 1996, develops strategic direction for the southern, central and south to mid coast areas of NSW relating to dairy research, development and extension (RD&E) programs. The organisation invests in a range of projects that align to its key priorities. Dairy NSW actively seeks investment partners and funding opportunities to assist in the delivery of dairy based RD&E programs. Dairy NSW monitors the success of these projects and their ability to make tangible industry returns on investment.

LOCAL COMMUNITY GROUPS

The local community groups identified to have an interest in this project, are local institutions including schools and an aged care provider in Ropes creek. Figure 4.2 illustrates the location of these community groups.

Schools

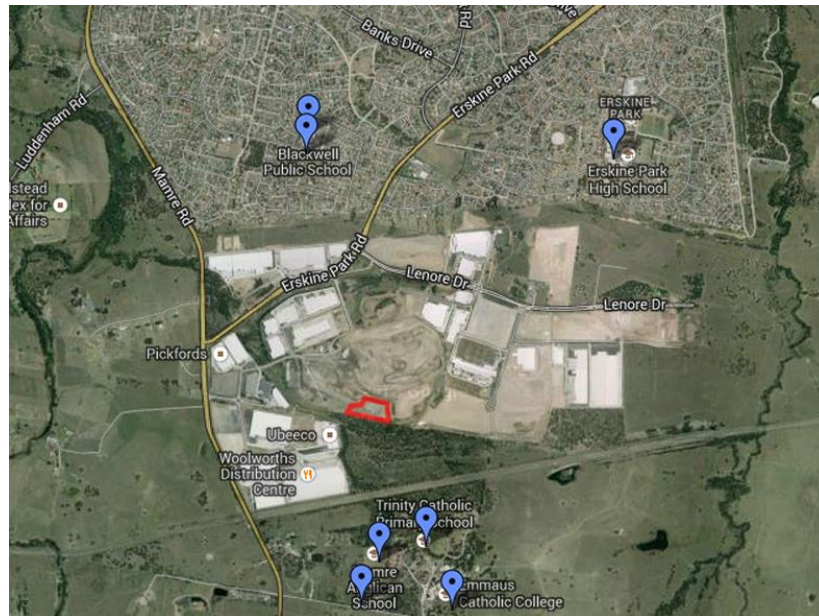
- Blackwell Public School
- Emmaus Catholic College
- Erskine Park High School
- Mamre Anglican School
- Trinity Catholic Primary School



Care Providers

- Emmaus Catholic Health Care Village

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FIGURE 4.2 – LOCATION OF LOCAL COMMUNITY AND SPECIAL INTEREST GROUPS



-  The Site
-  Local Community and Special Interest Groups

4.1.5. NSW Department of Planning and Infrastructure

The proposed development will be assessed as a State Significant Development by the NSW DoPI. The NSW DoPI will act on behalf of the Director General and the NSW Minister for Planning, the Consent authority for this project.

We would recommend that the Draft Communication Plan be reviewed by the NSW DoPI to ensure it fulfils the requirements of the Major project Community Consultation Guidelines October 2007.

Minister for Planning

Hon Brad Hazzard MP

DoPI Director General

Sam Haddard

Executive Director, Development Assessment and Approvals

Chris Wilson

Industry Development Assessment Systems and Approvals

Christine Chapman, Acting Manager

Chris Ritchie, Manager

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4.1.6. Penrith City Council

The subject site is within the Local Government Area of Penrith City Council. It is of high importance to maintain regular liaison with this target audience. The proponent is keen to put in place a process of regular liaison to ensure Council is kept fully informed and involved in the community consultation process. We note that an early works Development Application (DA) is being progressed for bulk earth works and is before Penrith City Council. The staging of two development applications for this project, have been progressed to facilitate a July 2014 production commencement date for the Erskine Park facility.

We would recommend that links from the project website be provided to the Penrith City Council website, to increase the reach of the consultation process and facilitate understanding of the early works DA.

COUNCIL OFFICERS

We note that Council Officer Peter Wood has been allocated to this project.

- General Manager – Mr Alan Stoneham

ELECTED REPRESENTATIVES

Mayor

- Cr Mark Davies

South Ward

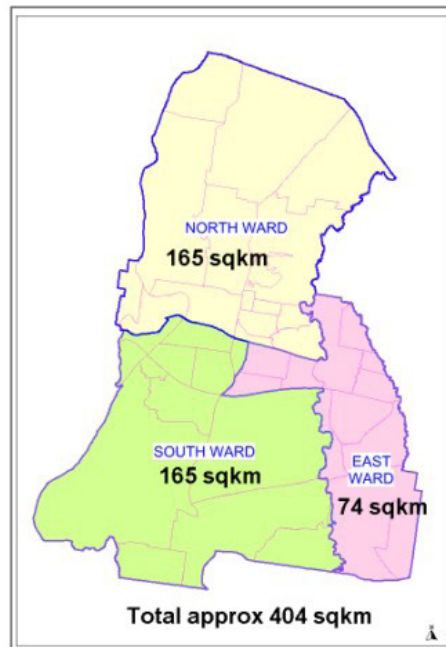
- Cr Jim Aitkin OAM
- Cr Bernard Bratusa
- Cr Ben Goldfinch
- Cr Karen Mckeown
- Cr Prue Car
- Cr Greg Davies
- Cr Maurice Giroto
- Cr Jackie Greenow
- Cr Tricia Hitchen

North Ward

- Cr Marcus Cornish
- Cr Kevin Cramer OAM
- Cr Ross Fowler OAM - Deputy Mayor
- Cr John Thain
- Cr Michelle Tormey

The subject site is located in the South Ward, as illustrated in the Council Ward Map in Figure 4.4 below.

FIGURE 4.4 – PENRITH CITY COUNCIL WARD MAP



Source: Penrith City Council 2013

4.1.7. State and Federal Elected Representatives

It is essential to ensure all elected representatives are kept informed of the progress of the project and invited to participate. These stakeholders must be able to address concerns and questions raised by their constituents about the project. The respective State and Federal Members for this area are:

FEDERAL

Member for Lindsay:

- The Hon. David Bradbury MP – Minister for Competition Policy and Consumer Affairs, Minister for Assisting for Deregulation, Minister Assisting for Financial Services and Deregulation, Assistant Treasurer

STATE

Member for Penrith:

- The Hon. Stuart Ayers MP

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4.1.8. Director General Requirements State Government Agencies and Statutory Authorities

This audience includes infrastructure providers and organisations that play a role in transport provision, sustainability and design-related considerations.

The DGR's issued for the project identify the State Agencies and Statutory Authorities that must be consulted during the preparation of the EIS. Consultation will be undertaken with these agencies through stakeholder initiatives undertaken in the Communication Plan and more detailed consultation will be undertaken by the project team specialist consultants.

- NSW Roads and Maritime Services
 - Contact: Pahee Sellathurai, Acting Senior Land Use Planner, Transport Planning - Sydney Region
- NSW Office of Water (Division of NSW Department of Primary Industries)
 - Contact: Jane Grose, Water Regulation Officer
- NSW Food Authority (Division of NSW Department of Primary Industries)
 - Contact: Mark Mackie, Acting Manager, Audit and Compliance
- NSW Environment and Protection (Division of NSW Department of Primary Industries)
 - Contact: Greg Sheehy, Manager, Sydney Industry

4.1.9. Utility Providers

Liaison will be undertaken with the following utility providers by the appropriate specialist consultants within the project team.

- Sydney Water Corporation
 - Contact: Sean Pracey, Business Customer Representative
- Telstra
- Ausgrid Australia
- Jemena (Gas supply)

4.1.10. Emergency Services

Local emergency service providers will be consulted about the project by the appropriate specialist consultants.

- NSW Police
- NSW Fire and Rescue
- Ambulance Service of NSW

4.1.11. Media

Print advertisements will be placed in the local media to invite participation to the consultation events. The Mt Druitt - St Marys Standard newspaper is the local newspaper distributed to the suburbs of St Clair, Erskine Park and Ropes Creek. This paper is delivered weekly on a Wednesday.

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4.1.12. Proponent Project Team

To take this project forward in NSW, MGC engaged a specialist and multi-disciplinary project team that draws from the project management, architectural and civil engineering expertise of its established Melbourne team complimented by Sydney based specialists with expert knowledge in environmental management, statutory planning, urban design and landscape architecture, ecology and bushfire hazard assessment, traffic and transportation planning, quantity cost surveying, visual impact analysis, noise, air and odour assessment, community and stakeholder engagement.

The project team together with their field of expertise is detailed below in Table 4.1

TABLE 4.1 – THE PROJECT TEAM

DISCIPLINE	CONSULTANT
Project Coordination	Space2Develop
Architecture	Blomquist + Wark Architects
Civil Engineering	Pitt & Sherry
Environmental Management	KMH
Urban Planning Stakeholder and Community Engagement	Urban Concepts
Noise, Odour and Air Quality Assessment	Todoroski Air Sciences
Urban Design, Landscape architecture and visual impact assessment	GM Urban Design and Architecture Group GSA Landscape Architecture
Geotech, Contamination, Remediation and Salinity	JK Group
Traffic and Parking Assessment	Traffix Traffic and Transportation Planners
Bushfire Hazard Assessment and Ecology	Travers Environmental Group
Socio Economic Impact	Steve Spencer
Hazard Analysis Assessment	Benbow Environment
Quantity Surveyors Report	WT Partnership
Food Regulatory Processes	MGC Internal Operations Division

4.2. Target Audience Communication Lines

Table 4.2 details the most appropriate method of communication for each target audience, the level of influence and interest they have in the project and the appropriate member of the project team that will be responsible for managing the consultation

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TABLE 4.2 – TARGET AUDIENCE COMMUNICATION LINES

TARGET AUDIENCE	DEGREE OF INTEREST	DEGREE OF INFLUENCE	METHOD OF ONGOING COMMUNICATION	PROJECT TEAM MANAGEMENT RESPONSIBILITY
Adjoining Landholders <ul style="list-style-type: none"> · Erskine Park Business Area Industrial Operators · Greening Australia 	High	Moderate	<ul style="list-style-type: none"> · Direct liaison through 1800/email · Newsletters · Media · Website · Stakeholder Round Table Event · Community Consultation Session 	<ul style="list-style-type: none"> · Urban Concepts · MGC · S2D · KMH
Penrith Valley Business Community	High	Moderate	<ul style="list-style-type: none"> · Direct liaison through 1800/email · Newsletters · Media · Website · Stakeholder Round Table Event · Community Consultation session 	<ul style="list-style-type: none"> · Urban Concepts · MGC · S2D · KMH
Local Residential Community <ul style="list-style-type: none"> · Notification area defined for residential suburbs of St Clair, Erskine Park and Ropes Creek 	Moderate	Moderate	<ul style="list-style-type: none"> · Direct liaison through 1800/email · Newsletters · Media · Website · Community Consultation Session 	<ul style="list-style-type: none"> · Urban Concepts · MGC · S2D · KMH
Special Interest and Local Community Groups <ul style="list-style-type: none"> · Dairy NSW · NSW Aboriginal Land Council 	Moderate	Moderate	<ul style="list-style-type: none"> · Direct liaison through 1800/email · Newsletters · Media · Website · Stakeholder Round Table Event 	<ul style="list-style-type: none"> · Urban Concepts · MGC · S2D · KMH

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TARGET AUDIENCE	DEGREE OF INTEREST	DEGREE OF INFLUENCE	METHOD OF ONGOING COMMUNICATION	PROJECT TEAM MANAGEMENT RESPONSIBILITY
NSW Department of Planning and Infrastructure	High	High	<ul style="list-style-type: none"> · Direct Liason · Scoping Document (completed) · DoPI Focus Briefing (completed) 	<ul style="list-style-type: none"> · Urban Concepts · MGC · S2D · KMH
Penrith City Council	High	High	<ul style="list-style-type: none"> · Direct liaison through 1800/email · Newsletters · Media · Website · Stakeholder Round Table Event · Pre DA Meeting (completed) 	<ul style="list-style-type: none"> · Urban Concepts · Urban Concepts · MGC · S2D · KMH
State and Federal Elected Representatives	Moderate	Moderate	<ul style="list-style-type: none"> · Direct liaison through 1800/email · Newsletters · Media · Website · Stakeholder Round Table Event 	<ul style="list-style-type: none"> · Urban Concepts · MGC · S2D · KMH
DGR State Government Agencies and Statutory Authorities	High	High	<ul style="list-style-type: none"> · Direct liaison through 1800/email · Newsletters · Media · Website · DoPI Focus Briefing (completed) 	<ul style="list-style-type: none"> · Urban Concepts · MGC · S2D · KMH · Specialist consultants as required

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TARGET AUDIENCE	DEGREE OF INTEREST	DEGREE OF INFLUENCE	METHOD OF ONGOING COMMUNICATION	PROJECT TEAM MANAGEMENT RESPONSIBILITY
Utility Providers <ul style="list-style-type: none"> · Sydney water · Telstra · Ausgrid Australia · Jemena 	High	High	<ul style="list-style-type: none"> · Direct liaison through 1800/email · Newsletters · Media · Website · Stakeholder Round Table Event 	<ul style="list-style-type: none"> · Urban Concepts · MGC · S2D · KMH · Specialist consultants
Emergency Services	Moderate	Moderate	<ul style="list-style-type: none"> · Direct liaison through 1800/email · Newsletters · Media · Website · Stakeholder Round Table Event 	<ul style="list-style-type: none"> · Urban Concepts · MGC · S2D · Specialist Consultants
Media	High	High	<ul style="list-style-type: none"> · Direct liaison through 1800/email 	<ul style="list-style-type: none"> · Urban Concepts · MGC

4.3. Communication Methodology

COMMUNICATION STRATEGY

This communication methodology presents the initiatives to be used for the implementation of a consultation process to coincide with the assessment of the State Significant Development for a milk processing facility at 11-113 Quarry Road, Erskine Park.

The consultation for this project is being undertaken in 2 Stages as illustrated below at Figure 5.1 and described below.

Stage 1 - Consultation Initiatives were undertaken to align with the preparation of the Preliminary Environmental Assessment.

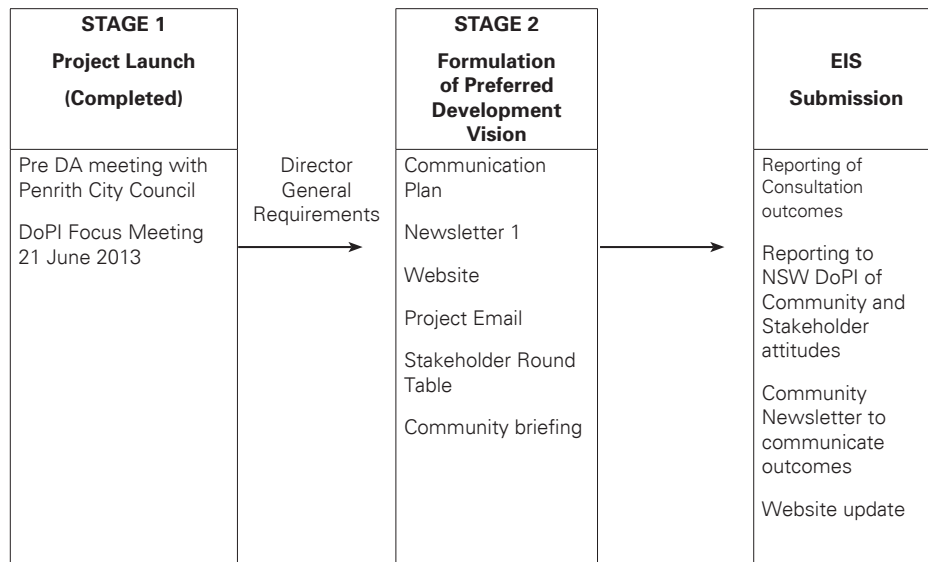
- Introducing MGC to Penrith City Council and the NSW DoPI
- Promoting an understanding of the design and operation of the milk processing facility, including:
 - Architectural design requirements
 - Staff numbers and car parking
 - Treatment of waste product
 - Environmentally sustainable design practices
 - Energy and resource requirements
- Benefits of the milk processing facility in meeting strategic planning objectives for industry and employment growth in the Western Sydney Employment Area.
- Explaining the Council planning controls, urban design parameters and objectives for the site, and demonstrating how the proposal supports these controls.

Stage 2 - Consultation Initiatives which are the subject of this Communication plan are designed to facilitate the preparation of the EIS by:

- Enhancing understanding of the specialist investigations that inform the EIS.
- Identifying community and stakeholder concerns specific to the development of the 11-113 Quarry Road site for a milk processing facility.
- Explaining mitigation measures to address community and stakeholder concerns.
- Explaining the planning approval processes.
- Ascertaining community attitudes to the milk processing facility proposed.

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FIGURE 5.1 - PHASE 1 COMMUNICATION STRATEGY



The community and stakeholder consultation will commence the week of the 22nd July 2013, with the presentation of the Draft Communication Plan to the NSW DoPI and Penrith City Council for their review and consideration. The implementation of the Communication Plan will commence the week of the 29th July 2013. Stages 1 and 2 will be conducted over a four week process.

4.4. Stage 2 - Communication Collateral

4.4.1. Communication Plan

This Communication Plan will be presented to the NSW DoPI the week commencing 23rd July 2013 for review and comment prior to its finalisation.

4.4.2. Project Look

A project look has been developed for all print and social media generated for this project. This will assist the community to understand when they will receive important community information relating to the community consultation process for the project.

4.4.3. Establishment of Freecall 1800 Number, Project PO Box and Email Address

Urban Concepts will centralise and coordinate all enquiries about the communication program with the established communication lines:

- The project will utilise Urban Concepts 1800 freecall number: 1800TalkToUs. The information line will be serviced by Urban Concepts during business hours.

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- A Post Office Box at Milsons Point Post Office. The project mailing address will be:

MGC Erskine Park Milk Processing Facility

C/- Urban Concepts

PO Box 615

Milsons Point NSW 1565

- Project email address which will be serviced by Urban Concepts. The email address will be info@mgcerskinpark.com.au
- These contact details will appear on all information prepared about the project including newsletters and media advertisements.

All telephone calls and emails will be logged by Urban Concepts. Specific project enquiries will be forwarded to both the Development Manager, S2D (Space 2 Develop), in the first instance for direction to the appropriate specialist consultants. Urban Concepts will prepare a summary report of all enquiries received for the project on a fortnightly basis.

4.4.4. A Project Website

Urban Concepts will develop a project specific website. The website will be a key line of communication for this project. The website address is www.mgcerskinpark.com

The navigation for the website will include:

- Welcome with Breaking News
- The Site
- Introducing Murray Goulburn Cooperative
- Project Facts:
 - Operating Hours and Employment
 - Parking and Traffic Management
 - Environmentally Sustainable Design
 - Waste Management
 - Biodiversity Corridor Protection
 - Compliance with Penrith City Council Planning Controls
- The Planning Process – Assessment of State Significant Development
- Community Consultation Process
- Comment Feedback
- Contact and Event Registration
- Media
- Photo Gallery

4.4.5. Preparation of a Community Consultation Newsletter

Two community newsletters will be developed for this project. The first newsletter will incorporate consultation events and information about the project, invite participation in forthcoming consultation events and establish Urban Concepts as the public point of contact for the project.

It will invite residents and local interested stakeholders to join the design team at the consultation events to initiate a dialogue to ascertain community attitudes towards the milk processing facility.

Both newsletters will be prepared by Urban Concepts and will adopt the graphic look developed for this project and be consistent with all electronic and print media produced in relation to the project. Letters will be distributed using a private mail distribution company and will be distributed as unaddressed mail to the agreed resident notification catchment.

4.4.6. Media Advertising

Print advertisements will be placed in the local media to invite participation to the consultation events. The Mt Druitt - St Marys Standard newspaper is the local newspaper distributed to the suburbs of St Clair, Erskine Park and Ropes Creek. This paper is delivered weekly on a Wednesday.

4.4.7. Stakeholder Database

To assist with the management and implementation of the Communication Plan, Urban Concepts will prepare a stakeholder database using Microsoft Excel. The database will be updated as community and stakeholder interest in the project develops. The database as at the time of writing is detailed in Appendix B.

4.5. Stage 2 - Consultation Events

4.5.1. Stakeholder Round Table

A Stakeholder Round Table will be held involving key target audiences to ensure that these stakeholders fully understand the project and can communicate their attitudes and ideas toward the construction of a milk processing facility in Erskine Business Park.

At this stage we envisage that the round table will be held with the following target audience groups:

- State and Federal Members of Parliament for Penrith;
- Penrith City Council officers and elected representatives;
- Executive representatives of local resident progress associations (as advised by Council);
- Executive representatives of Penrith Valley Chamber of Commerce and Penrith Business Alliance;
- Representatives from Dairy NSW, Greening Australia and Special Interest Groups identified in Section 4.1.5.
- Representatives of the adjoining landowners within Erskine Business Park;
- Executive representatives for the proponent.

The Stakeholder Round Table will be held at Twin Creeks Golf and Country Club as a lunch time event. The proposed schedule for this event is Wednesday 21st August 2013 from 12.00 - 2.00pm.

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4.5.2. Community Consultation Session

A Community Consultation Session will focus on promoting a two way exchange between the proponent's project team and respect for the concerns and ideas held by each key group in regard to the development of a milk processing facility.

This event will involve a facilitated question and answer session for the local community to share their concerns about the development. There will be representation from specialist consultants to assist answering questions about the proposal.

Participants will be encouraged to register their attendance in advance using the project email address, 1800 number or project website.

The Community Consultation Session will be held on Wednesday 21st August 2013 at Twin Creeks Golf and Country Club from 7.00pm – 9.00pm.

Urban Concepts will prepare a record of comments for the event. The record of comments will be issued to participants in draft and each participant will be given ten days to advise whether they consider the record to be a true and accurate reflection of the event. The record of comments will form the basis of the Consultation Report that will be submitted to the NSW DoPI.

4.5.3. Direct Liaison

In addition to the planned consultation events, each of the specialist consultants will undertake detailed liaison with the appropriate state or local government agency to ensure that the EIS directly addresses each of the DGR's. The outcomes arising from these meetings will be reported as part of each specialist technical report.

4.5.4. Consultation Report

The level of participation and the findings derived from the Stakeholder Round Table and Community Consultation Session will be documented by Urban Concepts into a Consultation Report that would form the basis of the report to the NSW DoPI on this project.

4.6. Spokesperson Protocols

The following enquiry protocol will apply to the project.

4.6.1. Media

- All media enquiries about the project are to be directed to the appointed MGC spokesperson for this project. Details of the media contact are to be obtained together with the timeframe for responding to the inquiry. Details of the inquiry are at the same time also to be forwarded through to Rista Brkovic (Project Engineer) and Belinda Barnett, Urban Concepts.
- The Project Team members and Murray Goulburn Co-operation are to be advised that if they are approached by the media that they are to direct the media outlet to Urban Concepts or the appointed MGC spokesperson for the project.

4.6.2. Local Resident Enquiry Protocol

Enquiries from local residents will be managed by Urban Concepts in the first instance. This will include enquiries that are received by email, telephone (1800TalkToUs) and the website. All enquiries will be logged by Urban Concepts on an enquiry register.

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Enquiries relating to RSVP's for the consultation events will be logged. Enquiries seeking specific project information will be forwarded via email to Peter Verbyla, S2D Development Manager for response. Urban Concepts is to be advised by return email from S2D that the enquiry has been managed.

4.6.3. Council Inquiry Protocol

In the event that a member of the public phone Penrith City Council Customer Service Centre seeking information about the project, it is requested that all public enquiries be directed to Urban Concept's project 1800 number, the project email address or the project website.

5. Calendar of Events

5.1. Stage 1 Communication Calendar

Table 6.1 details the specific tasks to be completed in delivering the consultation initiatives presented in the Communication Plan. A subsequent calendar of events would be prepared to manage post consent communication initiatives.

TABLE 6.1 – CALENDAR OF COMMUNICATION EVENTS

COMMUNICATION TASK	TARGET DATE
Finalise Draft Communication Plan	Friday 19 th July 2013 (Completed)
Establish 1800 number (1800TalkToUs)	Completed
Establish Email and Website address	Completed
Draft Communication Plan presented to the NSW DoPI for review and comment	Completed
Finalise Newsletter and Website text	Tuesday 6 th August 2013
Newsletter No. 1 sent to Print	Wednesday 7 th August 2013
Website Live	Wednesday 7 th August 2013
Prepare and send invitations to stakeholders to attend Round Table Event	Wednesday 7 th August 2013
Newsletter Distributed	Friday 9 th August 2013
Stakeholder Round Table Lunch Event 12.00pm- 2.00pm	Monday 21 st August 2013
Community Consultation Session 7.00 – 9.00 pm	Monday 21 st August 2013
Circulation of Draft Record of Comments arising from Consultation Events	Monday 26 th August 2013
Community Consultation Report submitted to the NSW DoPI	In conjunction with the EIS
Write, print and distribute Newsletter 2 detailing outcomes of consultation events	TBA

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**Development Assessment Systems & Approvals
Industry Projects**
Contact: Christine Chapman
Phone: (02) 9228 6537
Fax: (02) 9228 6466
Email: christine.chapman@planning.nsw.gov.au
Our ref: SSD-6026

Ms Belinda Barnett
Urban Concepts
(On behalf of Murray Goulburn Cooperative Limited)
4 Glen Street
MILSONS POINT NSW 1565

Dear Ms Barnett

**State Significant Development - Director-General's Requirements
Devondale Milk Processing Facility, Erskine Park (SSD-6026)**

I have attached a copy of the Director-General's environmental assessment requirements (DGRs) for the preparation of an Environmental Impact Statement for the proposed Milk Processing Facility at Erskine Park in the Penrith Local Government Area.

These requirements are based on the information you have provided to date and have been prepared in consultation with the relevant government agencies and Penrith City Council. Their comments, which you should address appropriately when preparing the EIS, are also attached (see Attachment 2). Please note that the Department may alter these requirements at any time, and that you must consult further with the Department if you do not lodge a development application and EIS for the development within two years of the date of issue of these DGRs. The Department will review the EIS for the development carefully before putting it on public exhibition, and will require you to submit an amended EIS if it does not adequately address the DGRs.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure that the community is both informed of the proposal and is actively engaged in issues of concern to them. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the potential impacts.

Your proposal may require a separate approval under Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). If an EPBC Act approval is required, I would appreciate it if you would advise the Department accordingly, as the Commonwealth approval process may be integrated into the NSW approval process, and supplementary DGR's may need to be issued.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the development application and EIS for your development. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and

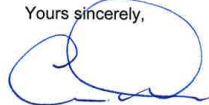
Bridge St Office 23-33 Bridge St SYDNEY NSW 2000 GPO Box 39 SYDNEY NSW 2001
Telephone (02) 9228 6338 Facsimile (02) 9228 6455 DX 10181 Sydney Stock Exchange Website planning.nsw.gov.au

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- determine the number of copies (hard-copy and CD-ROM) of the EIS required for review.

If you have any enquiries about these requirements, please contact Christine Chapman on the details above.

Yours sincerely,



22.7.13

Chris Wilson
Executive Director
Development Assessment Systems & Approvals
As the Director-General's nominee

Bridge St Office 23-33 Bridge St SYDNEY NSW 2000 GPO Box 39 SYDNEY NSW 2001
Telephone (02) 9228 6338 Facsimile (02) 9228 6455 DX 10181 Sydney Stock Exchange Website planning.nsw.gov.au

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Director-General's Environmental Assessment Requirements	
Section 78A(8A) of the <i>Environmental Planning and Assessment Act</i>	
State Significant Development	
Application Number	SSD-6026
Development	The proposal involves the construction and operation of a milk processing and distribution facility including: <ul style="list-style-type: none"> • a main factory building containing the cool rooms, processing area, dry storage, administration offices and staff amenities; • four 19 metre high stainless steel refrigeration silos; • energy centre; • wastewater treatment plant; and • car parking.
Location	111-113 Quarry Road, Erskine, NSW (Lot 1022 DP 1175670)
Applicant	Murray Goulburn Cooperative Limited (MGC)
Date of Issue	July 2013
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In addition, the EIS must include a:</p> <ul style="list-style-type: none"> • detailed description of the development, including: <ul style="list-style-type: none"> – need for the proposed development; – justification for the proposed development; – likely staging of the development; – likely interactions between the development and existing, approved and proposed operations in the vicinity of the site; – plans of any proposed building works; • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; • risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment; • detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> – a description of the existing environment, <u>using sufficient baseline data</u>; – an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes; and – a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment; and • consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.

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	<p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • a close estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
<p>Key Issues</p>	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Strategic Context – including: <ul style="list-style-type: none"> – demonstration that the proposal is generally consistent with the aims and objectives of all relevant environmental planning instruments including, but not limited to, <i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i>, and relevant Development Control Plans (DCPs); and – detailed justification for the proposal and suitability of the site to be developed. • Traffic and Transport – including: <ul style="list-style-type: none"> – details of key transport routes and traffic types and volumes likely to be generated during construction and operation; – assessment of predicted impacts on road safety and the capacity of the surrounding road network including current traffic counts, details of truck routes and modelling of key intersections such as James Erskine Drive and Quarry Road/Sarah Andrews Close, James Erskine Drive and Mamre Road, Erskine Park Road and Mamre Road; – assessment of where off site infrastructure works are required as a result of traffic impacts including detailed plans of any proposed road upgrades; – access arrangements; and – provision of parking in accordance with the relevant guidelines. • Air Quality and Odour – including: <ul style="list-style-type: none"> – a quantitative assessment of the potential air quality impacts (particularly odour and dust) of the development on surrounding receivers, including impacts from construction, operation and transport; and – details of the proposed mitigation, management and monitoring measures. • Noise – including: <ul style="list-style-type: none"> – a quantitative assessment of potential construction, operational and transport noise impacts, including potential impacts on nearby sensitive receivers; and – details of the proposed noise management and monitoring measures. • Soil and Water – including: <ul style="list-style-type: none"> – a site water balance and an outline of the proposed water requirements, including sources of water, usage and efficiency measures; – detailed assessment of potential soil, surface, flooding and

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	<p>groundwater impacts;</p> <ul style="list-style-type: none"> - potential soil contamination (including acid sulphate soils) and any proposed management measures; - details of proposed erosion and sedimentation controls (during construction); - details of proposed stormwater management measures (during construction and operation); and - wastewater management, spill containment and bunding. <ul style="list-style-type: none"> • Waste Management – including: <ul style="list-style-type: none"> - details of the quantities and classification of solid and liquid waste to be generated on site; - details on waste storage, handling, treatment and disposal; and - details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2007</i>. • Food Safety – in relation to product handling and processing and how the NSW Food Authority standards and requirements will be met. • Biodiversity – including identification of species on site, and potential direct and indirect impacts on critical habitats, threatened species and populations, ecological communities, vegetation reserves and wetlands. • Greenhouse Gas – including: <ul style="list-style-type: none"> - a quantitative assessment of the potential scope 1 & 2 greenhouse gas emissions of the development, and a qualitative assessment of the potential impacts of these emissions on the environment; and - a detailed description of the measures that would be implemented on site to ensure that the development is energy efficient. • Hazards and Risks – including a preliminary risk screening completed in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33</i> (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the proposal. Should preliminary screening indicate that the proposal is "potentially hazardous," a Preliminary Hazard Analysis (PHA) must be prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011). • Visual – including: <ul style="list-style-type: none"> - an assessment of the potential visual impacts of the development on the amenity of the surrounding area; and - a detailed description of the measures (e.g. landscaping) that would be implemented to minimise the visual impacts of the development. • Cumulative Impacts – particularly in relation to air, noise and traffic associated with other nearby industrial or commercial operations.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i> . These documents should be included as part of the EIS rather than as separate documents.
Consultation	During the preparation of the EIS, you must consult with the relevant

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	<p>local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Penrith City Council; • Environment Protection Authority; • Roads and Maritime Services; • Department of Primary Industries; • Sydney Water Corporation; and • NSW Food Authority. <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	<p>If you do not lodge an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director-General in relation to the requirements for lodgement.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.</p>

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ATTACHMENT 1
Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

- <http://www.planning.nsw.gov.au>
- <http://www.bookshop.nsw.gov.au>
- <http://www.publications.gov.au>

Policies, Guidelines & Plans

Aspect	Policy /Methodology
Risk Assessment	AS/NZS 4360:2004 Risk Management (Standards Australia) HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Transport	Guide to Traffic Generating Development (RTA) Road Design Guide (RTA)
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2002 Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC) Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
Odour	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC) Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Noise	NSW Industrial Noise Policy (DECC) NSW Road Noise Policy (EPA) Environmental Noise Control Manual (DECC)
Soil and Water	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC) National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
<i>Soil</i>	Draft Guidelines for the Assessment & Management of Groundwater Contamination (DECC) State Environmental Planning Policy No. 55 – Remediation of Land Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
<i>Surface Water</i>	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ) National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ) National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)

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	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	State Water Management Outcomes Plan
	NSW Government Water Quality and River Flow Environmental Objectives (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC)
Waste Management	
	Waste Classification Guidelines (DECC)
	NSW Waste Avoidance and Resource Recovery Strategy 2007 (EPA)
Biodiversity	
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
	DECCW's Threatened Species Assessment Guidelines – Assessment of Significance (2007).
	Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries)
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
Greenhouse Gas	
	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Hazards	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
	Planning for Bushfire Protection 2006 (NSW RFS)
Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
	NSW Heritage Manual (NSW Heritage Office & DUAP)
<i>Non- Aboriginal</i>	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)

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ATTACHMENT 2
Agency EIS Requirements

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Department of
Primary Industries

OUT13/18765

19 JUL 2013

Ms Christine Chapman
Major Projects Assessment
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Ms Chapman,

**Milk Processing Facility, Erskine Park (SSD-6026)
Request for input into Director General Requirements**

I refer to your email dated 28 June 2013 to the NSW Office of Water, a division within the Department of Primary Industries (DPI) in respect to the above matter.

Comment by the NSW Office of Water

The NSW Office of Water provides the advice at Attachment A. For further information please contact Janne Grose, Water Regulation Officer (Penrith office) on 4729 8262, or at: Janne.Grose@water.nsw.gov.au.

Comment by Fisheries NSW

Fisheries NSW do not have any requirements. For further information please contact Carla Ganassin, Conservation Manager (Wollongong office) on 4254 5527, or at: carla.ganassin@dpi.nsw.gov.au.

Comment by NSW Food Authority

It is noted that the NSW Food Authority has responded direct to your Department by letter dated 1 July 2013. For further information please contact Mark Mackie, A/Manager Audit & Compliance (Newington office) on 9741 4710, or at: Mark.Mackie@dpi.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Phil Anquetil'.

Phil Anquetil
Executive Director Business Services

NSW Department of Primary Industries
Level 48 MLC Centre, 19 Martin Place Sydney NSW 2000
GPO Box 5477, SYDNEY NSW 2001
Tel: 02 9338 6666 Fax: 02 9338 6970 www.dpi.nsw.gov.au ABN: 72 189 919 072

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Attachment A

Erskine Park Milk Processing Facility (SSD-6026) Request for Input into Director General Requirements

Comment by the NSW Office of Water

1. Relevant Legislation

The Environmental Impact Statement (EIS) should take into account the objects and regulatory requirements of the *Water Act 1912* and *Water Management Act 2000* (WMA 2000), as applicable. Proposals and management plans should be consistent with the Objects (s.3) and Water Management Principles (s.5) of the WMA.

2. Water Sharing Plans (WSPs)

The proposal is located within the area covered by the *Water Sharing Plan for the Greater Metropolitan Region Unregulated River Water Sources* and the *Water Sharing Plan for the Greater Metropolitan Region Groundwater sources*. The EIS is required to:

- Demonstrate how the proposal is consistent with the relevant rules of the WSP including rules for access licences, distance restrictions for water supply works and rules for the management of local impacts in respect of surface water and groundwater sources, ecosystem protection, water quality and surface-groundwater connectivity.
- Provide a description of any site water use (amount of water from each water source) and management including all sediment dams, clear water diversion structures with detail on the location, design specifications and storage capacities for all the existing and proposed water management structures.
- Provide an analysis of the proposed water supply arrangements against the rules for access licences and other applicable requirements of any relevant WSP.

3. Relevant Policies

The EIS should take into account the following policies (as applicable):

- NSW State Rivers and Estuary Policy (1993);
- NSW Wetlands Management Policy (1996);
- NSW State Groundwater Policy Framework Document (1997);
- NSW State Groundwater Quality Protection Policy (1998);
- NSW State Groundwater Dependent Ecosystems Policy (2002);
- Aquifer Interference Policy (2012).

Refer:

<http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/default.aspx>

The EIS needs to demonstrate the proposal is consistent with the spirit and principles of these policy documents.

4. Licensing Considerations

The EIS is required to provide:

- Details of the water supply source(s) for the proposal including any proposed surface water and groundwater extraction and all water supply works to take water.
- Information on the purpose, location, construction and expected annual extraction volumes including details on all existing and proposed water supply works which take surface water, (pumps, dams, diversions, etc).
- Details on all bores and excavations for the purpose of investigation, extraction, dewatering, testing and monitoring and an approval obtained from the Office of Water

prior to their installation. All predicted groundwater take must be accounted for through adequate licensing.

Water allocation account management rules, total daily extraction limits and rules governing environmental protection and access licence dealings also need to be considered.

5. Surface Water and Groundwater Assessment

It is noted stormwater will be captured on site in underground retention tanks and reused where appropriate (page 23, Scoping Document). The EIS needs to provide adequate details to assess the potential impacts of the project on surface water resources and surrounding waterbodies. If the proposal includes water management structures/dams, the EIS needs to provide details on:

- any existing structure/s (date of construction, location, purpose, size and capacity, the legal status/approval for existing structure/s).
- any proposal to change the purpose of existing structure/s.
- any remedial work required to maintain the integrity of the existing structure/s.
- the purpose, location and design specifications for any proposed structure/s.
- the size and storage capacity of the structure/s.
- calculation of the Maximum Harvestable Right Dam Capacity (MHRDC).
- whether the structure/s is affected by flood flows.
- any proposal for shared use, rights and entitlement of the structure/s.
- whether the proposed development has the potential to bisect the structure/s.

Section 5.12.2 in the Scoping Project report notes potential impact to groundwater is expected to be limited due to the relatively shallow depth of intrusion beneath ground level (page 52). The EIS needs to provide adequate details to assess the potential impacts of the project on all groundwater resources including:

- the predicted highest groundwater table at the site.
- any works likely to intercept, connect with or infiltrate the groundwater sources.
- any proposed groundwater extraction, including purpose, location and construction details of all proposed bores and expected annual extraction volumes.
- a description of the flow directions and rates and physical and chemical characteristics of the groundwater source.
- the predicted impacts of any final landform on the groundwater regime.
- the existing groundwater users within the area (including the environment), any potential impacts on these users and safeguard measures to mitigate impacts.
- an assessment of the quality of the groundwater for the local groundwater catchment.
- an assessment of groundwater contamination (considering both the impacts of the proposal on groundwater contamination and the impacts of contamination on the proposal).
- how the proposed development will not potentially diminish the current quality of groundwater, both in the short and long term.
- measures for preventing groundwater pollution so that remediation is not required.
- protective measures for any groundwater dependent ecosystems (GDEs).
- proposed methods of the disposal of waste water and approval from the relevant authority.
- the results of any models or predictive tools used.

Where potential impact/s are identified the assessment will need to identify limits to the level of impact and contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment or water users, including information on:

- any proposed monitoring programs, including water levels and quality data.
- reporting procedures for any monitoring program including mechanism for transfer of information.
- an assessment of any groundwater source/aquifer that may be sterilised from future use as a water supply as a consequence of the proposal.

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- identification of any nominal thresholds as to the level of impact beyond which remedial measures or contingency plans would be initiated (this may entail water level triggers or a beneficial use category).
- description of the remedial measures or contingency plans proposed.
- any funding assurances covering the anticipated post development maintenance cost, for example on-going groundwater monitoring for the nominated period.

Licensing

If the proposal is likely to intercept or use groundwater, a licence may be required from the Office of Water under Part 5 of the *Water Act 1912* in relation to this development. The need for a water licence should be addressed in the EIS.

All proposed groundwater works, including bores for the purpose of investigation, extraction, dewatering, testing or monitoring must be identified in the proposal and an approval obtained from the Office of Water prior to their installation.

6. Watercourse and Riparian Land

Section 4.3.5 of the Scoping Report notes the site is located beside a Biodiversity Corridor which comprises a riparian corridor connecting to the local creek system. The EIS needs to provide details on the Biodiversity Corridor, Biodiversity Management Plan and the realigned creek/riparian corridor, including:

- scaled plans showing the location of:
 - top of bank
 - riparian corridor
 - existing riparian vegetation
 - the site boundary, the footprint of the proposal in relation to the Biodiversity Corridor, watercourses and riparian corridor.
- photographs of the watercourse looking in an upstream and downstream direction and a map showing the point from which the photos were taken.
- a detailed description of all potential impacts on the watercourse/riparian land including channel stability, sediment movement, hydraulic regime and riparian area.
- a description of the design features and measures to be incorporated into the proposal to mitigate potential impacts.

The EIS needs to address how the development proposes to protect the Biodiversity Corridor, the creek and riparian corridor.

It is noted in Section 3.11 of the Scoping Document that the intent is to provide landscaped areas consistent with the surrounding vegetation (page 24). As the site adjoins the Biodiversity Corridor/riparian corridor it is recommended that any landscaping on the site, particularly adjacent to the corridor is planted with local native trees, shrubs and groundcovers from the local vegetation community to further improve habitat diversity. The establishment of local native plant species on the site will also assist to reduce water maintenance requirements.

The EIS should provide details on any fencing requirements along the proposed southern boundary. There needs to be a clear demarcation between the boundary of the Biodiversity Corridor and any APZ requirements on the subject site. Bollards could be used to delineate corridor along the southern boundary of the site to ensure any APZ requirements on the site do not encroach into the corridor.

7. Groundwater Dependent Ecosystems (GDE's)

The EIS should provide details on the presence and distribution of Groundwater Dependent Ecosystems in the vicinity of the site and:

- demonstrate that the proposed development would maintain natural patterns of groundwater flow and not disrupt groundwater levels that are critical to GDEs.
- identify any potential impacts on GDEs as a result of the proposal including:

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- the effect of the proposal on the recharge to groundwater systems;
- the potential to adversely affect the water quality of the underlying groundwater system and adjoining groundwater systems in hydraulic connections;
- the effect on the function of GDEs (habitat, groundwater levels, connectivity).
- provide safeguard measures for any GDEs.

GDEs are ecosystems which have their species composition and natural ecological processes wholly or partially determined by groundwater. GDEs represent a vital component of the natural environment and can vary in how they depend on groundwater, from having occasional or no apparent dependence through to being entirely dependent. GDEs occur across both the surface and subsurface landscapes ranging in area from a few metres to many kilometres. Surface and groundwaters are often interlinked and aquatic ecosystems may have a dependence on both.

End Attachment A

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Your reference: SSD-6026
Our reference: DOC13/31237
Our contact: Rebecca Whiteside, ph: 9995 6846

Ms Christine Chapman
Mining and Industry Projects
Development Assessment Systems & Approvals
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001



Dear Ms Chapman

**Key issues and environmental assessment requirements – State Significant Development
Devondale Milk Processing Facility, Erskine Park (SSD-6026)**

I refer to your request for the Environment Protection Authority (EPA)'s key issues and requirements for the environmental assessment (EA) in regard to the above proposal received by the EPA on 1 July 2013.

The EPA has considered the details of the project, as provided by the Department of Planning and Infrastructure, and has identified the information it requires to assess the project (see **Attachment 1**). The proponent should ensure that the EA to be prepared is sufficiently comprehensive to enable the EPA to determine the extent of the environmental impact(s) of the proposal.

In summary, EPA's key information requirements for the proposal include an adequate assessment of:

1. impacts on air quality (including odour, dust and air emissions), noise amenity and water quality;
2. management of waste (both liquid and non-liquid), chemicals and site contamination; and
3. the actions that will be taken to avoid or mitigate identified environmental impacts.


In carrying out the assessment, the proponent should refer to any relevant guidelines as listed in **Attachment 2** and any relevant industry codes of practice and best practice management guidelines.

The EPA will undertake a detailed review of the EA during the exhibition period and make a submission including, where appropriate, recommended conditions of approval. The EPA cannot exclude the possibility that issues might be identified, in any detailed review, that are additional to the issues raised in these preliminary comments.

The EPA requests that an electronic copy of the EA be provided for review during the exhibition period. These documents should be lodged with the Environment Protection Authority, PO Box 668, Parramatta, NSW, 2124.

If you have any queries regarding this matter please contact Rebecca Whiteside on 9995 6846.

Yours sincerely

 10/7/13

GREG SHEEHY
Manager Sydney Industry
Environment Protection Authority

PO Box 668 Parramatta NSW 2124
Level 7, 79 George St Parramatta NSW 2150
Tel: (02) 9995 5000 Fax: (02) 9995 6900
ABN 30 841 387 271
www.environment.nsw.gov.au

**Attachment 1: EPA's recommended Environmental Assessment Requirements (EARs) -
Proposed Devondale Milk Processing Facility, Erskine Park**

Licensing requirements

1. On the basis of the information submitted to date, the proposed activity is a scheduled activity under the *Protection of the Environment Operations Act 1997* (POEO Act) and would therefore require an Environment Protection Licence (EPL) if approval is granted. The EA should address the requirements of Section 45 of the POEO Act in determining the extent of each impact and providing sufficient information to enable the EPA to determine appropriate limits and conditions for the EPL.
2. Should project approval be granted, the proponent will need to make a separate application to the EPA for an EPL for the proposed facility prior to undertaking any on site works. Additional information is available through the *EPA Guide to Licensing* document (www.epa.nsw.gov.au/licensing/licenceguide.htm).

Environmental impacts of the project

For all stages of this proposal, impacts related to the following environmental issues need to be assessed, quantified and reported on:

- Air Issues
 - air quality
- Noise and vibration
- Waste, chemicals, hazardous materials and radiation
 - General waste
 - Chemicals subject to Chemical Control Orders
 - Hazardous materials and radiation
- Water and soils
 - water quality
 - soil issues – including acid sulphate soils and salinity (if applicable)
 - contaminated sites

The environmental assessment (EA) should address the specific requirements outlined under each of the headings below and assess impacts in accordance with any relevant guidelines. A full list of guidelines is at **Attachment 2**.

SPECIFIC ISSUES

Air issues

Air quality

The EA should include a detailed air quality impact assessment (AQIA) for the proposal. The AQIA should:

1. Assess the risk associated with potential discharges of fugitive and point source air emissions for all stages of the proposal. Assessment of risk relates to environmental harm, risk to human health and amenity.
2. Justify the level of assessment undertaken on the basis of risk factors, including but not limited to:
 - a) proposal location;
 - b) characteristics of the receiving environment; and
 - c) type and quantity of pollutants emitted.

3. Describe the receiving environment in detail. The proposal must be contextualised within the receiving environment (local, regional and inter-regional as appropriate). The description must include but need not be limited to:
 - a) meteorology and climate;
 - b) topography;
 - c) surrounding land-uses;
 - d) receptors; and
 - e) ambient air quality.
4. Provide details of the proposal that are essential to predicting and assessing air quality impacts including:
 - a) identification and description of all potential sources and processes that could result in air emissions (including odour);

Note: sources of emissions can be classified as either: point (e.g. emissions from a stack or vent); or fugitive (e.g. emissions from excavation and construction works, wind erosion, leakages or spillages, loading or unloading activities, storage facilities, vehicle movements (road dust, exhausts, loss from load), land clearing, plant and yard operations etc).
 - b) Identification of all air pollutants emitted, providing sufficient detail of all emissions regarding the characteristics and estimated quantity (and size for particles), emission levels relative to relevant standards in regulations, source and discharge points;
 - c) an outline of procedures for management of solid, liquid and gaseous waste streams with potential for significant air impacts (including handling, production, storage, treatment activities);
 - d) for potentially odorous emissions, provide an assessment of odour in accordance with the *Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW* (DEC 2006) and associated *Technical Notes*. Use sampling and analysis techniques for individual or complex odours and for point or diffuse sources, as appropriate.
5. Account for cumulative impacts associated with existing emission sources as well as any currently approved developments linked to the receiving environment.
6. Include air dispersion modelling where there is a risk of adverse air quality impacts, or where there is sufficient uncertainty to warrant a rigorous numerical impact assessment. Air dispersion modelling must be conducted in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (2005)
<http://www.epa.nsw.gov.au/resources/air/ammodelling05361.pdf>.
7. Demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the *Protection of the Environment Operations (POEO) Act (1997)* and the *POEO (Clean Air) Regulation (2010)*.
8. Provide an assessment of the project in terms of the priorities and targets adopted under the NSW Government's State Plan: *NSW 2021* and the ability to maintain or improve air quality to ensure that the National Environmental Protection Measure (NEPM) for Ambient Air Quality is not compromised.
9. Detail emission control techniques/practices that will be employed by the proposal.

Noise and vibration

In relation to noise, the following matters should be addressed as part of the EA.

General

1. Construction noise associated with the proposed development should be assessed using the *Interim Construction Noise Guideline* (EPA, 2009). <http://www.epa.nsw.gov.au/noise/constructnoise.htm>
2. Vibration from all activities (including construction and operation) to be undertaken on the premises should be assessed using the guidelines contained in the *Assessing Vibration: a technical guideline* (EPA, 2006). <http://www.epa.nsw.gov.au/noise/vibrationguide.htm>
3. If blasting is required for any reasons during the construction or operational stage of the proposed development, blast impacts should be demonstrated to be capable of complying with the guidelines contained in *Australian and New Zealand Environment Council – Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration* (ANZEC, 1990). <http://www.epa.nsw.gov.au/noise/blasting.htm>

Industry

4. Operational noise from all industrial activities to be undertaken on the premises should be assessed using the guidelines contained in the *NSW Industrial Noise Policy* (EPA, 2000) and *Industrial Noise Policy Application Notes*. <http://www.epa.nsw.gov.au/noise/industrial.htm>

Road

5. Noise on public roads from increased road traffic generated by land use developments should be assessed using the guidelines contained in the *NSW Road Noise Policy* (EPA, 2011). <http://www.epa.nsw.gov.au/noise/traffic.htm>
6. Noise from new or upgraded public roads should be assessed using the *NSW Road Noise Policy* (EPA, 2011). <http://www.epa.nsw.gov.au/noise/traffic.htm>

Waste, chemicals and hazardous materials and radiation

General waste

The EA should:

1. Include a detailed plan for in-situ classification of waste material, including the sampling locations and sampling regime that will be employed to classify the waste, particularly with regards to the identification of contamination hotspots.
2. Identify, characterise and classify all waste that will be generated onsite through excavation, demolition or construction activities, including proposed quantities of the waste. **Note:** All waste must be classified in accordance with EPA's *Waste Classification Guidelines* (2009). <http://www.epa.nsw.gov.au/waste/envguidlms/index.htm>
3. Identify, characterise and classify all waste (liquid and non-liquid) generated, handled, processed, treated, stored or disposed of at the premises, including the proposed quantities of the waste and disposal methods / locations. **Note:** All waste must be classified in accordance with EPA's *Waste Classification Guidelines*.
4. Identify, characterise and classify all waste that is proposed to be disposed of to an offsite location, including proposed quantities of the waste and the disposal locations for the waste. This

includes waste that is intended for re-use or recycling. **Note:** All waste must be classified in accordance with EPA's *Waste Classification Guidelines*.

5. Include a commitment to retaining all sampling and classification results for the life of the project to demonstrate compliance with EPA's *Waste Classification Guidelines*.
6. Provide details of waste (liquid and non-liquid) management at the facility, including:
 - a) the transportation, assessment and handling of waste arriving at or generated at the site;
 - b) any stockpiling of wastes or recovered materials at the site including details of stockpile location and management;
 - c) any waste processing related to the facility, including re-use, recycling, reprocessing or treatment both on- and off-site;
 - d) the method for disposing of all wastes or recovered materials at the facility;
 - e) the emissions arising from the handling, storage, processing, reprocessing or treatment of waste at the facility
 - f) the proposed controls for managing the environmental impacts of these activities
7. Provide details of spoil management with particular attention to:
 - a) the quantity of spoil material likely to be generated;
 - b) proposed strategies for the handling, stockpiling, re-use/recycling and disposal of spoil;
 - c) identification of the history of spoil material and where there is any likelihood of contaminated material, and if so, measures for the management of any contaminated material;
 - d) the proposed measures to be implemented to minimise erosion, leachate and sediment mobilisation at the site during works.
8. Provide details of procedures for the assessment, handling, storage, transport and disposal of all hazardous waste used, stored, processed or disposed of at the site, in addition to the requirements for liquid and non-liquid wastes.
9. Include details of all procedures and protocols to be implemented to ensure that any waste leaving the site is transported and disposed of lawfully and does not pose a risk to human health or the environment. If the waste possesses hazardous characteristics, the Proponent must provide details of how the waste will be treated or immobilised to render it suitable for transport and disposal.
10. Include a statement demonstrating that the Proponent is aware of EPA's requirements with respect to notification and tracking of waste.
11. Include a statement demonstrating that the Proponent is aware of the relevant legislative requirements for disposal of the waste, including any relevant Resource Recovery Exemptions, as gazetted by the EPA from time to time.
(<http://www.epa.nsw.gov.au/waste/RRecoveryExemptions.htm>) or the *Waste Classification Guidelines 2008* (<http://www.epa.nsw.gov.au/waste/envguidlms/index.htm>).
12. Outline contingency plans for any event that affects operations at the site that may result in environmental harm, including: excessive stockpiling of waste, volume of leachate generated exceeds the storage capacity available on-site etc.

Chemicals – general

1. Details of the type and quantity of any chemical substances (including hydrocarbon (oils and fuels), etc.) to be used or stored and describe arrangements for their safe use and storage and ability to contain spillages/leaks.

Chemicals subject to Chemical Control Orders

1. The EIS must demonstrate how the Proponent will manage all materials and wastes containing scheduled chemical waste, dioxin and/or polychlorinated biphenyls (PCBs) in accordance with the applicable Chemical Control Order, National Management Plan or in accordance with a licence under the *Environmentally Hazardous Chemicals Act*.
2. Where a project involves any processing or treatment of scheduled chemicals, the proponent must provide the EPA with sufficient and appropriate documentation for a technology assessment to be undertaken by the EPA, in accordance with the following:
 - 'National Protocol - Approval/Licensing of Trials of Technologies for the Treatment/Disposal of Schedule X Wastes - July 1994'; and
 - 'National Protocol for Approval/Licensing of Commercial Scale Facilities for the Treatment/Disposal of Schedule X Wastes - July 1994'.

Water and soils

Water

The EA should provide details of the project that are essential for predicting and assessing impacts to waters from both construction and operations phases of the proposal. These include:

Describe Proposal

1. Identify all potential sources of water pollution in relation to the proposal, including any direct discharges of pollutants to local waterways (including stormwater) and location of discharge points, volumes, quality and frequency of all water discharges.
2. Demonstrate that all practical options to avoid water discharges have been implemented and environmental impact minimised where discharge is necessary and provide rationale for selection of option to discharge.
3. Where relevant include a water balance for the development including water requirements (quantity, quality and source(s)) and proposed storm and wastewater disposal, including type, volumes, proposed treatment and management methods and re-use options.

Background Conditions

4. Describe existing surface and groundwater quality. An assessment needs to be undertaken for any water resource likely to be affected by the proposal.
5. State the Water Quality Objectives for the receiving waters relevant to the proposal. These refer to the community's agreed environmental values and human uses endorsed by the NSW Government as goals for ambient waters (<http://www.environment.nsw.gov.au/ieo/index.htm>). Where groundwater may be impacted the assessment should identify appropriate groundwater environmental values.
6. State the indicators and associated trigger values or criteria for the identified environmental values. This information should be sourced from the ANZECC (2000) Guidelines for Fresh and Marine Water Quality. (<http://environment.gov.au/water/publications/quality/nwqms-guidelines-4-vol1.html>)
7. State any locally specific objectives, criteria or targets which have been endorsed by the NSW Government.

Impact Assessment

8. Describe the nature and degree of impact that any proposed discharges will have on the receiving environment.
9. Assess impacts against the relevant ambient water quality outcomes. Demonstrate how the proposal will be designed and operated to:
 - protect the Water Quality Objectives for receiving waters where they are currently being achieved; and
 - contribute towards achievement of the Water Quality Objectives over time where they are not currently being achieved.
10. Where a discharge is proposed that includes a mixing zone, the proposal should demonstrate how wastewater discharged to waterways will ensure the ANZECC (2000) water quality criteria for relevant chemical and non-chemical parameters are met at the edge of the initial mixing zone of the discharge, and that any impacts in the initial mixing zone are demonstrated to be reversible.
11. Assess impacts on groundwater and groundwater dependent ecosystems.
12. Outline stormwater management to control pollutants at the source and contain them within the site, both during and after construction. Also describe measures for maintaining and monitoring any stormwater controls.

Monitoring

13. Describe how predicted impacts will be monitored and assessed over time.
Water quality monitoring should be undertaken in accordance with the *Approved Methods for the Sampling and Analysis of Water Pollutant in NSW* (2004)
(<http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf>).

General soil issues

The EIS should include:

1. An assessment of potential impacts from the construction and operation stages of the proposal on soil and land resources should be undertaken, being guided by *Soil and Landscape Issues in Environmental Impact Assessment* (DLWC 2000). The nature and extent of any significant impacts should be identified. Particular attention should be given to:
 - a) disturbance of any existing contaminated soil (see below);
 - b) soil erosion and sediment transport - in accordance with *Managing urban stormwater: soils and construction*, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; B Waste landfills; C. Unsealed roads; D. Main Roads; E. Mines and quarries) (EPA 2008).
 - c) subsidence or mass movement (landslides) - in accordance with *Landslide risk management* guidelines presented in Australian Geomechanics Society (2007).
 - d) urban and regional salinity - guidance given in the Local Government Salinity Initiative booklets which includes *Site Investigations for Urban Salinity* (DLWC, 2002).
 - e) disturbance of acid sulfate or potential acid sulfate soils - in accordance with the relevant guidelines in the *Acid Sulfate Soils Manual* (Stone *et al.* 1998) and the *Acid Sulfate Soils Laboratory Methods Guidelines* (Ahern *et al.* 2004).
2. A description of the mitigation and management options that will be used to prevent, control, abate or minimise identified soil and land resource impacts associated with the project. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

Contamination

The EA should:

1. The EIS should include an assessment of the contamination of the site that is conducted in accordance with the guidelines made or approved under section 105 of the *Contaminated Land Management Act 1997*, for example: *Guidelines for Consultants Reporting on Contaminated Sites (EPA, 2000)*, *Guidelines for the NSW Site Auditor Scheme - 2nd edition (EPA, 2006)*, *Sampling Design Guidelines (EPA, 1995)*, *National Environment Protection (Assessment of Site Contamination) Measure 1999* (or update).
2. The EIS should provide the details on how the site contamination will be remediated and/or managed so that the site is, or can be, made suitable for the proposed use.
3. All reports should be prepared in accordance with the *Guidelines for Consultants Reporting on Contaminated Sites (EPA, 2000)*.
4. The EIS should specify whether or not a site auditor, accredited under the *Contaminated Land Management Act 1997*, has been or will be engaged to issue a site audit statement to certify on the suitability of the current or proposed uses.
5. The EIS shall include an assessment of potential contamination in the sediments to be disturbed during the proposed development works and operation of the facility. The assessment is to consider potential impacts on water quality associated with the disturbance of sediments. The EIS will also outline measures to mitigate any such impacts that are identified through the assessment.

ATTACHMENT 2: Guidance Material

Title	Web address
Relevant Legislation	
<i>Contaminated Land Management Act 1997</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+140+1997+cd+0+N
<i>Environmentally Hazardous Chemicals Act 1985</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+14+1985+cd+0+N
<i>Environmental Planning and Assessment Act 1979</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N
<i>Protection of the Environment Operations Act 1997</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N
<i>Water Management Act 2000</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N
Licensing	
EPA Guide to Licensing	www.epa.nsw.gov.au/licensing/licenceguide.htm
Air Issues	
Air Quality	
Approved methods for modelling and assessment of air pollutants in NSW (2005)	http://www.epa.nsw.gov.au/resources/air/ammodelling05381.pdf
Approved methods for the sampling and analysis of air pollutants in NSW (2006)	http://www.environment.nsw.gov.au/resources/legislation/07001amsaap.pdf
Assessment and management of odour from stationary sources in NSW: technical framework (2006)	http://www.environment.nsw.gov.au/resources/air/20060440framework.pdf
Assessment and management of odour from stationary sources in NSW: technical notes (2006)	http://www.environment.nsw.gov.au/resources/air/20060441notes.pdf
POEO (Clean Air) Regulation 2010	http://www.legislation.nsw.gov.au/maintop/view/inforce/subordleg+428+2010+cd+0+N
National Environment Protection (Ambient Air Quality) Measure	http://www.scew.gov.au/nepms/ambient-air-quality
Noise and Vibration	
Interim Construction Noise Guideline (EPA, 2009)	http://www.epa.nsw.gov.au/noise/constructnoise.htm
Assessing Vibration: a technical guideline (EPA, 2006)	http://www.epa.nsw.gov.au/noise/vibrationguide.htm
Australian and New Zealand Environment Council – Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground	http://www.epa.nsw.gov.au/noise/blasting.htm

Title	Web address
vibration (ANZEC, 1990)	
Industrial Noise Policy (EPA, 2000) and Appendices	http://www.epa.nsw.gov.au/noise/industrial.htm
Industrial Noise Policy Application Notes	http://www.epa.nsw.gov.au/noise/applicnotesindustnoise.htm
NSW Road Noise Policy (EPA, 2011)	http://www.epa.nsw.gov.au/noise/traffic.htm
Waste, Chemicals and Hazardous Materials and Radiation	
Waste	
Environmental Guidelines: Solid Waste Landfills (EPA, 1996)	http://www.environment.nsw.gov.au/resources/waste/envguidins/solidlandfill.pdf
Draft Environmental Guidelines - Industrial Waste Landfilling (April 1998)	http://www.environment.nsw.gov.au/resources/waste/envguidins/industrialfill.pdf
Waste Classification Guidelines (EPA, 2008)	http://www.epa.nsw.gov.au/waste/envguidins/index.htm
EPA Resource recovery exemption	http://www.epa.nsw.gov.au/waste/RRRecoveryExemptions.htm
Chemicals subject to Chemical Control Orders	
Chemical Control Orders (regulated through the EHC Act)	http://www.epa.nsw.gov.au/pesticides/CCOs.htm
National Protocol - Approval/Licensing of Trials of Technologies for the Treatment/Disposal of Schedule X Wastes - July 1994	Available in libraries
National Protocol for Approval/Licensing of Commercial Scale Facilities for the Treatment/Disposal of Schedule X Wastes - July 1994	Available in libraries
Water and Soils	
Acid sulphate soils	
Acid Sulfate Soils Planning Maps	http://canri.nsw.gov.au/download/
Acid Sulfate Soils Manual (Stone et al. 1998)	Manual available for purchase from: http://www.landcom.com.au/whats-new/the-blue-book.aspx Chapters 1 and 2 are on DoLP's Guidelines Register at: Chapter 1 Acid Sulfate Soils Planning Guidelines: http://www.planning.nsw.gov.au/rda/guidelines/documents/NSW%20Acid%20Sulfate%20Soils%20Planning%20Guidelines.pdf Chapter 2 Acid Sulfate Soils Assessment Guidelines: http://www.planning.nsw.gov.au/rda/guidelines/documents/NSW%20Acid%20Sulfate%20Soils%20Assessment%20Guidelines.pdf
Acid Sulfate Soils Laboratory Methods Guidelines (Ahern et al. 2004)	http://www.derm.qld.gov.au/land/ass/pdfs/lmg.pdf This replaces Chapter 4 of the Acid Sulfate Soils Manual above.
Contaminated Sites Assessment and	

Title	Web address
Remediation	
Managing land contamination: Planning Guidelines – SEPP 55 Remediation of Land	http://www.planning.nsw.gov.au/DevelopmentAssessments/RegisterofDevelopmentAssessmentGuidelines/tabid/207/language/en-US/Default.aspx
Guidelines for Consultants Reporting on Contaminated Sites (EPA, 2011)	http://www.environment.nsw.gov.au/resources/clm/20110650consultantsguidelines.pdf
Guidelines for the NSW Site Auditor Scheme - 2nd edition (EPA, 2006)	http://www.epa.nsw.gov.au/resources/clm/auditorguidelines06121.pdf
Sampling Design Guidelines (EPA, 1995)	Available by request from EPA's Environment Line
National Environment Protection (Assessment of Site Contamination) Measure 1999 (or update)	http://www.ephc.gov.au/taxonomy/term/44
Soils – general	
Soil and Landscape Issues in Environmental Impact Assessment (DLWC 2000)	http://www.dnr.nsw.gov.au/care/soil/soil_pubs/pdfs/tech_rep_34_nsw.pdf
Managing urban stormwater: soils and construction, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; B. Waste landfills; C. Unsealed roads; D. Main Roads; E. Mines and quarries) (EPA 2008)	Vol 1 - http://www.environment.nsw.gov.au/stormwater/publications.htm Vol 2 - http://www.environment.nsw.gov.au/stormwater/publications.htm
Landslide risk management guidelines	http://www.australiangeomechanics.org/resources/downloads/
Site Investigations for Urban Salinity (DLWC, 2002)	http://www.environment.nsw.gov.au/resources/salinity/booklet3siteinvestigationsforurbansalinity.pdf
Local Government Salinity Initiative Booklets	http://www.environment.nsw.gov.au/salinity/solutions/urban.htm
Water	
Water Quality Objectives	http://www.environment.nsw.gov.au/ieo/index.htm
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	http://www.environment.gov.au/water/publications/quality/nwqms-guidelines-4-vol1.html
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf

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1 July 2013

Ms Christine Chapman
Planning & Infrastructure
Snr Planner, Major Projects Assessment
GPO Box 39
SYDNEY NSW 2001

Ms Chapman,

Key Issues and Assessment Requirements – State Significant Development Devondale Milk Processing Facility, Erskine Park (SSD-6026)

The NSW Food Authority (the Authority) has assessed the application for the dairy processing facility as Erskine Park and has determined that this business will be required to apply for a licence as a dairy processing plant. I have outlined the key issues and assessment criteria below that the Authority will require in order to issue a licence to operate in NSW.

The Food Regulation 2010 determines that a:

'Dairy processing means the packaging, treating, cutting or manufacturing of dairy products, and the packing and storing of those products on the premises where they are packaged, treated, cut or manufactured, but does not include dairy primary production.'

(Food Regulation 2010 Clause 36)

Dairy processing facilities are also required to comply with the following sections of the Food Regulation 2010;

Processing of dairy products

(1) A person must not sell (including sell by retail) a dairy product for human consumption unless the dairy product has been processed in accordance with the processing requirements specified in clauses 15 and 16 of Standard 4.2.4 of the Food Standards Code.

(2) This clause does not apply:

- (a) to a dairy primary production business in respect of the sale of milk or cream by the dairy primary production business to a dairy processing business, or*
- (b) to a dairy processing business in respect of the sale of a dairy product by the dairy processing business to another dairy processing business, or*
- (c) to goat's milk, but only if:
 - (i) the milk has been produced in compliance with a food safety program, and*
 - (ii) in the case of milk that is unpasteurised—the milk bears a label that includes an advisory statement in accordance with clause 2 of Standard 1.2.3 of the Food Standards Code.**

(Food Regulation 2010 Clause 45)

NSW Food Authority ABN 47 080 404 416 6 Avenue of the Americas, Newington NSW 2127
Postal Address: PO Box 6682, Silverwater NSW 1811 Reception: 02 9741 4777 Fax: 02 9741 4888
Consumer and Industry Helpline: 1300 552 406 Fax: 02 9647 0026 Email: contact@foodauthority.nsw.gov.au
www.foodauthority.nsw.gov.au

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Milk for manufacture

Milk and milk components used for the manufacture of dairy products for human consumption must be processed as required by Standard 4.2.4 of the Food Standards Code.

(Food Regulation 2010 Clause 46)

Pasteuriser requirements

Equipment used for the pasteurisation of milk or milk components at the premises of a dairy processing business must comply with the requirements of the Guidelines for Food Safety: Validation and Verification of Heat Treatment Equipment and Processes as developed by the Australia New Zealand Dairy Authorities' Committee and as in force from time to time.

(Food Regulation 2010 Clause 47)

Milk to comply with certain requirements of Food Standards Code

The holder of a licence authorising the operation of a dairy processing business must ensure that milk is not processed for human consumption and is not used in the manufacture of dairy products unless it complies with the requirements of the following standards of the Food Standards Code with respect to metals, chemical residues, drug residues and contaminants:

- (a) Standard 1.4.1 (Contaminants and Natural Toxicants),*
- (b) Standard 1.4.2 (Maximum Residue Limits),*
- (c) Standard 2.5.1 (Milk).*

(Food Regulation 2010 Clause 48)

Information concerning the operation and license requirements for dairy processing plants is available on the NSW Food Authority website at:

<http://www.foodauthority.nsw.gov.au/industry/industry-sector-requirements/dairy/>

The requirements outlined above specify the operating standards that a dairy processing plant must comply with in order to hold a licence with the Authority. These standards also include the requirement to develop and operate to a HACCP plan which must identify and control all possible food safety risks associated with the food processing activities.

The Food Regulation 2010 does not require dairy processing premises to be inspected and approved prior to operations commencing. Compliance to structural and operating standards is assessed at the 'Licensing Audit' which is conducted by Authority officers as part of the licence approval process.

Information concerning the audit program is available on the NSW Food Authority website at:

<http://www.foodauthority.nsw.gov.au/industry/audits-inspections-compliance/audits-of-licensed-businesses/>

The Authority provides detailed information to new businesses and will liaise directly with this company when a licence application is submitted.

NSW Food Authority ABN 47 080 404 316 5 Avenue of the Americas, Newington NSW 2127
Postal Address: PO Box 6682, Silverwater NSW 1811 Reception: 02 9741 4777 Fax: 02 9741 4888
Consumer and Industry Helpline: 1300 552 406 Fax: 02 9647 0026 Email: contact@foodauthority.nsw.gov.au
www.foodauthority.nsw.gov.au

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Should you have any further inquiries regarding this matter, please contact me directly on (02) 9741 4710.

Regards,

A handwritten signature in black ink, appearing to read "Mark Mackie".

Mark Mackie
A/g Manager Audit & Compliance

NSW Food Authority ABN 47 089 404 416 6 Avenue of the Americas, Newington NSW 2127
Postal Address: PO Box 6682, Silverwater NSW 1811 Reception: 02 9741 4777 Fax: 02 9741 4888
Consumer and Industry Helpline: 1300 552 406 Fax: 02 9647 0026 Email: contact@foodauthority.nsw.gov.au
www.foodauthority.nsw.gov.au

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Christine Chapman - RE: Devondale Milk Processing Facility (SSD - 6026)

From: Susan Harrison <Susan.Harrison@environment.nsw.gov.au>
To: Christine Chapman <Christine.Chapman@planning.nsw.gov.au>
Date: 6/28/2013 4:22 PM
Subject: RE: Devondale Milk Processing Facility (SSD - 6026)

Dear Christine,

The office of Environment and Heritage has reviewed the attached document and has no requirements for the proposed SSD and no interest in being involved in any future stages of the assessment process.

Regards

Susan

Susan Harrison
Senior Team Leader Planning, Greater Sydney
Regional Operations Group
Office of Environment and Heritage
NSW Department of Premier and Cabinet
PO Box 668
Parramatta NSW 2124
T: 9995 6864
W: www.environment.nsw.gov.au

From: Christine Chapman [mailto:Christine.Chapman@planning.nsw.gov.au]
Sent: Friday, 28 June 2013 4:01 PM
To: Christine Chapman
Subject: Devondale Milk Processing Facility (SSD - 6026)

Devondale Milk Processing Facility, Erskine Park (SSD 6026)

Good morning,

As you are aware, the Murray Goulburn Co-operative have lodged a State significant development application with the Department for the construction and operation of the Devondale Milk Processing Facility at 111-113 Quarry Road, Erskine Park in the Penrith Local Government Area.

The Department has now receive request for Director-General's requirements and a supporting Preliminary Environmental Assessment (PEA) for the proposed development.

To assist with issuing the Director-General's requirements , I would appreciate it if you could send me your agency's requirements for the preparation of the Environmental Impact Statement. It would be appreciated if you could send these to me no later than close of business on **10 July 2013**.

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If you have any enquiries about the proposal, please contact me on the above referenced details.

Please note, the attached document is the Project Scoping Document (not the PEA). An electronic copy of the PEA has been posted to you directly and is also available on the Department's website at the following link:

Kind regards

Christine Chapman

Snr Planner, Major Projects Assessment
NSW Department of Planning and Infrastructure
| GPO Box 39 Sydney NSW 2001
23-33 Bridge Street | Sydney NSW 2000 | T 02 9228 6537 | E christine.chapman@planning.nsw.gov.au



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PROPERTY AND PLANNING INFORMATION	
Attendees	<p>Rista Brisgovic – Engineering Manager MG Juris Drezins - Blomquist & Wark Architects Andrew Buckley (Pitt & Sherry) Project Engineers Brian Cullinane (KRAH Environmental) EIA Belinda Barnett – Urban Concepts Peter Verbyla (Space 2 Develop) Project Coordination Oscar Stanish - GMU Gabrielle Morrish - GMU</p> <p>Peter Wood (PCC) Dev Assessment Co-ordinator Fred Shockair (PCC) Senior Development Engineer Craig Squires (PCC) Building Approvals team Leader Chris Martyn (PCC) Planning Admin Officer</p>
Proposal	Milk Processing Facility
Address	Lot 1022 DP 1175670 , 111-113 Quarry Road ERSKINE PARK NSW 2759
Zoning and permissibility	<p>The land is zoned IN1 – General Industry under State Environmental Planning Policy (SEPP) – Western Sydney Employment Area (WSEA). The proposed industry represents a permissible use in the zone provided it does not represent an Offensive or Hazardous Industry under SEPP 33 which should be demonstrated through a Preliminary Hazard Analysis (PHA).</p> <p>Council will consider an “early works” DA for a component of the proposal which is understood at this stage to be structural work for the building foundation. This advice relates to the overall proposal for your information as to Council’s input to the Major Project Application before the Department.</p>
Site constraints	<ul style="list-style-type: none"> — Bushfire — Easements 88B Restrictions — Biodiversity Corridor (adjoining) — Watercourse (adjoining) — Irregular shape and narrow frontage.
Development Type	The early works component will be local development however you should consult with NSW Office of Water should any Integrated approvals be required under the Water Management Act 200 for works within 40m of a watercourse (top of bank).
KEY ISSUES AND OUTCOMES	
The proposal is to address the following issues:	

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RELEVANT EPI's POLICIES AND GUIDELINES

Planning provisions applying to the site, including permissibility and the provisions of all plans and policies are contained in **Appendix A**.

PLANNING

Key Issues

SEPP - WSEA

Your attention is drawn to the following Development Standards under Part 5 of State Environmental Planning Policy (SEPP) – Western Sydney Employment Area (WSEA) for which consent is dependent on the consent authority being satisfied and Council's comment:

20 Ecologically sustainable development

It is recommended that consideration be given to the incorporation of energy efficient design measures and utility installation including, but not limited to rainwater harvesting/water re-use, solar power generation and/or heating measures, shade provision in built elements and canopy planting in parking areas. The initiative to connect to the nearby methane gas extraction facility for supply is encouraged.

21 Height of buildings

It is noted that the height of building features, namely the silos, will exceed that prescribed in Council's DCP (see later comment). Council raises no objection in relation to this clause as adverse impact is unlikely given the location is removed from residential areas and the site generally sits lower and is screened by adjoining properties.

22 Rainwater harvesting

You should confirm with the Department that there is no scheme been approved by the Director General. Notwithstanding this on-site harvesting is encouraged as per Clause 20 above.

25 Public utility infrastructure

This includes for the supply of water, electricity and natural gas.

29 Industrial Release Area—satisfactory arrangements for the provision of regional transport infrastructure and services

This clause applies to the site as the land is not currently used for industrial purposes however you should confirm with the Department if Director General Certification is required for the **early works** DA as in Council's opinion this could be considered to be of a minor nature as provided by 25(5)(b) such that certification is only required for the Major Project application.

31 Design principles

Council is satisfied that the scale and character of the development will be compatible with other development in the precinct. We note that you have engaged GMU to inform the design of the site and we encourage the suggestions raised at our prelodgement meeting.

The front elevation is critical however given potential adjoining visibility in particular within the biodiversity corridor to future pedestrians/cyclists etc, the southern elevation is also important. It is important to create visual interest which can be achieved through:

- An expression of the awning;
- Highlighting the silos as a symbolic feature through lighting or subduing the surrounding roof forms;
- Opportunities of bringing in changes in cladding, colour;
- Increasing landscaped buffer with neighbouring properties and giving an emphasis to the entry.

Landscaping should incorporate canopy trees to soften the car park layout and provide shade given the western location. The landscape quality towards the street frontage/entry is important to define desired entry paths for staff/visitor vehicles versus truck movements. There are opportunities to create screening and a point of arrival with landscaping.

SEPP33

Your Major Project application must address SEPP 33 to demonstrate through a Preliminary Hazard Analysis that it does not represent an Offensive or Hazardous Industry and remains permissible in the zone.

SEPP55

The application for **early works** is to address all relevant requirements under State Environmental Planning Policy 55 Remediation of Land (SEPP 55). Council cannot consent to any development unless these requirements have been satisfied. Should remediation be required this will require development consent. The application is to demonstrate that the land is suitable for the proposed purpose.

DCP 2006 applies and your attention is drawn to Part 6.10 Erskine Business Park.

CONSULTATION

Consultation is required with other agencies and/or government bodies prior to the lodgement of this application including energy provided, Sydney Water, Gas provider, RMS in particular regarding b-double routes, NSW Department of Conservation and Land Management regarding the adjoining corridor land to the south and permission for any disposal of stormwater required, easements for access and maintenance, fencing etc.

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<p>SECTION 94 CONTRIBUTIONS</p> <p>There are no contributions outstanding for this site nor payable for this proposal however the need for State Infrastructure Contributions required in accordance with Clause 29 of SEPP WSEA over and above local contributions should be confirmed with the Department.</p> <p>ENGINEERING</p> <p>On site detention is required. The site is not affected by flooding. All parking and turning areas are to comply with AS2890. Water Quality treatment devices required for loading dock and car park areas.</p> <p>BUILDING</p> <p>Consideration should be given to making all toilets accessible. It is noted that the building will have hydrant protection, be fully fire sprinklered with perimeter access around building.</p> <p>OTHER</p> <ul style="list-style-type: none"> • Black, open style fencing is preferred to all boundaries with a high quality at the street frontage setback behind landscaping. • Exterior lighting should be directed away from the property boundaries in particular the biodiversity corridor so as not to create a nuisance. • Consideration should be given to a staff amenity area/lunchroom with direct external access to a landscaped courtyard away from loading/unloading and access areas with solar access in winter. 	
<p>Documents to be submitted with early works development application</p>	<ul style="list-style-type: none"> — Site plan — Statement of environmental effects — Notification plan — Stormwater concept plan — Six printed and a CD copy of your development application

Please ensure you contact me on 4732 7577 to make an appointment for lodgement of this application and determine relevant application fees.

Peter Wood
 Development Assessment Co-ordinator

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10 July 2013

Your Reference: SSD 6026
Our Reference: SYD13/00748 (A4787442)

The Director – Mining and Industry Projects
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Sir/Madam

**DEVONDALE MILK PROCESSING FACILITY, 111-113 QUARRY ROAD, ERSKINE PARK
STATE SIGNIFICANT DEVELOPMENT – DIRECTOR GENERAL'S REQUIREMENTS.
SSD_6026**

Dear Sir/Madam

I refer to your letter of 25 June 2013 requesting Roads and Maritime Services (RMS) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

RMS would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. It is noted that the Metropolitan Strategy has designated Penrith as a Regional City and a major focal point for regional transport connections and jobs growth. It is important that the development of milk processing facility takes into consideration, and contributes to the achievement of, transport objectives contained in this and other high-level NSW Government strategies.

These strategies include the NSW State Plan and draft North West Subregional Strategy. These policies share the aims of increasing the use of walking, cycling and public transport; appropriately co-locating new urban development with existing and improved transport services; and improving the efficiency of the road network.

By addressing both the supply of transport services and measures to manage demand for car use, the EA report should demonstrate how users of the milk processing facility will be able to make travel choices that support the achievement of relevant State Plan targets.

2. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required).

Roads & Maritime Services

Level 11, 27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973 Parramatta CBD NSW 2150 DX28555 Parramatta
T 02 8849 2490 | F 02 8849 2918 | E development.sydney@rms.nsw.gov.au www.rms.nsw.gov.au | 13 22 13

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The key intersections to be examined / modelled include:

- James Erskine Drive and Quarry Road/Sarah Andrews Close;
 - James Erskine Drive and Mamre Road;
 - Erskine Park Road and Mamre Road.
3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
 4. Proposed number of car parking spaces and compliance with the appropriate parking codes.
 5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
 6. RMS requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.
 7. RMS will require in due course the provision of a traffic management plan for all demolition/construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

Any inquiries can be directed to Dianne Rees by telephone on 8849 2237.

Yours sincerely



Pahee Sellathurai

A/Senior Land Use Planner
Transport Planning, Sydney Region

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Christine Chapman - Devondale Milk Processing Facility, Erskine Park (SSD 6026)

From: "PRACEY, SEAN" <SEAN.PRACEY@sydneywater.com.au>
To: "christine.chapman@planning.nsw.gov.au" <christine.chapman@planning.nsw.gov.au>
Date: 7/10/2013 4:13 PM
Subject: Devondale Milk Processing Facility, Erskine Park (SSD 6026)
CC: "TRUMAN, MATTHEW" <MATTHEW.TRUMAN@sydneywater.com.au>, "OBEIRNE, PATRICK" <PATRICK.OBEIRNE@sydneywater.com.au>, "GUIRGUIS, FARID" <Farid.Guirguis@sydneywater.com.au>, "CASIMIR, SAMUEL" <SAMUEL.CASIMIR@sydneywater.com.au>

Hi Christine,

Thank you for requesting us to review the Scoping Document and provide our requirements with respect to the development. Sydney Water has reviewed the document, and our requirements are listed below:

1. A complete Connection Application will need to be submitted including expected trade wastewater stream characteristic and WWTP design criteria details as required under Industrial Customer Application.
2. Based on our experience with similar industries, primary removal of FOG would not be sufficient to remove BOD and Oil and Grease pollutants to levels accepted by SWC. Secondary or Tertiary treatment would be required to meet inland wastewater acceptance standards.
3. Milk spill "spill containment for one truck volume (28m³)" should be excluded and contained separately from WWTP and removed off site.
4. Chemical spills should be contained separately from WWTP and removed off site.
5. Containment (Backflow Prevention) requirements need to be outlined as per our Connection Policy.

This feedback is based only upon the Scoping Document provided. Sydney Water will review and provide detailed feedback to the business when a complete application is made.

Further information on our requirements and application forms can be found here:

<http://www.sydneywater.com.au/SW/your-business/managing-trade-wastewater/industrial-trade-wastewater/index.htm>

regards



Sean Pracey | Business Customer Representative
Business Customer Services | Sydney Water
Minnamurra Building, 51 Hermitage Rd West Ryde 2114
PO Box 399 Parramatta NSW 2124
T 9800 6047 | M 0419 426 933
sean.pracey@sydneywater.com.au | sydneywater.com.au

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APPENDIX B - STAKEHOLDER DATABASE

STAKEHOLDER DATABASE

ORGANISATION	TITLE	NAME	SURNAME	POSITION	DEPARTMENT	AUTHORITY	STREET ADDRESS	POSTAL ADDRESS	SUBURB	STATE	PC	COUNTRY	PHONE	DIRECT	MOBILE	FAX	EMAIL	WEBSITE
Client																		
Murray Goulburn Cooperative Ltd. 52D Space 2 Develop	Mr Mr	Rista Peter	Brkovic Verbyla	Engineering Manager Managing Director			2, Level 15, Freshwater Place, Level 1, 83 Johnston Street	SoSOUTHBANK FITZROY		VIC		3006 Australia 2065 Australia	03 9040 5685 0411 697 424				0407 886 5203 0411 697 424	rista.brkovic@mgc.com.au peter@sz2.com.au
Penrith City Council																		
Council Officer General Manager	Mr Mr	Peter Alan	Wood Stoneham	Development AssessmentCoordinator General Manager	Penrith City Council Penrith City Council		601 High St, Penrith NSW 2750 601 High St, Penrith NSW 2750	PO Box 60 PO Box 60	PENRITH PENRITH	NSW NSW		2751 Australia 2751 Australia		02 4732 7577 02 4732 7862				pwood@penrithcity.nsw.gov.au
Elected Representatives	Cr	Mark	Davies	Mayor	Penrith City Council		601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW		2751 Australia						council@penrithcity.nsw.gov.au
Elected Representatives	Cr	Jim	Aitkin OAM		Penrith City Council		601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW		2751 Australia		418288488				jim.aitkin@penrithcity.nsw.gov.au
Elected Representatives	Cr	Bernard	Bratusa		Penrith City Council		601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW		2751 Australia		0420 581 225				bernard.bratusa@penrithcity.nsw.gov.au
Elected Representatives	Cr	Ben	Goldfinch		Penrith City Council		601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW		2751 Australia		0454 024 218				ben.goldfinch@penrithcity.nsw.gov.au
Elected Representatives	Cr	Karen	Mckeown		Penrith City Council		601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW		2751 Australia		0401 995 945				karen/mckeown@penrithcity.nsw.gov.au
Elected Representatives	Cr	Prue	Car		Penrith City Council		601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW		2751 Australia		0450 659 811				prue.car@penrithcity.nsw.gov.au
Elected Representatives	Cr	Greg	Davies		Penrith City Council		601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW		2751 Australia		0419 177 259				greg.davies@penrithcity.nsw.gov.au
Elected Representatives	Cr	Maurice	Grotto		Penrith City Council		601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW		2751 Australia		0481 033 419				maurice.grotto@penrithcity.nsw.gov.au
Elected Representatives	Cr	Jackie	Greenow		Penrith City Council		601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW		2751 Australia		0407 464 088				jackie.greenow@penrithcity.nsw.gov.au
Elected Representatives	Cr	Tricia	Hitchen		Penrith City Council		601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW		2751 Australia		0417 365 313				tricia.hitchen@penrithcity.nsw.gov.au
Elected Representatives	Cr	Marcus	Cornish		Penrith City Council		601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW		2751 Australia		0481 033 419				marcus.cornish@penrithcity.nsw.gov.au
Elected Representatives	Cr	Kevin	Cramer OAM		Penrith City Council		601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW		2751 Australia		0401 995 825				kevin.cramer@penrithcity.nsw.gov.au
Elected Representatives	Cr	Ross	Fowler OAM	Deputy Mayor	Penrith City Council		601 High St, Penrith NSW 2750	PO Box 860	PENRITH	NSW		2751 Australia		0419 338 484				ross@rossfowler.com.au
Elected Representatives	Cr	John	Thain		Penrith City Council		601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW		2751 Australia		0411 427 812				john.thain@penrithcity.nsw.gov.au
Elected Representatives	Cr	Michelle	Tormey		Penrith City Council		601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW		2751 Australia		0481 033 420				michelle.tormey@penrithcity.nsw.gov.au
Special Interest and Community Groups																		
Blackwell Public School	Mr	Kris	Hudswell	Principal	Blackwell Public School			58 Blackwell Avenue	ST CLAIR	NSW		2759 Australia	02 96705080					blackwell-p.school@det.nsw.edu.au
Emmaus Catholic Health Services Care	The				Emmaus Catholic Health Care Village			85 Bakers Lane	KEMPS CREEK	NSW		2178 Australia	02 9834 5111					enquiries@chcs.com.au
Emmaus Catholic College	The				Emmaus Catholic College			97 - 109 Bakers Lane	KEMPS CREEK	NSW		2178 Australia	02 9670 4588					Emmaus@parra.catholic.edu.au
Erskine Park High School	The				Erskine Park High School			Swallow Drive	ERSKINE PARK	NSW		2759 Australia	02 9834 3536					erskinepk-h.school@det.nsw.edu.au
Mamre Anglican School	The				Mamre Anglican School			45 Bakers Lane	ERSKINE PARK	NSW		2759 Australia	02 9834 1881					office@mamre.nsw.edu.au
Trinity Catholic Primary School	Mr	Scott	Buchan	Principal	Trinity Catholic Primary School		61 - 83 Bakers Lane, KEMPS CREEK NSW 2178	PO Box 809	ST MARYS	NSW		1790 Australia	02 9834 3212					trinity@parra.catholic.edu.au
Dairy NSW	Ms	Kate	McGivray	Executive Chair	Dairy NSW			PO Box 833	MUDGEE	NSW		2850 Australia	02 6373 1435					info@dairynsw.com.au
State and Federal Elected Representatives																		
Federal Member State Member	The Hon. The Hon.	David Stuart	Bradbury MP Ayers MP	Federal Member for Lindsay State Member for Penrith			Ground Floor, 331 High Street PENRITH NSW 2750 Shop 23, Ground Floor, Penrith Centre, 510 -534 High Street, PENRITH NS	331 High Street PO Box 4006, Penrith Plaza	PENRITH PENRITH	NSW NSW		2750 Australia 2750 Australia	02 4732 1801 02 4722 8660					david.bradbury.mp@aph.gov.au penrith@parliament.nsw.gov.au
Local Business Community																		
<u>Penrith Valley Chamber of Commerce Executive</u>																		
Penrith Valley Chamber of Commerce	Ms	Gina	Field	Secretary	Penrith Valley Chamber of Commerce		First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW		2751 Australia	02 4732 5369					nsecurity@bigpond.com
Penrith Valley Chamber of Commerce	Ms	Jill	Woods	Chief Executive Officer	Penrith Valley Chamber of Commerce		First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW		2751 Australia	02 4732 5369					jill@penrithchamber.org.au
Penrith Valley Chamber of Commerce	Mr	Joe	Grassi	Vice President	Penrith Valley Chamber of Commerce		First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW		2751 Australia	02 4702 5905					joe@grassiasociates.com.au
Penrith Valley Chamber of Commerce	Mr	Peter	McGhee	President	Penrith Valley Chamber of Commerce		First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW		2751 Australia	02 4739 1243					lpmcghee@gmail.com
Penrith Valley Chamber of Commerce	Mr	Steve	Willingale	Treasurer	Penrith Valley Chamber of Commerce		First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW		2751 Australia	02 4739 1243					stevewillingale@bigpond.com
Penrith Valley Chamber of Commerce	Ms	Tania	Olivey	Administration	Penrith Valley Chamber of Commerce		First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW		2751 Australia	02 47228969					tania@penrithchamber.org.au
Penrith Valley Chamber of Commerce	Ms	Linda	Kemp	Committee Member	Penrith Valley Chamber of Commerce		First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW		2751 Australia	02 4731 2333					recruit@completeterecruitment.com.au
Penrith Valley Chamber of Commerce	Mr	Robert	Glascott	Committee Member	Penrith Valley Chamber of Commerce		First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW		2751 Australia	02 4702 1328					rgfinancial@pnc.com.au
Penrith Valley Chamber of Commerce	Ms	Maralyn	Kastal	Committee Member	Penrith Valley Chamber of Commerce		First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW		2751 Australia	02 4735 2186					maralyn@thedavidlewis.com.au
Penrith Valley Chamber of Commerce	Mr	John	Capes	Committee Member	Penrith Valley Chamber of Commerce		First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW		2751 Australia	41957619					penrith@minutemanpress.com.au
Penrith Valley Chamber of Commerce	Ms	Gai	Havthorn	Committee Member	Penrith Valley Chamber of Commerce		First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW		2751 Australia	02 4722 5556					gai@penrithchamber.org.au
<u>Penrith Business Alliance Board Members</u>																		
Penrith Business Alliance	Mr	Paul	Brennan	Board Chairman	Penrith Business Alliance		Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW		2751 Australia	02 4731 5711					admin@penrithbusinessalliance.com.au
Penrith Business Alliance (+PCC Councillor)	Cr	Jim	Aitkin OAM	Board Chairman	Penrith Business Alliance		Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW		2751 Australia	02 4731 5711					02 4731 5711
Penrith Business Alliance	Ms	Anette	Fontana	Board Member	Penrith Business Alliance		Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW		2751 Australia	02 4731 5711					02 4731 5711
Penrith Business Alliance (+PCC Director of Planning)	Mr	Craig	Butler	Board Member	Penrith Business Alliance		Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW		2751 Australia	02 4731 5711					02 4731 5711
Penrith Business Alliance	Mr	Greg	Chapman	Board Member	Penrith Business Alliance		Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW		2751 Australia	02 4731 5711					02 4731 5711
Penrith Business Alliance	Ms	Judith	Field	Board Member	Penrith Business Alliance		Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW		2751 Australia	02 4731 5711					02 4731 5711
Penrith Business Alliance (+PCC Mayor)	Cr	Mark	Davies	Board Member	Penrith Business Alliance		Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW		2751 Australia	02 4731 5711					02 4731 5711
Penrith Business Alliance	Ms	Lea	Hicks	Board Member	Penrith Business Alliance		Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW		2751 Australia	02 4731 5711					02 4731 5711
Penrith Business Alliance	Dr	Jonathan	Allen	Board Member	Penrith Business Alliance		Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW		2751 Australia	02 4731 5711					02 4731 5711
Penrith Business Alliance	Mr	Andrew	Mackenzie	Board Member	Penrith Business Alliance		Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW		2751 Australia	02 4731 5711					02 4731 5711
Penrith Business Alliance	Mr	Roy	Medich OAM	Board Member	Penrith Business Alliance		Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW		2751 Australia	02 4731 5711					02 4731 5711
Penrith Business Alliance	Mr	Glen	Byres	Board Member	Penrith Business Alliance		Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW		2751 Australia	02 4731 5711					02 4731 5711
Penrith Business Alliance	Mr	Whitney	Rousham	Board Member	Penrith Business Alliance		Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW		2751 Australia	02 4731 5711					02 4731 5711
Penrith Business Alliance	Mr	Tim	Walton	Board Member	Penrith Business Alliance		Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW		2751 Australia	02 4731 5711					02 4731 5711
Staff																		
Penrith Business Alliance	Mr	Bijai	Kumar	Chief Executive Officer	Penrith Business Alliance		Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW		2751 Australia	02 4731 5711					admin@penrithbusinessalliance.com.au
Penrith Business Alliance	Mr	Ben	Artup	Manager Industry and Investment	Penrith Business Alliance		Suite 5, Level 1, 95 Henry Street PENRITH NSW 2751	PO Box 970 Penrith BC	PENRITH	NSW		2752 Australia	02 4731 5711					02 4731 5711
Department of Planning																		
Department of Planning and Infrastructure	Ms	Christine	Chapman	Acting Manager, Development Assessment Systems & Approvals	Industry Projects	NSW Department of Planning and Infrastructure		22 - 33 Bridge Street	SYDNEY	NSW		2000 Australia	02 9228 6537				02 9928 6466	christine.chapman@planning.nsw.gov.au
Department of Planning and Infrastructure	Mr	Chris	Ritchie	Manager, Industry DA Systems & Approvals	Industry Projects	NSW Department of Planning and Infrastructure		22 - 33 Bridge Street	SYDNEY	NSW		2000 Australia	02 9228 6413					chris.ritchie@planning.nsw.gov.au
Department of Planning and Infrastructure	The Hon	Brad	Hazzard MP	Minister for Planning	Development Assessment Systems & Approvals	NSW Department of Planning and Infrastructure	Governor Macquarie Tower, Level 3, 1 Farrer Place	Governor Macquarie Tower, Level 3	SYDNEY	NSW		2000 Australia	02 9228 5698					office@hazzardminister.nsw.gov.au
Department of Planning and Infrastructure	Mr	Chris	Wilson	Executive Director	Development Assessment Systems & Approvals	NSW Department of Planning and Infrastructure		22 - 33 Bridge Street	SYDNEY	NSW		2000 Australia	02 9228 6333					information@planning.nsw.gov.au
Infrastructure NSW	Mr	Sam	Haddad	DoPI Director General	Infrastructure NSW	Infrastructure NSW		PO Box R220, Royal Exchange	NSYDNEY	NSW		1225 Australia	02 8016 0100					mail@insw.com
Adjoining Major Landowners																		
Alvaro Transport	The			Managing Director	Alvaro Transport													

Appendix B – Email Log

EMAIL LOG

MGC Erskine Park Milk Processing Facility



DATE	SENDER	EMAIL MESSAGE
14/08/13	Sent to all stakeholders Trinity Woods, Urban Concepts	<p>MGC is an Australian owned co-operative well-known for its flagship brand Devondale. The Co-operative represents more than one-third of the nation's dairy farmers and is 100% controlled by its 2,480 dairy farmer shareholders in Victoria, South Australia, Tasmania and New South Wales.</p> <p>MGC has selected the Erskine Park Business Area as the home of its first milk processing facility in NSW. The Co-operative has engaged Urban Concepts to co-ordinate a consultation process to ensure that local residents and interested stakeholders understand the plans that it is formulating for its proposed milk processing facility.</p> <p>Community and stakeholder attitudes are important to MGC and the Co-operative want to ensure that the development is warmly accepted by the local residential and business community of Penrith Valley. MGC has identified you as a potential stakeholder in this project given your involvement in the Penrith Valley business community, or as a result of your specific field of work and association with food production.</p> <p>We would be delighted if you could join us for our round table lunch to be held Tuesday 27 August 2013, from 12.00pm – 2.00 pm at Twin Creeks Golf Club, 478 Twin Creeks Drive, Luddenham. Your invitation for this event is attached to this email.</p> <p>To view further information about the Erskine Park Milk project, please visit the project website at www.mgcerskinpark.com</p>



		<p>If you would like to attend the lunch, or to arrange a time to discuss this project, please telephone Urban Concepts on 1800 TalkToUs (1800 825 586) during business hours or email info@urbanconcepts.net.au</p> <p>On behalf of MGC and Urban Concepts, we look forward to welcoming you to our stakeholder round table lunch and to hearing your comments about the project.</p> <p>Regards, Trinity</p>
14/08/13	<p>Office of Stuart Ayres MP ██████████ ██████████ ██████████ ████████████████████</p>	<p>This is an automated reply to acknowledge receipt of your email and to thank you for contacting the office of Stuart Ayres MP, Member for Penrith.</p> <p>In order that we can respond to your enquiry please ensure you have provided your contact details including street address and telephone number. Constituents of the Penrith electorate will be given priority and we appreciate your patience while we address your enquiry.</p> <p>If you are a constituent of another electorate, in most cases your correspondence will be forwarded to your local member to be actioned.</p>
14/08/13	<p>Office of the Minister for Planning & Infrastructure Minister assisting the Premier on Infrastructure NSW ████████████████████ ██████████████████ ██████████████████</p>	<p>Thank you for your email to the Hon. Brad Hazzard MP, Minister for Planning and Infrastructure.</p> <p>We appreciate your correspondence, however due to the high volume of mail received in this office, a detailed response to your comments may take several weeks.</p> <p>We will endeavour to provide you with a response as soon as possible and thank you for your patience.</p> <p>Yours sincerely,</p>
14/08/13	<p>Information Centre NSW Department of Planning and Infrastructure 1300 305 695</p>	<p>Thank you for your email.</p> <p>The Department of Planning and</p>



		<p>Infrastructure will respond to simple requests and enquiries within 2 working days. For enquiries or requests that are more involved or technical, a longer response time may be necessary.</p> <p>A range of publications, FAQs, general and technical planning information is available on our website at: www.planning.nsw.gov.au</p>
14/08/13	<p>Land Use Planning and Assessment Unit Transport Planning Section, Sydney Region Roads and Maritime Services</p> <p></p>	<p>Roads and Maritime Services (RMS) Land Use Planning and Assessment Unit has received your email, it will be forwarded to the appropriate officer for attention. RMS is committed to responding to your issue within 21 days. If you have not received a response within 21 days, please contact (02) [REDACTED]</p> <p>Regards,</p>
14/08/13	<p>EnvironmentINFO [REDACTED]</p>	<p>Thank you for your enquiry. The Office of Environment and Heritage (OEH) will respond to simple requests and enquiries within 3 working days. For enquiries or requests that are more involved or technical, a longer response time may be necessary. If you have not already visited our website and wish to do so, please go to www.environment.nsw.gov.au</p> <p>The Office of Environment and Heritage also manages enquiries on behalf of the Environment Protection Authority (EPA). The same service standards apply to EPA-related enquiries.</p> <p>If you are emailing to report an urgent pollution incident, please call 131 555.</p>
14/08/13	<p>NSW Food Authority Helpline [REDACTED] Consumer & Industry Helpline NSW Food Authority safer food, clearer choices [REDACTED] [REDACTED]</p>	<p>Thank you for your message. This automatic reply is to confirm it has been received by the NSW Food Authority.</p> <p>We monitor emails from 8.30am to 5.30pm on NSW business days. It may be the next business day before your message is read. If a specific response is required, the Authority will respond to your message as soon as possible after that.</p>
14/08/13	<p>NSW Food Authority Helpline</p>	<p>Dear Ms [REDACTED]</p>









	<p>[REDACTED]</p> <p>Consumer and Industry Helpline NSW Food Authority 6 Avenue of the Americas Newington NSW 2127 PO Box 6682 Silverwater NSW 1811 Helpline 1300 552 406 Fax +61 2 9647 0026</p>	<p>Thank you for your email dated 14 August 2013, concerning an invitation to attend a Stakeholder Round Table Lunch on 27 August 2013.</p> <p>The NSW Food Authority's reference number for your correspondence is : [REDACTED]</p> <p>We have forwarded your email to Mr [REDACTED] as requested.</p> <p>Yours sincerely.</p>
15/08/13	<p>[REDACTED]</p>	<p>Hi Emily</p> <p>Firstly welcome to the area and good to see you so active, unfortunately I fly out for holidays on the 26th August.</p> <p>If you need anything else later on love to help.</p> <p>Kind regards [REDACTED] CEO Penrith CBD Corporation Level 1, Suite 9-11 513-519 High Street PENRITH NSW 2750 P +612 4722 5556 F +612 4722 5558 M 0437 506 517 [REDACTED]</p>
15/08/13	<p>Emily Salvisberg, Urban Concepts</p>	<p>Dear [REDACTED]</p> <p>Thank you for your prompt reply to our Stakeholder Round Table invitation and for your enthusiasm toward this project.</p> <p>We will keep your contact details on file, and provide you with further information about this project when available over the coming months.</p> <p>Wishing you a wonderful holiday!</p> <p>Kind regards, Emily.</p>
15/08/13	<p>[REDACTED]</p>	<p>Good Afternoon Emily,</p> <p>Thank you for the invitation for the round table, I would be delighted to attend. I have booked into my calendar.</p> <p>Kind Regards [REDACTED]</p>

		<p>██████████ Managing Director Nepean Regional Security 1300SECURITY</p>
15/08/13	Emily Salvisberg, Urban Concepts	<p>Dear ██████████ Thank you for your prompt reply to our invitation. We look forward to meeting you at the Stakeholder Round Table Event. Warm regards, Emily.</p>
15/08/13	██████████	<p>Good morning Thank you for your kind invitation to the luncheon on 27th August 2013 at Twin Creeks. I will be delighted to attend. Sincerely.</p>
15/08/13	Emily Salvisberg, Urban Concepts	<p>Dear ██████████ Thank you for your event reply. We look forward to meeting you at the event. Kind regards, Emily.</p>
15/08/13	Emily Salvisberg, Urban Concepts	<p>Dear Council Administrator,</p> <p>Following my correspondence with Mr ██████████ in the planning department, I would like to request your assistance with distributing by email, a letter inviting the Penrith Councillors and Council staff to a Stakeholder Round Table lunch on the 27 August 2013.</p> <p>The Stakeholder Round Table is in regard to the development of a new milk processing facility by Murray Goulburn Co-Operative (MGC) to be situated in Erskine Business Park. The Co-operative has engaged our firm Urban Concepts to co-ordinate a consultation process to ensure that local residents and interested stakeholders understand the plans that it is formulating for its proposed facility.</p> <p>We would be delighted to have representation from Penrith City Council at this event.</p> <p>Please find attached the invitation letters to be circulated by the General Manager's secretary.</p>





		<p>Please advise your receipt of this email. Thank you for your assistance.</p> <p>Kind regards, Emily.</p>
15/08/13	Emily Salvisberg, Urban Concepts	<p>Dear Mr [REDACTED]</p> <p>Following my phone conversation with Jacqui at reception this morning, I would like to request your assistance with distributing by email, a letter inviting the Penrith Business Alliance Board Members to a Stakeholder Round Table lunch on the 27 August 2013.</p> <p>The Stakeholder Round Table is in regard to the development of a new milk processing facility by Murray Goulburn Co-Operative (MGC) to be situated in Erskine Business Park. The Co-operative has engaged our firm Urban Concepts to co-ordinate a consultation process to ensure that local residents and interested stakeholders understand the plans that it is formulating for its proposed facility.</p> <p>MGC has identified Penrith Business Alliance as a potential stakeholder in this project given your involvement in the Penrith Valley business community. We would be delighted to have your board members in attendance to this event.</p> <p>Please confirm by return email, as to whether you will be able to circulate these letters to your members and I will send a following email with the individually addressed letters attached.</p> <p>Many thanks,</p> <p>Emily.</p>
15/08/13	[REDACTED]	<p>Emily Happy to do so. Please send me letter.</p> <p>[REDACTED]</p> <p>[REDACTED] Penrith Business Alliance Chief Executive Officer Suite 5, Level 1, 95 Henry Street Penrith NSW 2750 p (02) 4731 5711 f (02) 4731 5799</p>

		 www.penrithbusinessalliance.com.au
15/08/13	Emily Salvisberg, Urban Concepts	Dear  Thank you very much for your prompt reply to my email. Please find attached the individually addressed letters for your Board Members. Earlier today I issued letters inviting Penrith City Councillors and Council Staff to the same event. Therefore, please note that I have not included letters for the following board members, so they do not receive two copies: <ul style="list-style-type: none"> • Cr Jim Aitkin OAM • Cr Mark Davies Please advise receipt of this email. Thank you again for your assistance. kind regards, Emily.
16/08/13	Trinity Woods, Urban Concepts	Dear  Thank you for your registration. I look forward to seeing you at the event. Regards, Trinity
16/08/13	 Assistant General Manager and Director – Penrith Business Allinace  PO Box 60, PENRITH NSW 2751 www.penrithishere.com.au www.penrithcity.nsw.gov.au	Thank you for the invite to next week’s stakeholder luncheon. I apologise that I am not able to attend. I wish you well with the consultations. I convey my appreciation that Murray Goulburn have chosen to invest in Penrith. I look forward to working in partnership with your organisation into the future.
16/08/13	Trinity Woods, Urban Concepts	Dear  Thank you for your response, we appreciate your comments. Regards, Trinity





		<p>We do not have an Executive Chair. Are you after our Chair or Executive Officer? Could you please let me know so I can forward to the appropriate person and also let you know details?</p> <p>Thanks, ■■■■</p>
22/08/13	Trinity Woods, Urban Concepts	<p>Dear ■■■■</p> <p>Could you please forward the invitation on to both the Chair and the Executive Officer, as it would be appropriate for both of them.</p> <p>Regards, Trinity</p>
22/08/13	■■■■■	<p>Thanks shall do. For your information Chair – Mr ■■■■■■ Executive Officer – Ms ■■■■■■</p> <p>Cheers, ■■■■</p>
22/08/13	■■■■■ Roads and Maritime Services	<p>Hi Trinity,</p> <p>Thank you for the invitation. Unfortunately, I cannot attend the lunch.</p> <p>Regards ■■■■</p>
22/08/13	Trinity Woods, Urban Concepts	<p>Dear ■■■■</p> <p>Thank you for your email. If you would like further information about the project, please visit the project website at www.mgcerskinpark.com Please do not hesitate to contact me if you have any questions.</p> <p>Regards, Trinity</p>
22/08/13	■■■■■ Manager Sydney Industry NSW Environment Protection Authority ■■■■■■	<p>Trinity</p> <p>Thank you for the invitation to the Stakeholder Lunch. Unfortunately, I will not be available to attend the function next week.</p> <p>Regards</p>
22/08/13	Trinity Woods, Urban Concepts	<p>Dear ■■■■,</p>



		<p>Thank you for your email.</p> <p>If you would like further information about the project, please visit the project website www.mgcerskinpark.com</p> <p>Please do not hesitate to contact me with further questions.</p> <p>Regards, Trinity</p>
22/08/13	[REDACTED]	<p>Hi Trinity</p> <p>Did you receive my Husband Sandy Fraser's registration as well?</p> <p>Regards [REDACTED]</p>
22/08/13	Trinity Woods, Urban Concepts	<p>Dear [REDACTED]</p> <p>Thank you for your registration. I confirm that I have both yourself and Sandy registered for the event.</p> <p>Regards, Trinity</p>
22/08/13	[REDACTED]	<p>Thank you.</p>
22/08/13	<p>[REDACTED] Tariff Business Sales Manager Jemena Gas Networks (NSW) Limited [REDACTED] [REDACTED]</p>	<p>Hi Trinity</p> <p>I'll be able to attend the event.</p>
22/08/13	Trinity Woods, Urban Concepts	<p>Dear [REDACTED]</p> <p>Thank you for your email. I will put your name on our registration list.</p> <p>Regards, Trinity</p>
22/08/13	<p>[REDACTED], Sydney Water Corporation [REDACTED]</p>	<p>Hi Trinity</p> <p>[REDACTED] will be representing Sydney Water at this event. If he hasn't contacted you yet please include him on the list of attendees.</p> <p>Many thanks</p>
22/08/13	Trinity Woods, Urban Concepts	<p>Dear [REDACTED]</p>



		<p>Thank you for your email. I will ensure that Matthew is placed on the list of attendees.</p> <p>Regards, Trinity</p>
23/08/13	<p>██████████ Sydney Water Corporation ██████████</p>	<p>Thank you Trinity,</p> <p>Am I required to provide anything to attend?</p> <p>Regards,</p>
23/08/13	Trinity Woods, Urban Concepts	<p>Dear ██████████,</p> <p>You do not need to bring anything, we will provide pens, comments sheets and a light lunch at the event.</p> <p>Regards, Trinity</p>
25/08/13	<p>██████████ ██████████</p>	<p>To whom it May Concern,</p> <p>I would like to confirm the attendance of 5 for the Consultation Evening on Tuesday 27 August from 7pm.</p> <p>Kind Regards, ██████████ ██████████</p>
26/08/15	Trinity Woods, Urban Concepts	<p>Dear ██████████</p> <p>Thank you for your email. I have you plus 5 guests registered to attend.</p> <p>Regards, Trinity</p>
22/08/13	Trinity Woods, Urban Concepts	<p>Dear Greening Australia,</p> <p>Following my colleague Emily's phone call this morning, please find attached the invitation letter inviting participation to the Murray Goulburn Co-Operative (MGC) stakeholder round table lunch event, for the proposed Erskine Park milk processing facility.</p> <p>MGC is an Australian owned co-operative well-known for its flagship brand Devondale. The Co-operative represents more than one-third of the nation's dairy farmers and is 100% controlled by its 2,480 dairy farmer shareholders in Victoria, South Australia, Tasmania and New South Wales.</p>



		<p>MGC has selected the Erskine Park Business Area as the home of its first milk processing facility in NSW. The Co-operative has engaged Urban Concepts to co-ordinate a consultation process to ensure that local residents and interested stakeholders understand the plans that it is formulating for its proposed milk processing facility.</p> <p>Community and stakeholder attitudes are important to MGC and the Co-operative want to ensure that the development is warmly accepted by the local residential and business community of Penrith Valley. MGC has identified you as a potential stakeholder in this project given your proximity to the Erskine Business Park Area.</p> <p>We would be delighted if you could join us for our round table lunch to be held Tuesday 27 August 2013, from 12.00pm – 2.00 pm at Twin Creeks Golf Club, 478 Twin Creeks Drive, Luddenham.</p> <p>To view further information about the Erskine Park Milk project, please visit the project website at www.mgcerskinpark.com</p> <p>If you would like to attend the lunch, or to arrange a time to discuss this project, please telephone Urban Concepts on 1800 TalkToUs (1800 825 586) during business hours or email info@urbanconcepts.net.au</p> <p>As the round table lunch is scheduled for early next week, we request that you would confirm attendance of a representative from Greening Australia within the next couple of days, to assist us in catering for this event.</p> <p>On behalf of MGC and Urban Concepts, we look forward to welcoming you to our stakeholder round table lunch and to hearing your comments about the project.</p> <p>Regards, Trinity</p>
22/08/13	[REDACTED] Greening Australia NSW Reception	Dear Urban Concepts,



		<p>I would like to accept your invitation and RSVP for the event mentioned below for Mr [REDACTED], he can be contacted at [REDACTED]</p> <p>Kind regards,</p>
22/08/13	Trinity Woods, Urban Concepts	<p>Dear [REDACTED]</p> <p>Thank you for your email. I will put [REDACTED] on the registration list for the event. Please don't hesitate to contact me if I can be of any further assistance.</p> <p>Regards, Trinity</p>
26/08/13	[REDACTED], Greening Australia	<p>Hi Trinity</p> <p>I am afraid I will have to cancel my attendance at the Stakeholder event, I have a pressing project development commitment with a Federal Govt. Dept that I have to attend.</p> <p>Regardless I would like to flag my interest in the project, especially in how the site will integrate with the adjacent Biodiversity Corridor, which Greening Australia has managed for the past 6 years and was instrumental in developing.</p> <p>If an opportunity present by which the discussion can be continued I would welcome that. Apologies for the late change</p> <p>Kind regards</p>
26/08/13	Trinity Woods, Urban Concepts	<p>Dear [REDACTED]</p> <p>Thank you for your email. I will ensure that you are kept informed of future consultation events. To view current project information, please visit the project website www.mgcerskinpark.com Please don't hesitate to contact me if I can be of any further assistance.</p>

		Regards, Trinity
26/08/13	[REDACTED]	<p>Hello</p> <p>Thank you for the invitation to the Hon [REDACTED] MP, Minister for Planning and Infrastructure, to attend the Stakeholder Round Table Lunch on 27 August.</p> <p>Unfortunately, the Minister has a prior commitment and is unable to join you on this occasion. He has asked me to extend his sincere apologies and wishes you best of luck for a successful event.</p> <p>Thank you</p>
27/08/13	[REDACTED]	Advising [REDACTED] will be attending 27/8. 7.00 pm
27/08/13	Trinity Woods, Urban Concepts	<p>Dear [REDACTED]</p> <p>Thank you for your email, I will put your name on our registration list.</p> <p>Regards, Trinity</p>
27/08/13	[REDACTED]	<p>Hi,</p> <p>I have been on leave and missed this event today, is it possible to meet with someone to discuss the project and obtain some further information please?</p> <p>Kind Regards [REDACTED] [REDACTED] Key Account Manager Collections NSW - Sydney C&I</p>
27/08/13	Trinity Woods, Urban Concepts	<p>Dear [REDACTED]</p> <p>Thank you for your email.</p> <p>There is a community consultation event tonight from 7 - 9pm at the Twin Creeks. The presentation will be the same as was shown at the stakeholder round table.</p> <p>Regards,</p>





27/08/13	[REDACTED]	<p>Trinity</p> <p>Hi Trinity,</p> <p>Is there anything else available, I have a small young family and not able to attend as I live at Bella Vista and bub in care, is there anything else available or someone I can meet with during the day during business hours?</p> <p>Kind Regards, [REDACTED] [REDACTED] Key Account Manager Collections NSW - Sydney C&I</p>
27/08/13	Trinity Woods, Urban Concepts	<p>Hi [REDACTED]</p> <p>I'm afraid that those two events are what we have scheduled for community consultation at this stage.</p> <p>If you would like further information, the project website is www.mgcerskinpark.com</p> <p>The PowerPoint presentation from the events today will be uploaded to the site this week for you to view.</p> <p>If you have further questions following your review of the information, please don't hesitate to contact me and I will put you in touch with the relevant person to address your enquiry.</p> <p>Regards, Trinity</p>
27/08/13	[REDACTED]	<p>Hi Trinity,</p> <p>If your able to put in contact with someone that would be great, I would be looking at taking to someone who could assist with the planning of Waste Management services on site when the time comes</p> <p>Kind Regards [REDACTED] [REDACTED] Key Account Manager Collections NSW - Sydney C&I</p>
27/08/13	Trinity Woods, Urban Concepts	<p>Dear [REDACTED],</p> <p>I will forward your contact details on to Murray Goulburn Co-operative Co. Limited.</p>

		Regards, Trinity
28/08/13	[REDACTED]	Hi Trinity Thank you for the invitation, I really enjoyed the presentation and I'm looking forward to hearing back with updates. Have a great week! Cheers [REDACTED] Managing Director Nepean Regional Security
30/08/13	[REDACTED]	Thank you for inviting me it was a wonderful presentation. Kind Regards Gina [REDACTED] Managing Director Nepean Regional Security
30/08/13	Emily Salvisberg, Urban Concepts	Dear [REDACTED] Thank you for your participation in the event and feedback. We are glad you found the presentation helpful and worthwhile. Kind regards, Emily.
2/09/13	[REDACTED]	Thank you – could you please advise when the presentation is going to be on the web? I would like to grab some names so I can contact them about the security for the site? Or would you know the best person to contact for that? Kind Regards [REDACTED] [REDACTED] Managing Director Nepean Regional Security
2/09/13	Emily Salvisberg, Urban Concepts	Dear [REDACTED] The Powerpoint presentation is available on the project website, under the Downloads menu tab. Please see the link below.





		<p>http://www.mgcerskinpark.com/</p> <p>We will speak with Murray Goulburn Co-Operative to determine the best contact for your enquiry about security services for the site.</p> <p>Kind regards, Emily.</p>
2/09/13	[REDACTED]	<p>Thank you I do appreciate it, have a great week.</p> <p>Kind Regards</p> <p>[REDACTED]</p> <p>Managing Director Nepean Regional Security</p>
2/09/13	Emily Salvisberg, Urban Concepts	<p>No problem.</p> <p>We are happy to help. Thank you and likewise wishing you a great week!</p> <p>Kind regards, Emily.</p>

Appendix C - Community Newsletter

urbanconcepts



YOUR DEVELOPMENT VOICE



Devondale
MURRAY GOULBURN CO-OPERATIVE CO. LIMITED

NEWSLETTER EDITION 1 - AUGUST 2013

Murray Goulburn Co-operative Co. Limited (MGC) selects the Erskine Park Business Area for its first NSW Milk Processing Facility

MGC has engaged Urban Concepts to facilitate a community consultation process for its first NSW based milk processing facility to be located at 111-113 Quarry Road in the Erskine Park Business Area, refer Figure 1 below. Urban Concepts is a town planning consultancy that specialises in running community consultation for development related projects.

MGC is an Australian owned co-operative that is well-known for its flagship brand Devondale. MGC represents more than a third of the nation's dairy farmers and is 100% controlled by its 2,480 dairy farmer shareholders in Victoria, South Australia, Tasmania and New South Wales.

In May 2013, MGC purchased the Quarry Road site in the Erskine Park Business Area and has since undertaken detailed site investigations to understand the environmental sensitivities of the land. These investigations have culminated in the formulation of a preferred architectural scheme that is supported by a suite of environmental management plans addressing construction, traffic, noise, waste management, stormwater and the like. The design of the facility was developed by a multi-disciplinary project team of industrial, civil and environmental engineers, architects, traffic planners, urban designers, landscape architects and urban planners.

MGC values the support of its neighbours and seeks to work with local businesses and residents to ensure that its intentions are fully understood by all. MGC is committed to providing a development that is sensitive to local concerns, is in character with the Erskine Park Business Area and which respects the residential amenity of the surrounding suburbs of St Clair, Kemps Creek and Erskine Park.

This newsletter contains important community information to help you understand the proposal and details how you can register to attend our 27 August 2013 community consultation event if you would like to speak directly with the MGC project team.



Figure 1 - Location Plan Source: GM Urban Design & Architecture

level B2, 4 glen street milsons point NSW 2061
po box 495 milsons point NSW 1565
t 61 2 9964 9655 f 61 2 9964 9055 e info@urbanconcepts.net.au w urbanconcepts.net.au

Ambaska Holdings Pty Ltd T/A Urban Concepts ACN 074 171 065 ABN 96 074 171 065

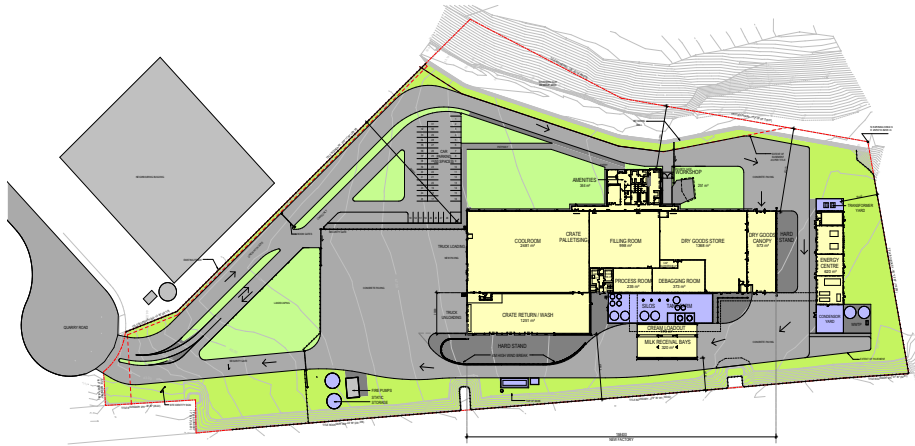


Figure 2 - Layout Plan Source: Blomquist+Wark Architects

What does the milk processing facility involve?

The Quarry Road site is an ideal location for the MGC milk processing facility, providing an established industrial address amongst other leading industrial operators; a strategic position within the Western Sydney Employment Area; as well as main road access to the adjacent M4 and M7 Motorways and the newly constructed Lenore Lane Link Road. The Link Road provides a vital connection to the Coles Chilled Distribution Centre at Eastern Creek, which will be the supply hub for MGC bottled milk products.

The site is 5.07 hectares in area and can accommodate a facility of the scale required to process 100 million litres of milk per year into 1, 2 and 3 litre bottled milk products. Once operational, the facility will only process raw milk sourced from locally-based dairy farms (under normal seasonal conditions) which will be pasteurised, homogenised and bottled for distribution throughout NSW, through the Coles distribution chain. This facility will not produce any other dairy products apart from bottled milk.

The milk processing facility will operate seven days a week on a 24-hour basis and once in production will provide for significant new full-time employment. Construction of the facility is expected to create further employment opportunities for many building-related contractors.

What will the facility look like?

The facility has been designed as a low-rise structure, which for the most part is around nine metres in height. Milk arrives at the facility in a refrigerated tanker and must be stored in a specially-designed silo until it undergoes the processes of pasteurisation and homogenisation. The silos are slender stainless steel structures that stand around nineteen metres in height. The four silos will sit below the tree line of the biodiversity corridor located to the south of the site. Figure 2 illustrates the layout of the facility and Figure 3 illustrates how the facility will appear on the site.

A perimeter driveway system accessed by a single driveway entrance off the Quarry Road frontage facilitates truck movements whilst enabling visitor and staff vehicles to be separated from industrial traffic. The loading area presents to the Quarry Road frontage but is setback behind a substantial parkland feature that wraps around the western and southern boundaries, respecting and complimenting the natural landscape of the biodiversity corridor.

The facility is purpose-built, incorporating noise mitigation surfaces, materials and functional architecture to accommodate the waste management, food regulation and hygiene requirements that are fundamental to a milk processing facility of this type.



What I can expect when the facility is in operation?

- **Traffic Generation** The anticipated truck movements are well within the projected truck generation rates that have been established for the Erskine Park Business Area. The facility will be serviced by B Double and articulated trucks, however traffic safety assessments indicate that these that will not result in any adverse traffic safety impacts on the adjacent local road network or the regional and classified road network.
- **Operational Noise** A detailed noise assessment is being undertaken as part of the environment assessment process. The assessment indicates that the noise impact from internal machinery and processes will be low as all the operational activities are contained within the purpose built facility. The building structure comprises a concrete floor slab, insulated foam panel walls and ceiling and sheet metal roof to absorb noise. To limit noise escaping from the building, the windows and doors will be kept closed wherever possible, and will be small in size compared to the wall and roof area of the building.
- **External Noise** Noise will be generated as a result of vehicle movements and ancillary equipment such as air conditioning units. The impact of externally generated noise will also be low, as the site is centrally contained within the Erskine Business Park and is screened by the local topography of the land, existing vegetation and adjoining large scale warehouses and industrial buildings which buffer and mitigate the potential for adverse noise impacts.
- **Waste Management** Waste generated by the facility is likely to include excess milk solids, grease trap solids, plastics and card board packaging and administration waste. On-site waste management will follow the successful practices that MGC uses at its other milk processing facilities. These include the compaction and recycling of production related materials, recovery of excess milk solids to be used as farm feed stock, and the provision of an onsite wastewater treatment plant to manage liquid wastes.
- **Potential for Odour** The only potential for odour to arise from a milk processing facility occurs as a result of milk spillage. The proposed Devondale facility incorporates a closed loop processing system which would collect any spillage that occurred.

The Statutory Planning Process

MGC seeks to have its milk processing facility operational by July 2014. MGC fully understands that this timeframe is dependent on receiving the necessary approvals and licenses by the relevant authorities. To facilitate the 2014 timeframe, a staged planning approval process has been advanced. This approach has been discussed and agreed between the NSW Department of Planning and Infrastructure and Penrith City Council. The process provides for:



Figure 3 - Image of New Facility Source: Blomquist+Wark Architects

1. AN EARLY WORKS DEVELOPMENT APPLICATION

A development application for early works was advanced through Penrith City Council. This application sought approval for a limited scope of works being bulk earth works and foundation piling. This application was approved by Penrith City Council on 26 July 2013. MGC will shortly commence work on site in accordance with the conditions of development consent.

2. A STATE SIGNIFICANT DEVELOPMENT (SSD) APPLICATION

The balance of the facility, being the building of the facility, its internal machinery, landscaping and hard paving circulation areas has a capital investment value of \$64 million and is defined as State Significant Development (SSD) under NSW Environmental Planning Legislation. The NSW Minister for Planning is the consent authority for this application. Under the NSW Environmental Planning and Assessment Act 1979 an SSD application must be accompanied by an Environmental Impact Statement (EIS). The MGC multi-disciplinary project team is currently preparing the EIS. The EIS will cover a range of environmental considerations to assess whether the site is suitable for the proposed use. The community consultation event being held on 27 August 2013 coincides with the preparation of the EIS and has been designed to ensure that community attitudes and views can be considered and addressed during the preparation of the EIS. Details about how you can attend this event are detailed in this newsletter.



Would you like to know more?

Community attitudes and ideas are important to MGC and the Co-operative is committed to working with local communities to ensure that its projects are responsive to local needs. To assist with this aspect of the project MGC has engaged Urban Concepts, a consultancy that specialises in facilitating community consultation for town planning and development related projects.

Urban Concepts has developed a range of initiatives to inform you about MGC's arrival into the Erskine Park Business Area, to ensure that you fully understand how the proposed milk processing facility will operate and to provide you with the opportunity to contribute your views to the planning process.

These initiatives include:

- **Telephone** Urban Concepts on the free call number **1800TalkToUs** (1800 825 586) during business hours, 9am to 5pm Monday to Friday.
- **Email** Urban Concepts at info@urbanconcepts.net.au
- **Visit the Project Website** at www.mgcerskinpark.com
- **Read our Community Newsletters.** This is the first newsletter for this project.
- **Attend the community consultation evening on Tuesday 27 August 2013** at Twin Creeks Golf Club from 7.00-9.00pm. Details about how you can register to attend are provided below.

Register now for our community consultation evening

On Tuesday 27 August 2013, Urban Concepts will hold a community consultation evening to present MGC's plans for the proposed milk processing facility. By attending this event you will have the opportunity to understand how the facility will look and operate and ask questions directly to the MGC project team.

The consultation evening will be held from 7.00pm - 9.00pm at the Twin Creeks Golf Club, 478 Twin Creeks Drive in Luddenham. Light refreshments will be served.

We hope that you will attend our event. We ask that you register your attendance as it helps us to ensure that we plan a successful and comfortable evening for all participants.

To register:

- Telephone** Urban Concepts on
1800TalkToUs (1800 825 586)
- Email** info@urbanconcepts.net.au
- Visit** www.mgcerskinpark.com

On behalf of MGC and Urban Concepts we look forward to welcoming you to our community consultation evening and to hearing your comments about the project.

Disclaimer

The information and text presented in this newsletter has been prepared by Urban Concepts and has been approved by Murray Goulburn Co-operative Co. Limited. Urban Concepts is the trading name for Ambaska Holdings Pty Ltd ABN 96 074 171 065 Director, Belinda Barnett, Level B2, 4 Glen Street, Milsons Point NSW 2061.

Appendix D - Stakeholder Letter



August 2013

Dear

MURRAY GOULBURN CO-OPERATIVE CO. LIMITED (MGC) INVITES YOU TO ATTEND A STAKEHOLDER ROUND TABLE LUNCH ON 27 AUGUST 2013 AT TWIN CREEKS GOLF CLUB

MGC is an Australian owned co-operative well-known for its flagship brand Devondale. The Co-operative represents more than one-third of the nation's dairy farmers and is 100% controlled by its 2,480 dairy farmer shareholders in Victoria, South Australia, Tasmania and New South Wales.

MGC has selected the Erskine Park Business Area as the home of its first milk processing facility in NSW. The Co-operative has engaged Urban Concepts to co-ordinate a consultation process to ensure that local residents and interested stakeholders understand the plans that it is formulating for its proposed milk processing facility.

In May 2013, MGC purchased the site at 111-113 Quarry Road in the Erskine Park Business Area and has since undertaken detailed site investigations to understand the environmental sensitivities of the land. These have culminated in the formulation of a preferred architectural scheme that is supported by a suite of environmental management plans addressing construction, traffic, waste management, stormwater and the like. MGC would like to invite you to a stakeholder round table lunch on Tuesday 27 August 2013, where the Co-operative will share with you its plans for the Quarry Road site.

The Quarry Road site is an ideal location for MGC's milk processing facility, providing an established industrial address amongst other leading industrial operators, a strategic position within the Western Sydney Employment Area and prime main road access to the adjacent M4 and M7 Motorways and the newly constructed Lenore Lane Link Road. The Link Road provides a vital connection to the Coles Chilled Distribution Centre at Eastern Creek, which will be the supply hub for MGC bottled milk products.

The site is 5.07 hectares in area and can accommodate a facility of the scale required to process 100 million litres of milk per year. Once operational, the facility will only process raw milk sourced from NSW based dairy farms (under normal seasonal conditions) which will be pasteurised and homogenised and then bottled into 1, 2 and 3 litre plastic containers for distribution through the Coles distribution chain. This facility will not produce any other dairy products apart from bottled milk.

MGC seeks to have the facility operational by July 2014, but understands this is dependent on a favourable environmental assessment and development consent by the relevant authorities. The project has a capital investment value of \$64 million and under NSW Environment and Planning Legislation is defined as State Significant Development (SSD) with the NSW Minister for Planning as the consent authority for the application. Under the NSW Environmental Planning and Assessment Act 1979 an SSD application must be accompanied by an Environmental Impact Statement (EIS). The MGC multi-disciplinary project team is currently preparing the EIS. The EIS will cover a range of environmental considerations to assess whether the site is suitable for the proposed use. The community consultation event being held on 27 August 2013 coincides with the preparation of the EIS and has been designed to ensure that community attitudes and views can be considered and addressed during the preparation of the EIS.

Level B2, 4 Glen Street, Milsons Point NSW 2061 | po box 495, Milsons Point NSW 1565
t 02 9964 9655 f 02 9964 9055 m 0438 233 022 e info@urbanconcepts.net.au w urbanconcepts.net.au
Ambaska Holdings T/A Urban Concepts ACN 074 171 065 ABN 96 074 171 065



Community and stakeholder attitudes are important to MGC and the Co-operative want to ensure that the development is warmly accepted by the local residential and business community of Penrith Valley. MGC has identified you as a potential stakeholder in this project given your involvement in the Penrith Valley business community, or as a result of your specific field of work and association with food production.

Accordingly, we would be delighted if you could join us for our round table lunch to be held Tuesday 27 August 2013, from 12.00pm – 2.00 pm at Twin Creeks Golf Club, 478 Twin Creeks Drive, Luddenham. We will meet you at the Club's reception. Please note that the lunch is being held ahead of our community consultation evening to be held from 7.00pm – 9.00pm at the same venue.

To view information about the Erskine Park Milk project and to register for the stakeholder round table lunch, please visit the project website at www.mgcerskinpark.com

If you would like to attend the lunch, or to arrange a time to discuss this project with me, please telephone Urban Concepts on **1800 TalkToUs (1800 825 586)** during business hours or email **info@urbanconcepts.net.au**

On behalf of MGC and Urban Concepts, we look forward to welcoming you to our stakeholder round table lunch and to hearing your comments about the project.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Belinda Barnett'.


Belinda Barnett

Director, Urban Concepts



STAKEHOLDER DATABASE

ORGANISATION	TITLE	NAME	SURNAME	POSITION	DEPARTMENT	ORGANISATION	STREET ADDRESS	POSTAL ADDRESS	SUBURB	STATE	PC	COUNTRY	PHONE	DIRECT	MOBILE	FAX	EMAIL	WEBSITE	
Client																			
Murray Goulburn Cooperative Ltd.	Mr	Rista	Brkovic	Engineering Manager				2, Level 15, Freshwater Place, S SOUTH BANK		VIC	3006	Australia	03 9040 5585		0407 886 5103	9040 5	rista.brkovic@mgc.com.au		
S2D Space 2 Develop	Mr	Peter	Verbyla	Managing Director				Level 1, 83 Johnston Street	FITZROY	VIC	2065	Australia			0411 697 424		peter@s2d.com.au		
Penrith City Council																			
Council Officer	Mr	Peter	Wood	Development Assessment Coordinator		Penrith City Council	601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW	2751	Australia		02 4732 7577			pwood@penrithcity.nsw.gov.au		
Council Officer	Mr	Robert	Craig	Development Assessment Coordinator		Penrith City Council	601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW	2751	Australia					rcraig@penrithcity.nsw.gov.au		
General Manager	Mr	Alan	Stoneham	General Manager		Penrith City Council	601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW	2751	Australia		02 4732 7862					
Elected Representatives																			
	Cr	Mark	Davies	Mayor		Penrith City Council	601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW	2751	Australia						council@penrithcity.nsw.gov.au	
	Cr	Jim	Aitkin OAM			Penrith City Council	601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW	2751	Australia			4 18E+08			jim.aitkin@penrithcity.nsw.gov.au	
	Cr	Bernard	Bratusa			Penrith City Council	601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW	2751	Australia			0420 581 225			bernard.bratusa@penrithcity.nsw.gov.au	
	Cr	Ben	Goldfinch			Penrith City Council	601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW	2751	Australia			0404 034 218			ben.goldfinch@penrithcity.nsw.gov.au	
	Cr	Karen	Mckeown			Penrith City Council	601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW	2751	Australia			0401 995 945			karen/mckeown@penrithcity.nsw.gov.au	
	Cr	Prue	Car			Penrith City Council	601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW	2751	Australia			0450 859 811			prue.car@penrithcity.nsw.gov.au	
	Cr	Greg	Davies			Penrith City Council	601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW	2751	Australia			0419 177 259			greg.davies@penrithcity.nsw.gov.au	
	Cr	Maurice	Grotto			Penrith City Council	601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW	2751	Australia			0481 033 418			maurice.grotto@penrithcity.nsw.gov.au	
	Cr	Jackie	Greenow OAM			Penrith City Council	601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW	2751	Australia			0407 464 088			jackie.greenow@penrithcity.nsw.gov.au	
	Cr	Tricia	Hitchen			Penrith City Council	601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW	2751	Australia			0417 365 313			tricia.hitchen@penrithcity.nsw.gov.au	
	Cr	Marcus	Cornish			Penrith City Council	601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW	2751	Australia			0481 033 419			marcus.cornish@penrithcity.nsw.gov.au	
	Cr	Karen	Crameri OAM			Penrith City Council	601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW	2751	Australia			0401 995 825			kevin.crameri@penrithcity.nsw.gov.au	
	Cr	Ross	Fowler OAM	Deputy Mayor		Penrith City Council	601 High St, Penrith NSW 2750	PO Box 860	PENRITH	NSW	2751	Australia			0419 738 484			ross@rossfowler.com.au	
	Cr	John	Thain			Penrith City Council	601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW	2751	Australia			0411 427 812			john.thain@penrithcity.nsw.gov.au	
	Cr	Michelle	Torney			Penrith City Council	601 High St, Penrith NSW 2750	PO Box 60	PENRITH	NSW	2751	Australia			0481 033 420			michelle.torney@penrithcity.nsw.gov.au	
Special Interest and Community Groups																			
Blackwell Public School	Mr	Kris	Hudswell	Principal		Blackwell Public School		58 Blackwell Avenue	ST CLAIR	NSW	2759	Australia	02 96705080					blackwell-p.school@det.nsw.edu.au	
Emmaus Catholic Health Services Care	The		Manager			Emmaus Catholic Health Care Village		85 Bakers Lane	KEMPS CREEK	NSW	2178	Australia	02 9834 5111					enquiries@chcs.com.au	http://www.catholichealthcare.com.au/
Emmaus Catholic College	The		Principal			Emmaus Catholic College		97 - 109 Bakers Lane	KEMPS CREEK	NSW	2178	Australia	02 9670 4588					emmaus@parra.catholic.edu.au	
Erskine Park High School	The		Principal			Erskine Park High School		Swallow Drive	ERSKINE PARK	NSW	2759	Australia	02 9834 3536					erskinepk-h.school@det.nsw.edu.au	
Mamre Anglican School	The		Principal			Mamre Anglican School		45 Bakers Lane	ERSKINE PARK	NSW	2759	Australia	02 9834 1881					trinity@mamre.nsw.edu.au	
Trinity Catholic Primary School	Mr	Scott	Buchan	Principal		Trinity Catholic Primary School	61 - 83 Bakers Lane, KEMPS CREEK NSW 2178	PO Box 809	ST MARYS	NSW	1790	Australia	02 9834 3212					trinity@parra.catholic.edu.au	
Dairy NSW																			
	Ms	Kate	McGilvray	Executive Chair		Dairy NSW		PO Box 833	MUDGE	NSW	2850	Australia	02 6373 1435					info@dairynsw.com.au	http://www.dairynsw.com.au/
State and Federal Elected Representatives																			
Federal Member	The Hon.	David	Bradbury MP	Federal Member for Lindsay			Ground Floor, 331 High Street PENRITH NSW 2750	331 High Street	PENRITH	NSW	2750	Australia	02 4732 1801					david.bradbury.mp@aph.gov.au	http://www.davidbradbury.com.au/cont
State Member	The Hon.	Stuart	Ayers MP	State Member for Penrith			Shop 23, Ground Floor, Penrith Centre, 510-534 High Street, PENRITH NSW 2750	PO Box 4006, Penrith Plaza	PENRITH	NSW	2750	Australia	02 4722 8660					penrith@parliament.nsw.gov.au	http://www.stuartayres.com.au/contact
Local Business Community																			
Penrith Valley Chamber of Commerce Executive																			
Penrith Valley Chamber of Commerce	Ms	Gina	Field	Secretary		Penrith Valley Chamber of Commerce	First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW	2751	Australia	02 4732 5369					nrsecurity@bigpond.com	http://www.penrithchamber.org.au/
Penrith Valley Chamber of Commerce	Ms	Jill	Woods	Chief Executive Officer		Penrith Valley Chamber of Commerce	First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW	2751	Australia	02 47226969					jill@penrithchamber.org.au	http://www.penrithchamber.org.au/
Penrith Valley Chamber of Commerce	Mr	Joe	Grassi	Vice President		Penrith Valley Chamber of Commerce	First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW	2751	Australia	02 4702 6905					joe@grassiasociates.com.au	http://www.penrithchamber.org.au/
Penrith Valley Chamber of Commerce	Mr	Peter	McGhee	President		Penrith Valley Chamber of Commerce	First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW	2751	Australia	02 4739 1243					pmcghee@gmail.com	http://www.penrithchamber.org.au/
Penrith Valley Chamber of Commerce	Mr	Steve	Willingale	Treasurer		Penrith Valley Chamber of Commerce	First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW	2751	Australia						steve.willingale@bigpond.com	http://www.penrithchamber.org.au/
Penrith Valley Chamber of Commerce	Ms	Tania	Oliver	Administration		Penrith Valley Chamber of Commerce	First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW	2751	Australia	02 47226969					tania@penrithchamber.org.au	http://www.penrithchamber.org.au/
Penrith Valley Chamber of Commerce	Ms	Linda	Kemp	Committee Member		Penrith Valley Chamber of Commerce	First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW	2751	Australia	02 4731 2333					recruit@completerecruitment.com.au	http://www.penrithchamber.org.au/
Penrith Valley Chamber of Commerce	Mr	Robert	Glaszott	Committee Member		Penrith Valley Chamber of Commerce	First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW	2751	Australia	02 4702 1328					rglaszott@pnc.com.au	http://www.penrithchamber.org.au/
Penrith Valley Chamber of Commerce	Ms	Maralyn	Kastel	Committee Member		Penrith Valley Chamber of Commerce	First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW	2751	Australia	02 4735 2186					maralyn@thedetaildes.com.au	http://www.penrithchamber.org.au/
Penrith Valley Chamber of Commerce	Mr	John	Capes	Committee Member		Penrith Valley Chamber of Commerce	First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW	2751	Australia	414957619					penrith@minutemanpress.com.au	http://www.penrithchamber.org.au/
Penrith Valley Chamber of Commerce	Ms	Gai	Hawthorn	Committee Member		Penrith Valley Chamber of Commerce	First Floor, 450 - 454 High Street, Penrith NSW 2750	PO Box 6	PENRITH	NSW	2751	Australia	02 4722 5556					gai@penrithcitycentre.com.au	http://www.penrithchamber.org.au/
Penrith Business Alliance Board Members																			
Penrith Business Alliance	Mr	Paul	Brennan	Board Chairman		Penrith Business Alliance	Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW	2751	Australia	02 4731 5711						
Penrith Business Alliance (+PCC Councilor)	Cr	Jim	Aitkin OAM	Board Chairman		Penrith Business Alliance	Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW	2751	Australia	02 4731 5711						
Penrith Business Alliance	Ms	Annette	Fontana	Board Member		Penrith Business Alliance	Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW	2751	Australia	02 4731 5711						
Penrith Business Alliance (+PCC Director of Plan)	Mr	Craig	Butler	Board Member		Penrith Business Alliance	Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW	2751	Australia	02 4731 5711						
Penrith Business Alliance	Mr	Greg	Chapman	Board Member		Penrith Business Alliance	Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW	2751	Australia	02 4731 5711						
Penrith Business Alliance	Ms	Judith	Field	Board Member		Penrith Business Alliance	Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW	2751	Australia	02 4731 5711						
Penrith Business Alliance (+PCC Mayor)	Cr	Mark	Davies	Board Member		Penrith Business Alliance	Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW	2751	Australia	02 4731 5711						
Penrith Business Alliance	Ms	Lea	Hicks	Board Member		Penrith Business Alliance	Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW	2751	Australia	02 4731 5711						
Penrith Business Alliance	Dr	Jonathon	Allen	Board Member		Penrith Business Alliance	Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW	2751	Australia	02 4731 5711						
Penrith Business Alliance	Mr	Andrew	Mackenzie	Board Member		Penrith Business Alliance	Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW	2751	Australia	02 4731 5711						
Penrith Business Alliance	Mr	Roy	Medich OAM	Board Member		Penrith Business Alliance	Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW	2751	Australia	02 4731 5711						
Penrith Business Alliance	Mr	Glen	Byrne	Board Member		Penrith Business Alliance	Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW	2751	Australia	02 4731 5711						
Penrith Business Alliance	Mr	Whitney	Rousham	Board Member		Penrith Business Alliance	Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW	2751	Australia	02 4731 5711						
Penrith Business Alliance	Mr	Tim	Walton	Board Member		Penrith Business Alliance	Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW	2751	Australia	02 4731 5711						
Staff																			
Penrith Business Alliance	Mr	Bijai	Kumar	Chief Executive Officer		Penrith Business Alliance	Suite 5, Level 1, 95 Henry Street PENRITH NSW 2750	PO Box 970 Penrith BC	PENRITH	NSW	2751	Australia	02 4731 5711					admin@pba.com.au	http://penrithbusinessalliance.com.au/e
Penrith Business Alliance	Mr	Ben	Antup	Manager Industry and Investment		Penrith Business Alliance	Suite 5, Level 1, 95 Henry Street PENRITH NSW 2751	PO Box 970 Penrith BC	PENRITH	NSW	2752	Australia	02 4731 5711						
Department of Planning																			
Department of Planning and Infrastructure	Ms	Christine	Chapman	Acting Manager, Development Assessment Systems & Industry Projects		NSW Department of Planning and Infrastructure		22 - 33 Bridge Street	SYDNEY	NSW	2000	Australia	02 9228 6537					christine.chapman@planning.nsw.gov.au	
Department of Planning and Infrastructure	Mr	Chris	Ritchie	Manager, Industry DA Systems & Approvals		NSW Department of Planning and Infrastructure		22 - 33 Bridge Street	SYDNEY	NSW	2000	Australia	02 9228 6413					chris.ritchie@planning.nsw.gov.au	
Council Notification Properties																			
BGA12 Pty Ltd	The		Property Manager			BGA12 Pty Ltd	Goodman Property Services (Aust) Pty Ls 1-27 Sarah Andrews Close ERSKINE PARK NSW 2759	GPO Box 4703	SYDNEY	NSW	2001	Australia							
28 Sarah Andrews Close	The		Occupier				28 Sarah Andrews Close ERSKINE PARK NSW 2759	ERSKINE PARK	NSW	2759	Australia								
The Department of Planning and Infrastructure	The		Owner			NSW Department of Planning and Infrastr	Lot 6 Off Sarah Andrews Close ERSKINE PARK NSW 2759	315-321 Mamre Road	ORCHARD HILLS	NSW	2748	Australia							
Transpacific Industries Pty Ltd	The		Owner			Transpacific Industries Pty Ltd	85-87 Quarry Road ERSKINE PARK NSW 2759	Level 1, 159 Coronation Drive	MILTON	QLD	4064	Australia							
85-87 Quarry Road	The		Occupier				85-87 Quarry Road ERSKINE PARK												

Appendix E - Website



YOUR DEVELOPMENT VOICE



Devondale
MURRAY GOULBURN CO-OPERATIVE CO. LIMITED

BREAKING NEWS THE SITE MGC OVERVIEW PLANNING PROCESS EVENTS DOWNLOADS FEEDBACK

Murray Goulburn Co-operative Co. Limited (MGC) selects the Erskine Park Business Area for its NSW Milk Processing Facility

Your Invitation to Attend Our Community Consultation Event

MGC has engaged Urban Concepts to facilitate a community consultation process for its first NSW based milk processing facility to be located at 111-113 Quarry Road in the Erskine Park Business Area, refer Google Map below. Urban Concepts is a town planning consultancy that specialises in running community consultation for development related projects.

MGC is an Australian owned co-operative that is well known for its flagship brand Devondale. MGC represents more than a third of the nation's dairy farmers and is 100% controlled by its 2,480 dairy farmer shareholders in Victoria, South Australia, Tasmania and New South Wales.

In May 2013, MGC purchased the Quarry Road site in the Erskine Park Business Area and has since undertaken detailed site investigations to understand the environmental sensitivities of the land. These investigations have culminated in the formulation of a preferred architectural scheme that is supported by a suite of environmental management plans addressing construction, traffic noise, waste management, stormwater and the like. The design of the facility has been developed by a multi-disciplinary project team of industrial, civil and environmental engineers, architects, traffic planners, urban designers, landscape architects and urban planners.


MGC values the support of its neighbours and seeks to work with local businesses and residents to ensure that its intentions are fully understood by all. MGC is committed to providing a development that is sensitive to local concerns, is in character with the Erskine Park Business Area and which respects the residential amenity of the surrounding suburbs of St Clair, Kemps Creek and Erskine Park.

This website has been designed to provide interested residents and stakeholders with up to date information about the project. To promote the two way exchange of information we encourage you to forward through your comments using the feedback form that is attached to this website [CLICK HERE](#)



You are invited to attend a community briefing session to assist your understanding of this project. This event is scheduled for Tuesday 27 August 2013, from 7.00 – 9.00pm at Twin Creeks Golf and Country Club. At this event you can ask questions directly to representatives of the project team and light refreshments will be provided on arrival.

To secure your place at this event please register [CLICK HERE](#)

111-113 QUARRY ROAD, ERSKINE PARK



YOUR DEVELOPMENT VOICE



Devondale
MURRAY GOULBURN CO-OPERATIVE CO. LIMITED

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A New Milk Processing Facility at Quarry Road, Erskine Business Park



The subject land comprises an irregular shaped allotment of approximately 5.077 hectares situated within a 4 lot, newly constructed industrial subdivision in the Erskine Park Business Area, in the Local Government Area of Pennith.

The subject site is legally described as Lot 1022 in Deposited Plan 1175670, and is located at the street address 111-113 Quarry Road, Erskine Park NSW 2759. The subject site and adjoining allotments were part of a Torrens Title subdivision that occurred in 2008 (DA. 08/0917), subdividing Lot 102 into 4 allotments. The site location is illustrated at Figure 1.


Located within Erskine Park Business Area, the site is zoned IN1 General Industry under the Western Sydney Employment Area State Environmental Planning Policy 2009 (WSEA SEPP 2009). Specifically, the site is bound to the north by a large landfill operation managed by Enviroguard Transpacific, to the west by frontage to Quarry Road, and the manufacturing company Dintel Construction Systems. The southern boundary of the site adjoins an existing Biodiversity Corridor. It is noted that the land currently operated by Enviroguard Transpacific is also zoned Biodiversity Corridor and will be remediated for this purpose once Enviroguard ceases operating from the site in 2021. The biodiversity corridor is established under the WSEA SEPP 2009 and managed on its behalf by Greening Australia. The corridor is illustrated at Figure 2.

FIGURES 1 & 2
[Click to enlarge](#)



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INTRODUCING MURRAY GOULBURN CO-OPERATIVE CO. LIMITED








The proponent for this project is Murray Goulburn Co-operative Co. Limited (MGC) an Australian owned Co-operative well known for its flagship brand Devondale. It represents more than one-third of the nation's dairy farmers and is 100% controlled by its 2,480 dairy farmer shareholders in Victoria, South Australia, Tasmania and New South Wales.

The company is recognised as Australia's largest food producer processing 2.94 billion litres of milk and 740,000 tonnes of dairy product per year for both export and domestic markets. In 2011-12 MGC had a turnover of \$2.4 billion including \$1.2 billion in export revenue.

The Co-operative has a strong presence in Australia through its flagship brand Devondale and is a major supplier of UHT milk, cheese, butter and spreads to the Australian market. It also provides yogurt to Australian consumers through a joint venture with Danone and exports an extensive range of dairy ingredients.

As a Co-operative, it is MGC's objective to return profits directly to farmer shareholders by offering the highest farm gate price for milk. Farm gate milk prices are set by MGC annually. This price reflects the average price that MGC expects to receive for all of its products in both international and domestic markets.

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BREAKING NEWS

THE SITE

MGC

OVERVIEW

PLANNING PROCESS

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DOWNLOADS

FEEDBACK

PROJECT OVERVIEW

What Does the Milk Facility Involve?

The Quarry Road site is an ideal location for the Murray Goulburn Co-operative Co. Limited (MGC) milk processing facility, providing an established industrial address amongst other leading industrial operators; a strategic position within the Western Sydney Employment Area; as well as main road access to the adjacent M4 and M7 Motorways and the newly constructed Lenore Lane Link Road. The Link Road provides a vital connection to the Coles Chilled Distribution Centre at Eastern Creek, which will be the supply hub for MGC bottled milk products.

The site is 5.07 hectares in area and can accommodate a facility of the scale required to process the 100 million litres of milk per year into 1, 2 and 3 litre bottled milk product. Once operational, the facility will process raw milk under normal seasonal conditions which will be pasteurised, homogenised and bottled for distribution throughout NSW, through the Coles distribution chain. This facility will not produce any other dairy products apart from bottled milk.

The milk processing facility will operate seven days a week on a 24 hour basis and once in production will provide for significant full-time employment. Construction of the facility is expected to create further employment opportunities many building related contractors.

What will the facility look like?

The facility has been designed as a low rise structure, which for the most part is around nine metres in height. Milk arrives at the facility in a refrigerated tanker and must be stored in a specially-designed silo until it undergoes the processes of pasteurisation and homogenisation. The silos are slender stainless steel structures that stand around nineteen metres in height. The four silos will sit below the tree line of the biodiversity corridor located to the south of the site. Figure 1 illustrates how the facility will appear on the site and Figure 2 illustrates the layout of the facility.

A perimeter driveway system accessed by a single driveway entrance off the Quarry Road frontage facilitates truck movements whilst enabling visitor and staff vehicles to be separated from industrial traffic. The loading area presents to the Quarry Road frontage but is setback behind a substantial parkland feature that wraps around the western and southern boundaries, respecting and complementing the natural landscape of the biodiversity corridor.

The facility is purpose-built, incorporating noise mitigation surfaces, materials and functional architecture to accommodate the waste management, food regulation and hygiene requirements that are fundamental to a milk processing facility of this type.

FIGURES 1 & 2
[Click to enlarge](#)



Traffic

The anticipated truck movements are well within the projected truck generation rates that were applied at the planning stages for the Erskine Park Business Area. A traffic impact assessment is being undertaken as part of the environment assessment process by Traffix Traffic and Transportation Consultants. This assessment is rigorous and examines the ability of the surrounding road network to support the anticipated generation rates and vehicle types. Preliminary advice indicates that the projected operation of the facility will not result in any adverse traffic safety impacts on the adjacent local road network or the regional and classified road network.

All required staff, visitor and truck parking can be accommodated on the site. The perimeter driveway, loading area and car park design separates truck movements from staff and visitor cars. Directional signage and landscaping treatments are used to further define and separate vehicular and pedestrian routes.

Operating Noise

A detailed noise assessment is being undertaken as part of the environment assessment process. This assessment examines the potential for the facility to generate both internal and external noise and the cumulative impact of any noise generation on the amenity of sensitive adjoining land uses such as schools, aged care homes and residential precincts.

The assessment indicates that the noise impact from internal machinery and processes will be low as all the operational activities are contained within a purpose built facility. The building structure comprises a concrete floor slab, insulated foam panel walls and ceiling and sheet metal roof which will absorb noise. To limit noise escaping from the building, the windows and doors will be kept closed wherever possible, and will be small in size compared to the wall and roof area of the building.

External noise will be generated as a result of vehicle movements and ancillary equipment such as air conditioning units. The impact of externally generated noise will be low, as the site is centrally contained within the Erskine Business Park and is screened by the local topography of the land, existing vegetation and adjoining large scale warehouses and industrial buildings which buffer and mitigate the potential for adverse noise impacts.

Sustainability and Waste Management

MGC is at the forefront of environmental sustainable work practices and is committed to providing a Sydney based milk processing facility that adopts these technologies.

The range of energy saving technologies include a closed loop milk processing system which is designed to recover and reuse water through the entire procedure of milk processing, packaging and cleaning. Electricity use on the site will be minimised by using energy efficient design practices such as motion sensor lighting. MGC is also investigating the purchase of alternative green power.

Waste generated by the facility is likely to include excess milk solids, grease trap solids, plastics and cardboard packaging and administration waste. On site waste management will follow the successful practices that MGC uses at its other milk processing facilities. These include the compaction and recycling of production related materials, recovery of excess milk solids to be used as farm feed stock, and the provision of an onsite wastewater treatment plant to manage liquid wastes.

Potential for Odour

The only potential for odour to arise from a milk processing facility occurs as a result of milk spillage. The proposed MGC facility incorporates a closed loop processing system which would collect any spillage that occurred. An odour and air quality report is being prepared as part of the environmental assessment process. Findings indicate that the facility will not adversely impact on local amenity with respect to odour and air quality.

Environmental Protection of the Biodiversity Corridor

The site is aligned at its southern boundary by the existing Ropes Creek Biodiversity Corridor. MGC is committed to protecting the environmental quality of this Corridor and have developed a landscape strategy for the site that complements the Greening Australia Management Plan for the Corridor. MGC is committed to working with Greening Australia to ensure the ongoing viability and integrity of the corridor is maintained for future generations.


Economic Benefits

The proposed MGC milk processing facility signifies a substantial investment in the development of essential infrastructure to support the NSW Dairy Industry. With a capital investment value of \$64 million, the facility will deliver a major economic stimulus for Penrith Valley and the NSW Dairy Industry. MGC's entry into the Sydney milk market will restore stability to the NSW dairy industry which has suffered the effects of consolidation, disinvestment and inconsistent milk prices.


The Erskine Park plant on completion will process milk from only NSW dairy farms located in the sub-regions of the Hunter Valley, Mid-North Coast, South Coast and Hinterland, Riverina and Central West. In those NSW sub-regions, MGC will seek to maximise farm gate prices for raw milk product. For the business community of Penrith Valley, the development will create new employment opportunities which will include 45 full-time positions and up to 4 full-time positions in farm field services and commercial milk management, as well as approximately 150 temporary employment opportunities in construction and ancillary services.




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THE STATUTORY PLANNING PROCESS

Murray Goulburn Co-operative Co. Limited (MGC) seeks to have its milk processing facility operational by July 2014. MGC fully understands that this time frame will be dependent on receiving the necessary approvals and licenses by the relevant authorities. To facilitate the 2014 time frame, a staged planning approval process has been advanced. This approach has been discussed and agreed between the NSW Department of Planning and Infrastructure (NSW DoPI) and Penrith City Council. The process provides for:

- 1. An Early Works Development Application**
A development application for early works has been advanced through Penrith City Council. This application sought approval for a limited scope of works being bulk earth works and foundation piling. This application was approved by Penrith City Council on 26 July 2013. MGC will shortly commence work on site in accordance with the conditions of development consent.
- 2. A State Significant Development (SSD) Application**
The balance of the facility, being the building of the facility, its internal machinery, landscaping and hard paving circulation areas has a capital investment value of \$64 million and is defined as State Significant Development (SSD) under NSW Environmental Planning Legislation. The NSW Minister for Planning is the consent authority for this application. Under the NSW Environmental Planning and Assessment Act 1979 an SSD application must be accompanied by an Environmental Impact Statement (EIS). The MGC multi-disciplinary project team is currently preparing the EIS. The EIS will cover a range of environmental considerations to assess whether the site is suitable for the proposed use. The community consultation event being held on 27 August 2013 coincides with the preparation of the EIS and has been designed to ensure that community attitudes and views can be considered and addressed during the preparation of the EIS. Please [CLICK HERE](#) for details about how you can attend this event.

WHAT IS STATE SIGNIFICANT DEVELOPMENT (SSD)?

The project is classified as SSD as it is development that fulfils the requirements specified in State Environmental Planning Policy (State and Regional Development) 2011. Specifically, the facility has a capital investment value that exceeds the \$30 million prescribed threshold and the intended use falls under Schedule 1 of the SEPP as a Class 3, Agricultural produce industries and food and beverage processing.

Under the NSW Environmental Planning and Assessment Act 1979 must be accompanied by an EIS. The MGC multi-disciplinary project team is currently preparing the EIS. The community consultation event on the 21st August is being held to coincide with the preparation of the EIS.

THE SSD APPROVAL PROCESS



MGC and their multi-disciplinary team are currently preparing the EIS to be submitted to the NSW DoPI to address the specific requirements that have been established for the project by the Director General of the NSW Department of Planning.

The EIS documentation will be required to demonstrate that all of the requirements established for the project by the Director General of the NSW DoPI have been addressed. Please [CLICK HERE](#) to view these requirements. The next step in the planning process is for the application to be advertised and publicly exhibited for a period of 30 days by the NSW DoPI. During the exhibition period any person can make a written submission to the Director General regarding the proposal.


Following the exhibition period, all issues raised through the written submissions are addressed by the proponent. If changes are required to be made to the proposal as a result of the written submissions then a Preferred Project Report must be prepared by the proponent outlining those changes. The Director General then prepares an Environmental Assessment Report to the NSW Minister for Planning. If the Director-General recommends approval, draft conditions of consent are also prepared.

The Minister then determines whether to approve or refuse the project. The proponent is notified of the Minister's decisions. People who made a written submission during the exhibition period are also advised and the Notice of Determination is placed on the NSW DoPI website.


Further information about the process for State Significant Development can be found on the NSW DoPI website at www.planning.nsw.gov.au




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MURRAY GOULBURN

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HOW YOU CAN BECOME INVOLVED

Community attitudes and ideas are important to Murray Goulburn Co-operative Co. Limited (MGC) and the Co-operative is committed to working with local communities to ensure that their projects are responsive to local needs. To assist with this aspect of the project MGC has engaged Urban Concepts, a consultancy that specialises in facilitating community consultation for town planning and development related projects.

Urban Concepts has developed a range of initiatives to inform you about MGC's arrival into the Erskine Park Business Area, to ensure that you fully understand how the proposed milk processing facility will operate and to provide you with the opportunity to contribute your views to the planning process.

These initiatives include:

- Telephone Urban Concepts on the free call number 1800 TalkToUs (1800 825 586) during business hours, 9am to 5pm Monday to Friday.
- Email Urban Concepts at info@urbanconcepts.net.au
- Read our Community Newsletters. These are available to download from this website [CLICK HERE](#)
- Complete the feedback form on this website [CLICK HERE](#)
- Attend the community consultation evening on Tuesday 27 August 2013 at Twin Creeks Golf Club from 7.00-9.00pm. Details about how you can register to attend are provided below.

WE UNDERSTAND YOUR CONCERNS

Through our consultation we seek to understand and address the concerns raised by residents and local businesses in relation noise, odour and traffic impacts of the proposed development. At these events you will have the opportunity to talk through our design approach.

By attending our consultation events we will present to you:

- Landscape plans;
- Architectural plans and elevations;
- View impact analysis;
- Operational management plan, including the management of waste, noise and odour generated on site; and
- The results of the traffic assessment for the site.

MGC has made substantial investment toward this milk processing facility. The consultation event is important for developing a positive and ongoing dialogue with neighbours and the broader community, to ensure that we can all operate together in a supported environment.

refreshments will be served.

We hope that you will attend our event. We ask that you register your attendance using the form below, as it helps us to ensure that we plan a successful and comfortable evening for all participants.

Name:

Your Full Name

Email:

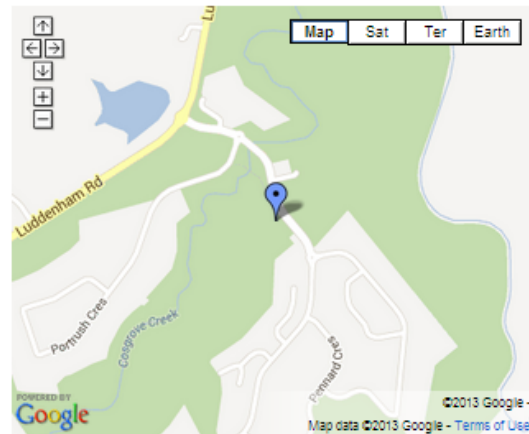
name@email.com

Telephone:

Enter Phons Number

Message:

SUBMIT



View [Twin Creeks Golf & Country Club](#) in a larger map

CONSULTATION PROTOCOLS


Urban Concepts advises that:

- Information prepared for public circulation including newsletters and media articles is approved by MGC prior to its release.
- We will maintain a log of all telephone, email and mail enquiries received and prepare a report to MGC identifying the issues or comments raised.
- We will prepare a report on the community consultation process which will be issued to NSW DoPI at the time of lodgement of the EIS. The report will detail all aspects of the consultation process.
- We will ensure that any material forwarded to our offices regarding the Quarry Road site is forwarded through to MGC for response or for information purposes.
- We will take every care to ensure that the comments raised by the community are faithfully represented and recorded. We are pleased for you to advise us of any mistakes or omissions and we will amend our records accordingly.
- We will provide a record of comments to all participants who attend the consultation events. A copy of the record will also be placed on this website.




(c) Urban Concepts ABN 96 074 171 065


The screenshot displays the website interface for Devondale. At the top left, the 'urbanconcepts' logo is shown with the tagline 'YOUR DEVELOPMENT VOICE'. The main header features the Devondale logo, 'THE AUSSIE FARMER CO-OP', and the Murray Goulburn logo. A navigation menu includes 'BREAKING NEWS', 'THE SITE', 'MGC', 'OVERVIEW', 'PLANNING PROCESS', 'EVENTS', 'DOWNLOADS', and 'FEEDBACK'. The 'DOWNLOADS' section lists three items: 'Director General's Requirements', 'Newsletter Edition 1 - August 2013', and 'PowerPoint Presentation - Community Event 27 August 2013'. Below this is a 'PHOTO GALLERY' section with a 'Click to enlarge' prompt and a row of nine small landscape photos. The footer contains logos for Devondale and Murray Goulburn, social media icons for Facebook, Twitter, Google+, LinkedIn, and RSS, and the copyright notice '(c) Urban Concepts ABN 96 074 171 065'.



YOUR DEVELOPMENT VOICE



THE AUSSIE FARMER CO-OP



Devondale
MURRAY GOULBURN CO-OPERATIVE CO. LIMITED

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FURTHER INFORMATION

To learn more about this project you can:

- Telephone or email Belinda Barnett or Trinity Woods or Emily Salviseberg at Urban Concepts. You can phone our office on 1800 TalkToUs (1800 825 586) during business hours, 9am to 5pm Monday to Friday, or email our office at info@urbanconcepts.net.au
- Read our Community Newsletter, please [CLICK HERE](#)
- Complete the feedback form below.

CONSULTATION PROTOCOLS

Urban Concepts advises that:

- Information prepared for public circulation including newsletters and media articles is approved by Murray Goulburn Co-operative Co. Limited (MGC) prior to its release.
- We will maintain a log of all telephone, email and mail enquiries received and prepare a report to MGC identifying the issues or comments raised.
- We will prepare a report on the community consultation process which will be issued to NSW DoPI at the time of lodgement of the Environmental Impact Statement. The report will detail all aspects of the consultation process.
- We will ensure that any material forwarded to our offices regarding the Quarry Road site is forwarded through to MGC for response or for information purposes.
- We will take every care to ensure that the comments raised by the community are faithfully represented and recorded. We are pleased for you to advise us of any mistakes or omissions and we will amend our records accordingly.
- We will provide a record of comments to all participants who attend the consultation events. A copy of the record will also be placed on this website.
- We will respond to residents and stakeholders within 48 business hours of receiving a question via the feedback form, email or 1800 number.

FEEDBACK FORM

Name:

Email:

Telephone:

Message:

Appendix F - Media Display Advertisements

APPEARED 21ST AUGUST 2013

COMMUNITY CONSULTATION EVENT

urbanconcepts

Devondale
MURRAY GOULBURN CO-OPERATIVE CO. LIMITED

MURRAY GOULBURN CO-OPERATIVE CO. LIMITED (MGC) selects the Erskine Park Business Area as the home of its first NSW Milk Processing Facility

To learn more about our plans we invite you to attend our consultation evening on the 27th August 2013

MGC is an Australian owned Co-operative well-known for its flagship brand Devondale. MGC represents more than a third of the nation's dairy farmers and is 100% controlled by its 2,480 dairy farmer shareholders in Victoria, South Australia, Tasmania and New South Wales.

MGC has engaged Urban Concepts to facilitate a community consultation process for its first NSW based milk processing facility to be located at 111 – 113 Quarry Road in the Erskine Park Business Area.

In May 2013, MGC purchased the Quarry Road site in the Erskine Park Business Area and has since undertaken detailed site investigations to understand the environmental sensitivities of the land. These investigations have culminated in the formulation of a preferred architectural scheme that is supported by a suite of environmental management plans addressing construction, traffic, noise, waste management, stormwater and the like. The design of the facility was developed by a multi-disciplinary project team of industrial, civil and environmental engineers, architects, traffic planners, urban designers, landscape architects and urban planners.

MGC values the support of its neighbours and seeks to work with local businesses and residents to ensure that its intentions are fully understood by all.

MGC is committed to providing a development that is sensitive to local concerns, is in character with the Erskine Park Business Area and which respects the residential amenity of the surrounding suburbs of St Clair, Kemps Creek and Erskine Park.

MGC would like to invite local residents to attend a community consultation evening where the Co-operative will share with you its plans for the Quarry Road site. **The Consultation Evening will take place from 7-9 pm on Tuesday 27th August 2013 at the Twin Creeks Golf and Country Club, 2-8 Twin Creeks Drive, Luddenham. You will be met on arrival at the reception area of this venue and light refreshments will be served during the evening.**

If you would like to attend the evening we ask that you register with Urban Concepts. Registering in advance helps us to ensure that there is sufficient seating and refreshments available on the night.

TO REGISTER:	
• Telephone	Urban Concepts during business hours on 1800TalkToUs (1800 825 586)
• Email	info@urbanconcepts.net.au
• Visit	www.mgcerskinpark.com

WE LOOK FORWARD TO WELCOMING YOU TO THIS EVENT AND TO HEARING YOUR VIEWS

APPEARED 22ND AUGUST 2013

COMMUNITY CONSULTATION EVENT

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Devondale
MURRAY GOULBURN CO-OPERATIVE CO. LIMITED

MURRAY GOULBURN CO-OPERATIVE CO. LIMITED (MGC) selects the Erskine Park Business Area as the home of its first NSW Milk Processing Facility

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- Email **info@urbanconcepts.net.au**
- Visit **www.mgcerskinpark.com**

WE LOOK FORWARD TO WELCOMING YOU TO THIS EVENT AND TO HEARING YOUR VIEWS

Appendix G - PowerPoint Presentation from Consultation Events

Community Consultation

Murray Goulburn Co-operative Co. Limited



Milk Processing Facility to be located at 111-113 Quarry Road, Erskine Park State Significant Development SSD-6026

Prepared by Blomquist + Wark, Davis Advisory, KMH Environmental, Pitt&Sherry, S2D and Urban Concepts
Prepared for Murray Goulburn Co-operative Co. Limited
Date August 2013

Today's Agenda

27 August 2013



- ★ **Part 1 – allow 40 minutes**
 - ★ Welcome
 - ★ Introduction
 - ★ The Planning Proposal

- ★ **Part 2 – allow 50 minutes**
 - ★ Facilitated Question and Answer Session

Prepared by Blomquist + Wark, Davis Advisory, KMH Environmental, Pitt&Sherry, S2D and Urban Concepts
Prepared for Murray Goulburn Co-operative Co. Limited
Date August 2013

Purpose of Today



- ★ To explain the proposal being advanced.
- ★ To demonstrate how the site could be developed for a milk processing facility.
- ★ To enable you to commence a dialogue with Murray Goulburn Co-operative Co. Limited.
- ★ To provide you with the opportunity to ask questions.

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Prepared for Murray Goulburn Co-operative Co. Limited
Date August 2013

The Project Team



DISCIPLINE	CONSULTANT
Project Coordination	Space2Develop
Architecture	Blomquist + Wark
Civil Engineering	Pitt&Sherry
Environmental Planning and Management	KMH Environmental
Project Advocacy, Stakeholder and Community Engagement	Urban Concepts
Noise, Odour and Air Quality Assessment	Todoroski Air Sciences
Urban Design and Visual Impact Assessment	GM Urban Design and Architecture
Landscape Design	Group GSA
Geotech, Contamination and Salinity	Environmental Earth Sciences
Traffic and Parking Assessment	Trafix Traffic and Transportation Planners
Bushfire Hazard Assessment and Ecology	Travers Environmental Group
Socio Economic Impact	Steve Spencer
Hazard Analysis Assessment	Benbow Environment
Quantity Surveyors Report	WT Partnership

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 Date August 2013

Community Consultation

Initiatives undertaken to date



- * Preparation of Community Newsletter and Invitation (2,500 distributed)
- * Establishment of 1800 Number and Email Address
- * Establishment of Project Website www.mgcerskinpark.com
- * Media Display Advertising
- * Stakeholder Letter
- * Stakeholder Round Table Lunch
- * Community Consultation Evening
- * Record of Comments
- * Consultation Report to NSW Department of Planning and Infrastructure

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Date August 2013

Guidelines



- * Remember to switch off mobile phones.
- * The session will be of 2 hours duration.
- * No questions please during the presentation.
- * Only one person is to speak at a time.
- * Every view is valid – respect the views of others even if you may not agree.
- * Questions unable to be answered will be taken on notice.
- * A record of comments will be issued to participants.
- * We will only record your names when we are authorised to do so.

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Date August 2013

Who is Devondale/MGC?



Australia's largest
dairy food company



A Co-operative of
Australian dairy
farmers

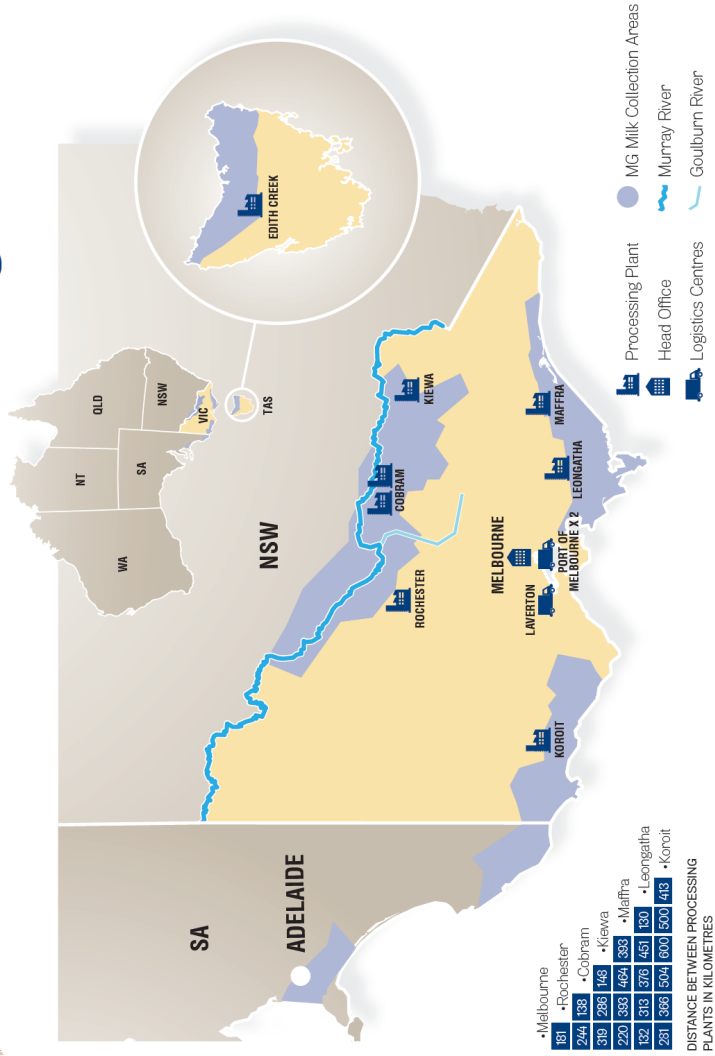


Sells rich mix of
dairy ingredients,
consumer products,
food service and
farm trading stores
to Australia and the
world

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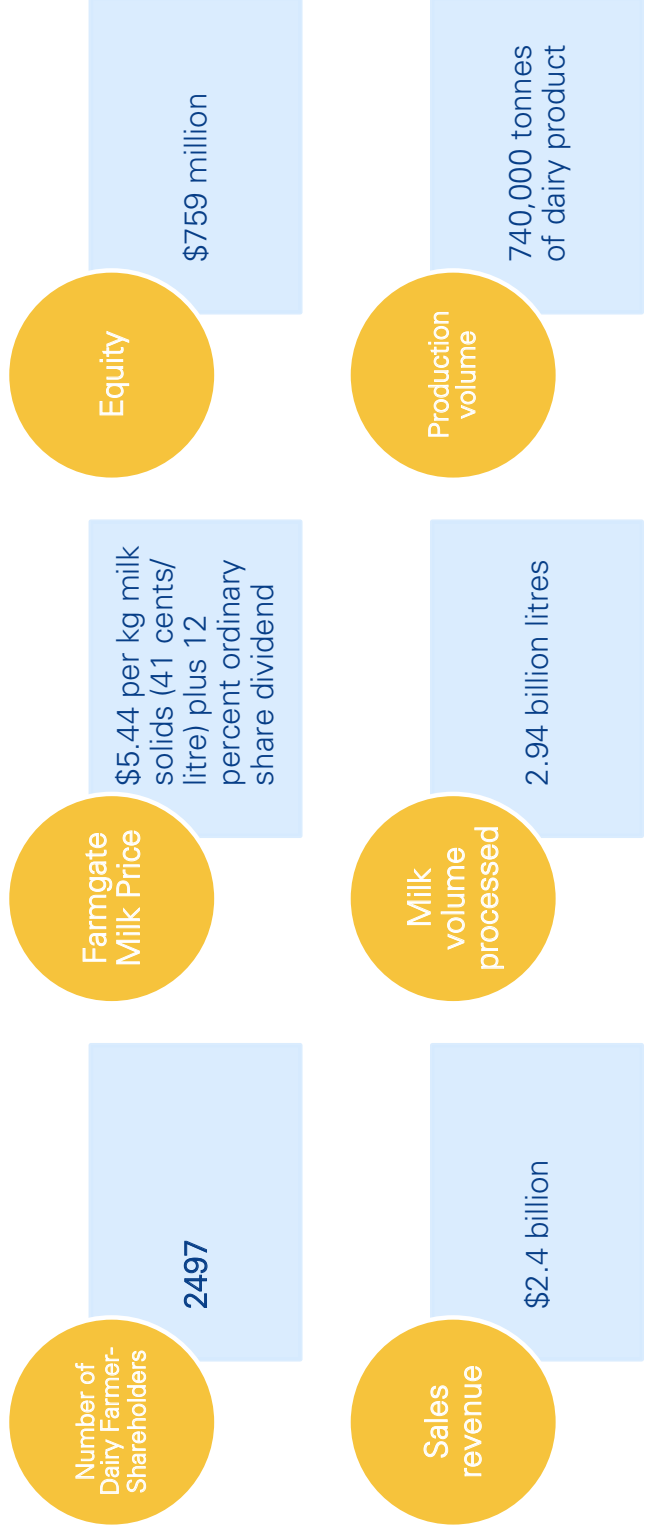


Where Devondale/ MGC Operates Currently



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2011-12 Financial Year Results

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 Date August 2013

Partnering with Coles



- 1 10-year partnership to supply Coles with daily pasteurised milk for its private label brands in Victoria and New South Wales from July 2014
- 2 Re-launch of Devondale-branded milk through Coles
- 3 Devondale cheese returns to Coles shelves after 9 years
- 4 New milk processing facilities required in western Sydney and Melbourne to be operational July 2014

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Site Location Plan



 The Site

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NSW State Plan

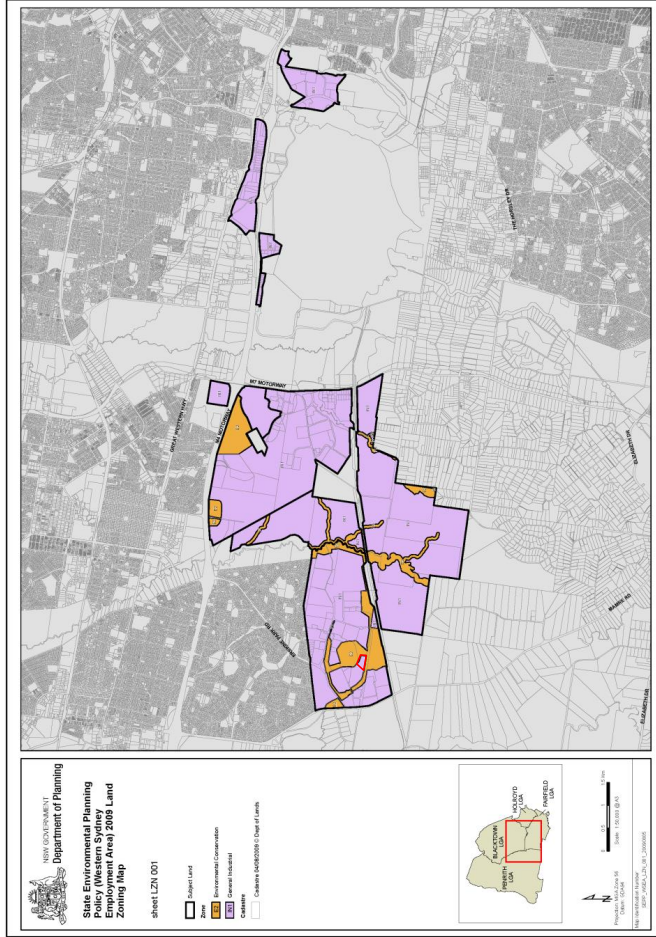



GOAL	SPECIFIC TARGETS	PROPOSAL'S CONTRIBUTION
Grow employment by an average of 1.25% per year to 2020.	Reduce the gap in employment outcomes between Aboriginal and non-Aboriginal people within a decade. Increase the proportion of young people in employment or learning (15-24 years). Increase the proportion of people over 55 participating in employment. Increase the proportion of women employed in non-traditional occupations in NSW.	The Proposal would be employing approximately 50 people for during the operation of the processing facility (at least 10 years).
Protect strategic agricultural land and improve agricultural productivity.	Strategic land use plans completed within set timeframes Improved productivity on NSW farms.	The Proposal would be supporting a significant portion of the dairy industry in NSW as it would be sourcing raw milk from local farmers. The Proposal is expected to be operational for at least 10 years.
Increase expenditure on critical NSW infrastructure.	Increase investment in regional infrastructure. Increase share of Commonwealth funding for NSW infrastructure. Major strategic infrastructure delivered as a priority as promised.	The Proposal is defined as a State Significant Development that would support the NSW Government's strategic direction in providing commercial infrastructure for improving the NSW economy.

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Date August 2013



WSEA Zoning Map



 The Site

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 Date August 2013

Environmental Impact Statement (EIS)

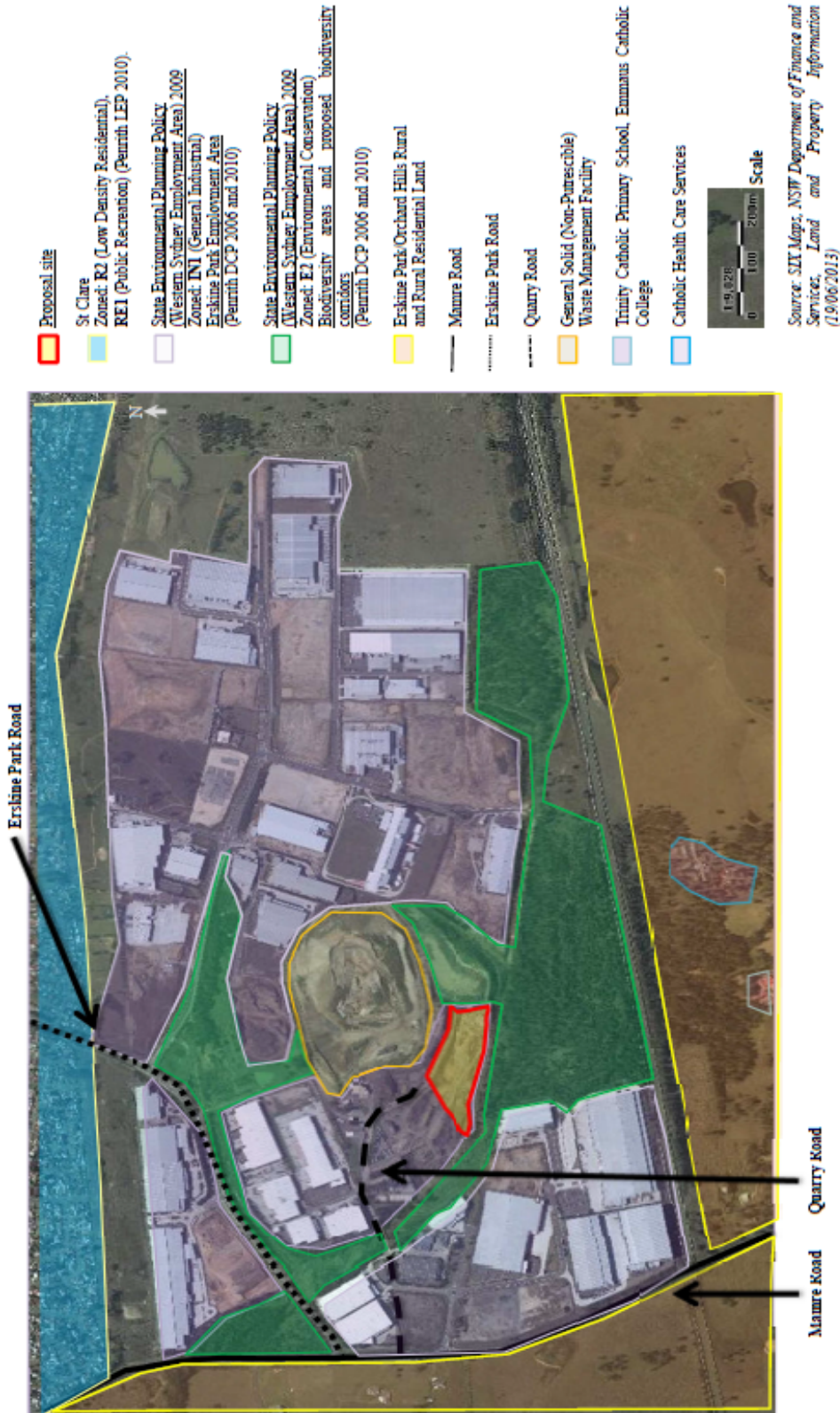


- ★ EIS: issues confirmed in Director-General's Requirements (DGRs) and Environmental Risk Assessment

ENVIRONMENTAL ISSUES ASSESSED

Strategic context	Food safety	Waste management
Traffic and transport	Biodiversity	Cumulative impacts
Air quality and odour	Greenhouse gas	Consultation
Noise	Hazards and risk	Socioeconomic
Soil and water	Visual	Bushfire

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 Date August 2013



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Air Quality and Odour



POTENTIAL IMPACT AREA ASSESSMENT AND MITIGATION

<p>Odour from Wastewater System</p>	<p>Assessment: - Within EPA limits</p> <p>Mitigation: - Design of the WWS (fully contained) - Monitoring during operations</p>
<p>NO₂ and CO emissions from boiler</p>	<p>Assessment: - Within EPA limits</p> <p>Mitigation: - Boiler design (low NOx)</p>

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Noise



POTENTIAL IMPACT AREA	ASSESSMENT AND MITIGATION
Construction	<p>Assessment:</p> <ul style="list-style-type: none"> - Within EPA limits <p>Mitigation:</p> <ul style="list-style-type: none"> - Adherence to working hours
Operation of facility/equipment	<p>Assessment:</p> <ul style="list-style-type: none"> - Within EPA limits including sleep disturbance criteria <p>Mitigation:</p> <ul style="list-style-type: none"> - Most noise emitting equipment located within main building, reducing noise emissions
Traffic	<p>Assessment:</p> <ul style="list-style-type: none"> - Very small increase in noise levels on road network

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Traffic



POTENTIAL IMPACT AREA

Performance of road network and junctions as result of additional traffic

ASSESSMENT AND MITIGATION

Assessment:

- 24/7 operation: shifts are timed so that the staff trips do not coincide with the critical peak periods
- Heavy vehicles: 102 daily vehicle trips but only 10 of these in AM peak and 16 in PM peak
- Austroads Part 12: 'Traffic Impacts of Development' considers a generation of 10 vehicle trips to be of low impact stating that no traffic impact assessment would normally be required. Direct impacts of development assessed as being minimal
- Cumulative: when other potential developments assessed, network continues to perform well

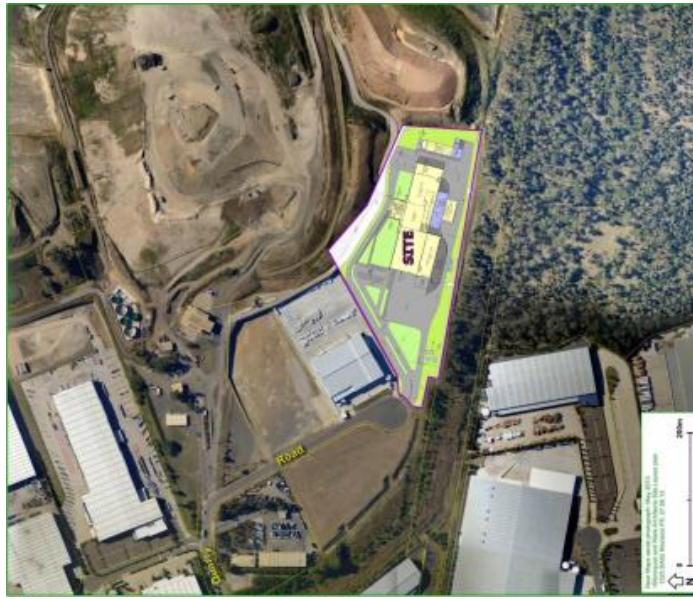
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 August 2013



Traffic Assessment

TRAFFIX



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Date August 2013

Traffic Impacts

Traffic Generation



- ★ The traffic movement data that forms the basis of our assessment was provided by MGC based on staff related trips and operational data for heavy vehicles.
- ★ The facility is designed for 24/7 operation therefore the shifts are timed so that the staff trips do not coincide with the critical peak period. Staff related trips (light vehicles) will therefore effectively be zero and will not occur during the critical morning and evening peak periods.
- ★ The site will have a daily trip generation of 60 trips which comprise 48 staff related trips and 12 visitor related trips. These trips will occur outside of the peak traffic periods they will have little to no impact on the existing road network.
- ★ The heavy vehicle component of the development will generate 102 daily vehicle trips. Since these trips are distributed over a 24 hour timeframe only 10 trips will occur during the morning peak and 16 trips during the evening peak period, with the breakdown shown in the table below.

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Traffic Impacts

Predicted (Heavy Vehicle) Peak Hour Traffic



Type of Vehicle	AM Peak Hour			PM Peak Hour		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Milk Delivery B Double	3	3	6	4	4	8
Finished Product Milk Dispatch	0	0	0	2	2	4
Packaging Materials	2	2	4	2	2	4
Waste	0	0	0	0	0	0
Total Operational Traffic	5	5	10	8	8	16

- ★ The peak hour traffic generation of the MGC facility has been assessed as 10 trips during the morning peak and 16 trips during the evening peak.
- ★ Austroads Part 12: 'Traffic Impacts of Development' considers a generation of 10 vehicle trips to be of low impact stating that no traffic impact assessment would normally be required. Therefore with the direct impacts of this development alone being so minimal, there is no need to assess its impacts as an isolated development.

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External Traffic Impacts

Modelling Assessment



- ★ The subject site is situated near several undeveloped lots which are located within the Erskine Business Park and will be accessed via Quarry Road. These five undeveloped lots have a combined total area of approximately 36 Hectares. Considering that these lots are to be developed in the future a cumulative assessment has been undertaken (as required under the DGR's) which accounts for the development of these lots.
- ★ The adopted trip rate (15 trips/ha/hr of developable land during the peak periods) to the 36 hectares of undeveloped land within the vicinity results in a trip generation of 540 vehicles per hour during the peak periods. Adding the peak traffic generation of the proposed development to this generation yields 550 veh/hr during the morning peak and 556 veh/hr during the evening peak period.
- ★ The intersections of importance in the vicinity of the site have been re-modelled in SIDRA to assess the cumulative effects on the surrounding road network during the AM and PM peak periods.

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Date August 2013

External Traffic Impacts

Cumulative Traffic Assessment



* Future (AM) Intersection Performance

INTERSECTION DESCRIPTION	CONTROL TYPE	DEGREE OF SATURATION (DOS)	AVERAGE DELAY (SEC)	LEVEL OF SERVICE
Mamre Rd x Erskine Park Rd	Signalised	0.681	24.4	B (B)
Mamre Rd x James Erskine Dr	Signalised	0.614	16.4	B (A)
James Erskine Dr x Quarry Rd	Roundabout	0.329	10.8	A (A)

* Future (PM) Intersection Performance

INTERSECTION DESCRIPTION	CONTROL TYPE	DEGREE OF SATURATION (DOS)	AVERAGE DELAY (SEC)	LEVEL OF SERVICE
Mamre Rd x Erskine Park Rd	Signalised	0.659	20.7	B (B)
Mamre Rd x James Erskine Dr	Signalised	0.623	19.3	B (A)
James Erskine Dr x Quarry Rd	Roundabout	0.362	11.8	A (A)

* The results in the above tables show that all three intersections will continue operate well during both the morning and evening peak periods maintaining a Level of Service of B or better, even on the basis of the very conservatively high trip rates that have been adopted for the cumulative assessment.

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Biodiversity



POTENTIAL IMPACT AREA

Run-off from site impacting on Biodiversity Corridor to the south of the site

ASSESSMENT AND MITIGATION

Assessment:

- Endangered Ecological Communities (EEC) located in Biodiversity Corridor
- Minor direct impacts due to drainage pipe
- Potential impacts associated with run-off (erosion and sedimentation)

Mitigation:

- Erosion and sedimentation controls incorporated into Proposal during construction and operation
- Weed control for noxious weeds
- Landscape planting consistent with ecology of Biodiversity Corridor

Prepared by
 Prepared for
 Date

Blomquist + Wark, Davis Advisory, KMH Environmental, Pitt&Sherry, S2D and Urban Concepts
 Murray Goulburn Co-operative Co. Limited
 August 2013



Site Context



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 Date August 2013



Visual Impact

Views considered



① View considered for photomontage analysis Other views considered (selected)

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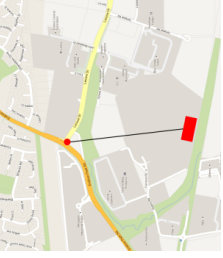


Photomontage Views

Erskine Park and St Clair



Blackwell Avenue



Erskine Park Road /
Lenore Drive

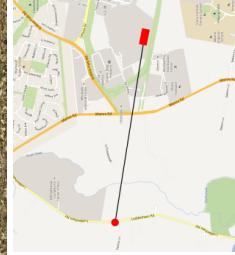
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Photomontage views

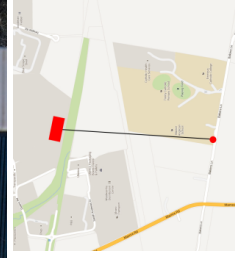
Rural areas



Luddenham Road /
Patons Lane



Bakers Lane / Mamre
Anglican School



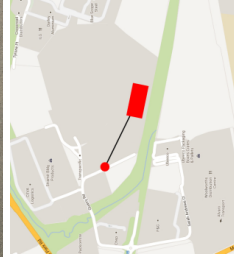
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Photomontage views

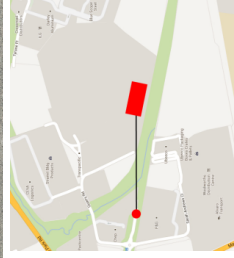
Within the Industrial Precinct



Quarry Road

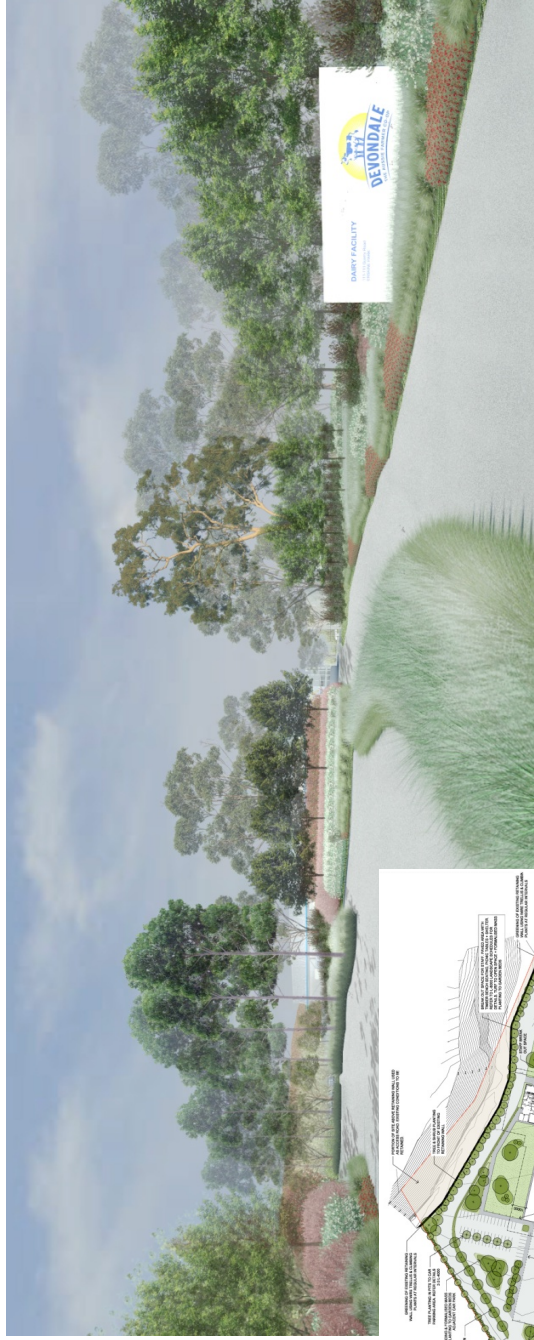


James Erskine Drive



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Date August 2013

View from site frontage



View from Quarry Road site entry

Landscape masterplan

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Prepared for Murray Goulburn Co-operative Co. Limited
Date August 2013

Summary



- ★ Air, odour and noise impacts from facility are not significant and further reduced by distance to sensitive receptors
- ★ Traffic generated is very low and avoids peak, with little impact on network performance
- ★ Visual impact is low given sites location in Industrial facility
- ★ Impacts to Biodiversity Corridor mitigated through surface water design
- ★ Mitigation and management measures agreed and incorporated into project design and EIS

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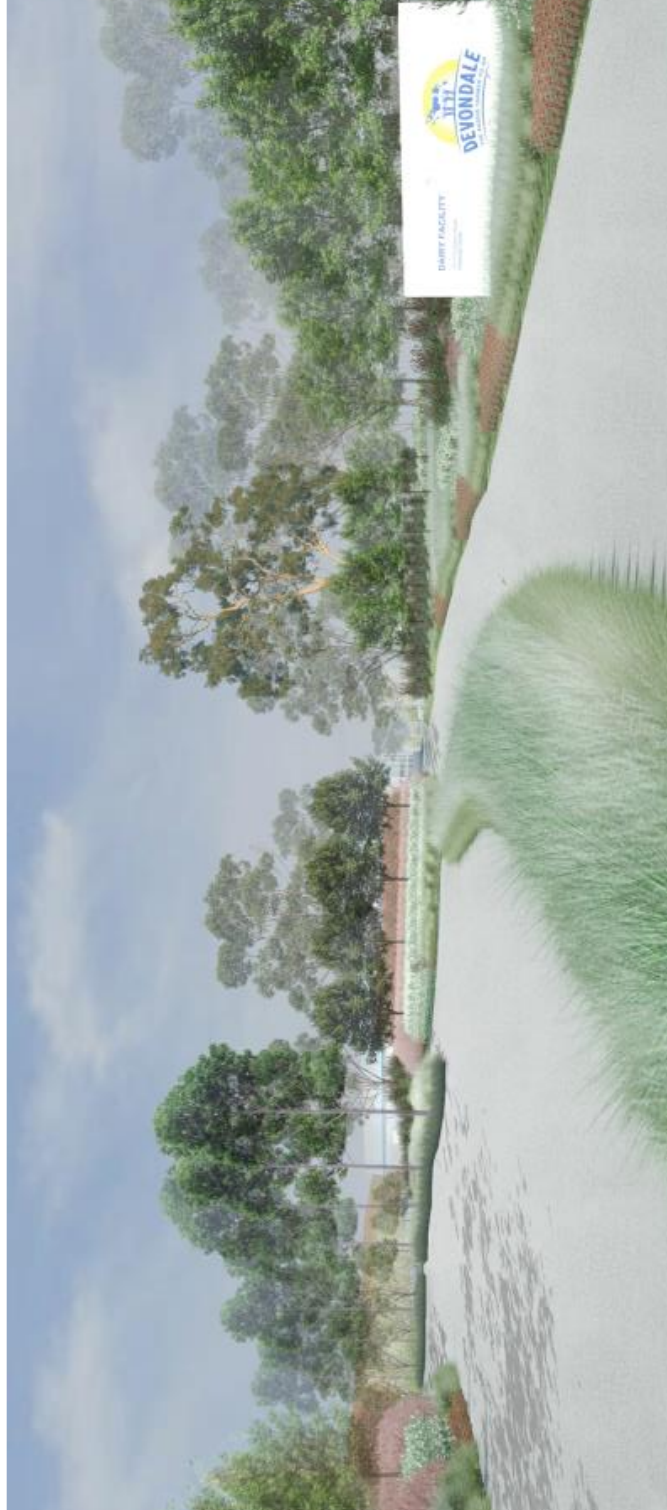
Approvals – Next Steps



- ★ Lodge EIS with Department of Planning & Infrastructure (DP&I)
- ★ Public Exhibition of EIS for minimum of 30 days
- ★ Opportunity to make submissions to DP&I
- ★ Preparation of Submissions Report to address submission
- ★ Lodge Submissions Report with DP&I
- ★ DP&I determination of SSD application

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Prepared for Murray Goulburn Co-operative Co. Limited
Date August 2013

Questions



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Prepared for Murray Goulburn Co-operative Co. Limited
Date August 2013

Appendix H - Record of Comments

17th September 2013

Dear Participant,

FINAL RECORD OF COMMENTS

MGC ERSKINE PARK MILK PROCESSING FACILITY STAKEHOLDER ROUND TABLE LUNCH – TUESDAY 27TH AUGUST 2013

On behalf of Murray Goulburn Co-Operative Co. (MGC), I would like to thank you for participating in the MGC Erskine Park Stakeholder Round Table Lunch that we held on Tuesday 27th August 2013, at which we presented the plans for MGC's first milk processing facility proposed for the Erskine Business Park area.

In this regard, we are pleased to now forward to you the Final Record of Comments raised from participant questions and project team answers during the Stakeholder Round Table Lunch. There were no comments received from the community to amend this Record. This Record will be issued to the NSW Department of Planning and Infrastructure as part of the formal Environmental Impact Statement documentation.

On behalf of MGC and the project team, I would like to thank you again for your participation in the community consultation process.

Yours faithfully,



Belinda Barnett
Director
Urban Concepts



Disclaimer

Urban Concepts has taken every care to ensure that the comments raised by the participants have been faithfully represented and recorded. If there are comments that have not been recorded or have been recorded incorrectly we apologise for any misunderstanding and advise that it has not been deliberate.

FINAL RECORD OF COMMENTS



MGC Erskine Park Milk Processing Facility – Stakeholder Roundtable Lunch Tuesday 27th August 2013, 12.00 – 2.00PM

The MGC Erskine Park Milk Processing Facility Stakeholder Lunch was held in the Cosgrove Room at Twin Creeks Country and Golf Club, Luddenham.

The event was attended by 6 participants, representing the Penrith Business Alliance (PBA), Penrith Valley Chamber of Commerce (PVCC), Penrith City Council, the neighbouring site Dincel Constructions, and utility providers Jemena and Sydney Water Corporation.

In preparing for this event, Urban Concepts issued letters to 65 stakeholders identified on the stakeholder database, inviting them to attend the event.

The following project team members were in attendance:

- Brian Cullinane KMH Environmental, Business Unit Leader
- Aleks Todoroski Todoroski Air Sciences, Director
- Oscar Stanish GM Urban Design & Architecture (GMU), Urban Designer
- Belinda Barnett Urban Concepts, Director
- Emily Salvisberg Urban Concepts, Urban Planning and Communications Consultant

Question and Answer Session

QUESTION	RESPONSE
1. Dincel Constructions: Will the operation of the facility be 24 hours? Will this also mean that traffic will be operational 24 hours?	1. Yes the facility will operate over 24 hours. The traffic movements for the facility will also occur over 24 hours. The arrival of fresh milk tankers will be spread throughout the day minimising peak hour impacts on the local road network
2. PVCC: The project team mentioned that there will be around 105 vehicle trips a day for the facility. Is this number correct? When will the peak traffic movements for the facility occur? These peak traffic movements will change as the facility expands.	2. There will be 102 truck movements per day associated with: <ul style="list-style-type: none"> • delivery of raw milk from farms to the milk processing facility; • dispatch of bottled milk to the Eastern Creek Chilled Distribution Centre; • delivery of materials to the facility; and • waste collection. Truck movements are distributed over a 24 hour timeframe with only 10 trips in the

QUESTION	RESPONSE
	<p>morning peak and 16 trips during the evening peak period.</p> <ul style="list-style-type: none"> • There will be 48 staff related trips and 12 visitor related trips per day. Because of the 24 hour operations of the facility and the use of shift work, trips will be spread throughout the day and will be largely outside of the peak traffic periods. • 45 employee movements (40% at 6.00am, 40% at 3.30pm and 20% at 10pm) • 22 farm milk deliveries – B Doubles - (50% in the early morning, 50% in the evening) • 18 finished goods semi-trailer dispatches to Coles in Eastern Creek consistently across the day from 7.00am to 9.30pm • Remainder movements are allowances for packaging materials, maintenance contractors, waste disposal and visitors.
<p>3. Penrith City Councillor: How many jobs will this facility provide once operational? Is it 45 positions?</p>	<p>3. Yes 45 jobs is correct.</p>
<p>4. PVCC: What types of employment positions will be generated for the facility?</p>	<p>4. The employment positions created will cover a broad range of jobs including operational workers, laboratory technicians, managers, warehouse operators, engineers, and maintenance personnel. Local services will be required for fabrication, repair, calibration, and facility maintenance among other requirements.</p> <p>Table 1 at Attachment A, provides a list of the employment positions generated by the proposed facility.</p>
<p>5. Dincel Constructions: How does the noise model used for this facility, compare to other projects?</p>	<p>5. The facility will have a minimal impact in terms of noise generation. The noise generation modelling was undertaken to ensure that all documentation for the project, as a State Significant Development, has been prepared comprehensively to limit any delay in the assessment of this project by the Department of Planning and Infrastructure. The project team have a short timeframe, and so to be efficient the modelling has been undertaken.</p>
<p>6. Dincel Constructions: How does this facility compare to existing MGC milk</p>	<p>6. Todoroski Air Sciences used data from existing milk processing facilities within</p>





QUESTION	RESPONSE
processing facilities?	<p>their model for the Erskine Park proposal. The closed loop Clean In Place processing system limits the potential for milk spillage, which would create odour in the form of hydrogen sulphide. These are common odours from effluent systems. Unless there is an error in the system, spillage should not occur at the facility.</p>
<p>7. Dincel Constructions: What data was included in the model? I am interested in knowing the credibility and accuracy of the data used.</p>	<p>6. The modelling is based on the maximum measured emission rates for odour from a similar milk facility in Victoria. Emissions rates for the boiler are based on well-established US EPA and Australian NPI emission factors. Worst case 100% conversion of NO_x to NO₂ was applied (even though this may overstate emissions 5 fold or more). It was also assumed that the odour and boiler emissions would occur on every hour of the year modelled.</p> <p>A similar, conservative approach was applied for noise, based on measured data for trucks and plant items at a similar milk facility in Victoria.</p> <p>The approach was to assume worst case conditions, well beyond that anticipated, and the results show very little impact.</p>
<p>7. Penrith City Councillor: I would like to make a comment. I am pleased with this proposal unlike other developments that have occurred in Erskine Park, this project provides a reasonable number of jobs per floor space. I also like the Co-Operative function of the facility, creating partnerships with local milk producers in the region, and the security that a 10 year contract will provide to those farmers. The location for this facility is well suited, being distantly located from residential areas. I am concerned about the compressed timeframe for the development to be operational in early 2014, and I wish you luck with this.</p>	<p>7. The timeframe is difficult. MGC investigated a number of potential sites before deciding on the Erskine Park area. It was fortunate that the Quarry Road site was suitable on a number of accounts, with benefit in location close to the M7 Motorway and proximity to the Eastern Creek Coles Chilled Distribution Centre, which was fundamental to the site selection process. Another requirement for MGC was accommodating a pre-existing design being the facility at Laverton, which is a mirror factory. It was challenging to have to find a site that could accommodate, essentially a facility that has already been designed to accommodate pre-ordered internal machinery and robotics.</p>
<p>8. Dincel Constructions: Where is the MGC Co-Operative based? Where are the</p>	<p>8. MGC's head office is based in Victoria. The farms are based in Victoria and</p>



QUESTION	RESPONSE
farms based?	Tasmania, and the milk is sourced from these farms. If the facility is not in operation by July 2014, milk may need to be hauled by road freight from Melbourne to Sydney.
9. Penrith City Councillor: Within a short distance from the site there is a chicken farm and soon to be a meat packing manufacturer, so this facility is well suited to its location.	9. Comment noted. There is a development application for a site close by to the Quarry Road site for a meat packing plant.
10. Penrith City Councillor: I would just like to reiterate how pleased I am at the number of employment positions generated by the facility. As there are a number of developments occurring with a large amount of floor space but only with a limited numbers of jobs. We support a greater number of jobs close to Penrith.	10. Comment noted. We are thankful for your support.
11. PVCC: Large organisations such as MGC should utilise local Penrith business partnerships. Business should be kept local using local suppliers and to generate jobs. Local businesses should be provided with an opportunity to tender for services. I understand that this may not always be possible.	11. Todoroski Air Sciences like most of the project team were engaged because we are based locally. MGC supports local employment and will further opportunities to do this.
12. Penrith City Councillor: An interesting part about Penrith is that even though it has a large population, it is still very much like a country town in its support of local business.	12. Comment noted.
13. Dincel Constructions: During construction of the facility, will access for our site be affected by construction vehicles?	13. Access to the Dincel Constructions site will not be affected by construction works for this project.
14. PVCC: Will this Powerpoint presentation slides be provided on the project website?	14. Yes. A Record of Comments noting the question and answer session will also be distributed to you as participants as a draft. Please advise if there is an error and it will be amended.
15. PVCC: As the facility is operational over 24 hours, will work shifts be staggered over this time period? Could you please	15. The work shifts would be staggered. There are different shifts according to different work activities. Essentially filling



QUESTION	RESPONSE
clarify the work shift arrangement?	<p>and despatch operations will occur over two equal shifts between the hours of 6am to 10pm. The 3rd shift will be using predominantly for cleaning. The work shifts would include the following times:</p> <ul style="list-style-type: none"> • 6am to 3pm • 3pm to 10pm • 10pm to 6am
16. PVCC: Will you provide further consultation to this event following the DoPI exhibition of the proposal?	16. Urban Concepts will provide a link to the formal SSD exhibition documentation on the DoPI website from the MGC project website. However, this will supplement the statutory exhibition of the DoPI in notifying the community about the development. Additional newsletters will be provided at later stages of the project.
17. PVCC: Could you provide clarification on the timeframe for your development, including the statutory assessment time frame and how this will be met?	17. As the project team have limited timeframe to complete all the documentation for this project, documentation being prepared up-front has gone beyond requirements, such as the noise and air modelling undertaken. It is hoped that this will reduce any time delays in the assessment of the proposal, such as stop the clock, when more documentation is required. Additionally, the project team have undertaken up front liaison with stakeholders including the EPA, utility providers and State Government Agencies that have a concurrence role. The project team are trying to be thorough and comprehensive in all our processes.
18. Penrith City Councillor: In the presentation you mentioned that the Laverton Milk Processing Facility is a mirror facility is the timeframe a mirror too?	18. This facility differs in terms of timeframes, because MGC already owned the site in Laverton.
19. PVCC: I think the proposal is fantastic. I am only concerned for the limited timeframe that needs to be met for operation.	19. Comment noted.

Attachment A

Table 1: MGC Milk Processing Facility Staff Numbers

Processing Area	Operators per shift	Shifts per Day	Total Employ	Hours per Shift	Days per Week	Start of Week	Start of Day	Weeks/Yr (Avail Days)	Production Hrs/day	Max Staff On site
Milk Receival		0	0		7	Sunday		52	24	
Milk Processing	1	3	3	8	5	Monday	2.00am	52	24	1
Packaging						Monday	4.00am	52	16	8
Filling						Monday	4.00am	52	16	4
Palletising						Monday	4.00am	52	0	0
Coolroom						Sunday	4.00am	52	18	3
Crate Handling						Monday	4.00am	52	16	4
Shift Break Cover						Monday	4.00am	52	16	1
PRODUCTION TOTAL										21
Site Admin	Staff per Day	Shifts per Day	Total Employ	Per Shift	Days per Week	Start of Week	Start of Day	Weeks/Yr (Avail Days)		Max Staff On site
Site Production Manager	1		1	9	5	Mon	08.30am			1
Quality	1		1	9	5	Mon	08.30am			1
Maintenance	2	2	4	7	5	Mon	02.00am			2
CI Leader	1		1	9	5	Mon	08.30am			1
Accounts/Admin	1		1	9	5	Mon	08.30am			1
ADMIN TOTAL	6		8							6
OTHER(non Employees)	Staff per Day									Max Staff On site
Contractors										
Maintenance (max at any one time)	3	n/a			any					3
Automation	1	n/a			any					1
Sundry										0
Visitors	4	n/a			any					4
Couriers	1	n/a			any					1
Extra 25%	9									9
CONTRACTOR/SUNDRY TOTAL										18
TOTAL on site at any point										45

Source: KMH Environmental 2013

17th September 2013



Dear Participant,

FINAL RECORD OF COMMENTS

MGC ERSKINE PARK MILK PROCESSING FACILITY COMMUNITY CONSULTATION EVENING – TUESDAY 27TH AUGUST 2013

On behalf of Murray Goulburn Co-Operative Co. (MGC), I would like to thank you for participating in the MGC Erskine Park Community Consultation Evening that we held on Tuesday 27th August 2013, at which we presented the plans for MGC's first milk processing facility proposed for the Erskine Business Park area.

In this regard, we are pleased to now forward to you the Final Record of Comments raised from participant questions and project team answers during the community consultation event. There were no comments received from the community to amend this Record. This Record will be issued to the NSW Department of Planning and Infrastructure as part of the formal Environmental Impact Statement documentation.

On behalf of MGC and the project team, I would like to thank you again for your participation in the community information process.

Yours faithfully

A handwritten signature in black ink that reads 'Belinda Barnett'.

Belinda Barnett
Director
Urban Concepts

level B2
4 glen street
milsons point NSW 2061

po box 495
milsons point NSW 1565

t 61 2 9964 9655
f 61 2 9964 9055
e info@urbanconcepts.net.au
w urbanconcepts.net.au

Urban Concepts is a division of Ambaska Holdings
ACN 074 171 065 ABN 96 074 171 065



Disclaimer

Urban Concepts has taken every care to ensure that the comments raised by the participants have been faithfully represented and recorded. If there are comments that have not been recorded or have been recorded incorrectly we apologise for any misunderstanding and advise that it has not been deliberate.

FINAL RECORD OF COMMENTS



MGC Erskine Park Milk Processing Facility – Community Consultation Evening, Tuesday 27th August 2013, 7.00 – 9.00PM

The MGC Erskine Park Milk Processing Facility Community Consultation Evening, was held on the 27th August in the Cosgrove Room at Twin Creeks Country and Golf Club, Luddenham.

The event was attended by 11 participants who are residents from the suburbs of Erskine Park and St Clair. In preparing for this event, Urban Concepts distributed 2,500 community newsletters to the defined notification area within the residential areas of St Clair and Erskine Park and placed media advertisements in the Penrith City Star, The Mount Druitt - St Marys Standard, and the St Marys-Mount Druitt Star.

The following project team members were in attendance:

- Brian Cullinane KMH Environmental, Business Unit Leader
- Aleks Todoroski Todoroski Air Sciences, Director
- Oscar Stanish GM Urban Design & Architecture (GMU), Urban Designer
- Belinda Barnett Urban Concepts, Director
- Emily Salvisberg Urban Concepts, Urban Planning and Communications Consultant

Question and Answer Session

QUESTION	RESPONSE
1. Mamre Road is still only a country road. What route will the facility's trucks take when they exit Mamre Road? Kemps Creek and Bakers Lane are country roads and are badly affected when it rains.	1. The trucks will use Quarry Road, James Erskine Road and Mamre Road. Erskine Park Link Road, (the new link road), will be used to access the M7 Motorway and the Eastern Creek Coles Distribution Centre.
2. Is it correct that 204 trucks will be accessing the facility per day?	2. There will be 102 truck movements per day which is based on 51 trips to and from the facility.
3. Has any consideration been given to upgrading Mamre Road?	3. No upgrades have been considered for Mamre Road by this application. Road upgrades are a Local Council responsibility and a consideration of Roads and Maritime Services (RMS) in the case of Classified Roads that fall under the Roads Act 1993.
4. The project team mentioned that trucks will provide gas to the facility until the gas line supply is secured. How will these truck movements impact on the local road network?	4. Until a reticulated gas network is secured for the facility by Jemena, gas will be supplied through a temporary arrangement. Discussions are currently being undertaken with Jemena for this arrangement.



QUESTION	RESPONSE
<p>5. Will gas be supplied by the bottle or by a tanker vehicle?</p> <p>6. Where will the piped gas come from?</p> <p>7. What is the distance of the gas pipeline?</p>	<p>5. Gas will be supplied on site by tanker trucks in the event that the permanent reticulated gas network extension cannot be completed on time.</p> <p>6. Gas will be provided by a pipeline connecting to the existing gas network which will be situated next to Lenore Drive or Templar Road. This is the preferred option.</p> <p>7. The length of the pipeline is about 1km (depending on the route taken by the pipeline).</p>
<p>8. The project team mentioned that there will be minor odour impacts from the site. What happens if wind comes from south of the site? We are interested in this issue as I live close by, behind the power station, which is about 1km away.</p>	<p>8. Odour impacts can only occur on site if something goes wrong with the operation of the facility. The milk processing occurs within a closed loop system, which minimises the scope for any odour. If spilt milk remains stagnant for some prolonged time, e.g. 2 days, this may generate significant odour, however, this is an unlikely event, and stringent management of the facility will also reduce the risk of this sort of thing happening.</p> <p>Minimal odour will be released from a vent, similar in size to a sewer vent for a residential dwelling. Such vents are dotted throughout residential areas, with no odour issues. This vent will be approx. 1 km from residential areas and would have lower odour emissions. Our assessment of the potential for odour from this vent is that it would be minor. Modelling of odour has adopted data from an existing MGC milk processing facility, and the predictions show negligible effects.</p>
<p>9. Will this facility only provide milk to Coles Supermarkets?</p>	<p>9. Yes this is correct under the agreement.</p>
<p>10. What is the capacity of the facility?</p> <p>11. How does this capacity compare to other dairy facilities, manufacturers in the area, such as the one in (Dairy Farmers) Wetherill Park? Will this facility be larger or smaller?</p>	<p>10. The facility will produce 150 million litres of milk per year.</p> <p>11. The capacity is similar to other fresh milk plants, however the product profile and supply chain model is different.</p> <p>There will be no route activity and as such the departing vehicle profile is much less.</p>

QUESTION	RESPONSE
12. Does this facility produce milk only?	12. This is correct.
<p>13. Our house backs onto Mamre Road. There has never been anything done for traffic noise mitigation in this area. Could you please clarify what will happen if the traffic noise increases in the area?</p> <p>14. At what point does the traffic noise cap stop?</p> <p>15. So residents will need to accept additional noise from trucks on top of the existing noise condition, which is already unpleasant? At what point will the traffic noise be mitigated?</p>	<p>13. Comment noted. Noise mitigation may be necessary if there is a change to a road that would increase the noise level above the limits (cap) set out in the NSW Road Noise Policy. Noise mitigation would be conducted by either Penrith City Council or the RMS, depending on who is responsible for the road noise</p> <p>14. Depending on the road there is a set criteria (cap) on permissible noise for new and re-developed roads. The criteria also permits up to a 2 dBA increase above existing levels as this change is generally at the limit of discernible noise.</p> <p>15. The additional traffic noise due to this project would be approx. 0.1 dBA, which is the limit of measurement accuracy for the most sensitive field instruments. This level of change is not discernible by any person.</p> <p>There are programs by the Roads and Maritime Services (RMS) where sound barriers or other mitigation measures are provided to roads which exceed noise criteria (cap), and these are implemented according to priority. Other mitigation for traffic noise is effectively applied as either traffic calming measures, road surface type or road widening.</p> <p>Clause 29 of Western Sydney Employment Area State Environmental Planning Policy (WSEA SEPP), that applies to the site states that it is a requirement of the NSW Department of Planning and Infrastructure (DoPI) to ensure there is sufficient existing infrastructure to support a development proposal. If there is found to be insufficient infrastructure, a developer contribution can be levied on the proponent, and this forms part of a pool of funding to provide infrastructure. This infrastructure may include transport provision and road upgrades.</p> <p>The infrastructure required will be determined, following the assessment of the Environmental Impact Statement (EIS) which is currently being prepared by the project team for the development.</p>



QUESTION	RESPONSE
<p>16. What is your schedule/ time-frame for this project?</p>	<p>16. The timeframe for this project is tight. The facility should be operational by July 2014 and to facilitate this, the planning process has been advanced in two stages. These stages include:</p> <ul style="list-style-type: none"> o Early Works Development Application for bulk earth and piles works on the site. The Development Application for these works has been approved by Penrith City Council, and work will occur within the next few weeks. Drainage basin construction has commenced. o The State Significant Development application which advances the development of the milk processing facility. The timing of construction for this second stage is dependent on the assessment of the facility by the NSW DoPI. <p>The two-stages planning process was agreed with both Penrith City Council and the NSW Department of Planning and Infrastructure prior to commencement.</p>

