

Lot 201 in DP 1133028, Lockwood Road, Erskine Park

**Section 96(1A) Application to SSD-6040
TNT Warehouse and Distribution Facility
Statement of Environmental Effects**

March 2014



1 INTRODUCTION

1.1 Background & Proposal

The Minister approved a warehouse and distribution facility for TNT at Lockwood Road, Erskine Park (application number SSD-6040) on 4 February 2014. We are now seeking minor modifications to this consent.

This Statement of Environmental Effects (SEE) has been prepared by CIP Constructions (NSW) Pty Ltd (CIP) in support of the Modification Application under s96(1A) of the Environmental Planning and Assessment Act, 1979 (EP&A Act, 1979) to address the following elements of the SSD-6040:

- A. The fire pump room has been relocated from the southern boundary of Lockwood Road to the south west corner of the site to suit the fire truck's appliances;
- B. The single 750,000kL fire sprinkler tank shown on the approved DA plans has changed to dual 375,000kL tanks;
- C. The single 1000kVA electricity substation shown on the approved DA plans has increased to dual 1000 kVA substations to meet TNT's demands. The substation was relocated (from grids 29 to 30 to grids 19 to 21 on the plans) to minimise voltage drops across the site;
- D. The main switch room (4.3m x 11.4m) was originally planned to be inside the warehouse building. The location of this was not shown on the DA drawings as it was subject to more detailed design. We now propose to locate the main switch room at the Lockwood Road frontage next to the substations (between grids 18 to 20 on the plans);
- E. The electricity generator has been relocated next to the main switch room (from grid 30 to 31 to grid 18 to 19 on the plans) to comply with industry best practice standards to ensure continual power supply to essential services under emergency conditions; and
- F. The relocation of six parking spaces on the site for 8 tonne pick-up and delivery trucks.

1.2 Overview & Context

This modification application has been prepared in accordance with the EP&A Act, 1979 and the Environmental Planning and Assessment Regulation, 2000 (Regulations).

This SEE addresses the heads of consideration listed under section 79C of the EP&A Act, 1979 and provides an assessment of the relevant environmental planning instruments and development control plans that apply to the proposal. The SEE also provides an assessment of the potential environmental impacts of the proposal and is set out as follows:

- Section 1 provides an introduction;
- Section 2 describes the site characteristics;
- Section 3 outlines the proposed amendments to SSD-6040;
- Section 4 assesses the proposed amendments against section 79C considerations; and
- Section 5 presents the conclusions.

2 SITE CHARACTERISTICS

2.1 The Site

The site of the proposed development is located at Lockwood Road, Erskine Park and legally described as Lot 201 in DP 1133028. The site has an area of 9.53ha with frontages to Lenore Drive to the north, Templar Road to the west and Lockwood Road to the south. The proposed development will utilise 7.819ha, leaving 1.711ha of the site available for future development.

The lot and road configuration are the result of a previous Concept Approval (MP06-0216) and subsequent Project Approvals. The portion of the site to be developed is known as Site C and D in the Concept Approval.

Figure 1 below illustrates the industrial nature of the locality, noting it is out-dated as the TNT building is under construction, currently at framing stage, and the Lenore Drive extension is completed.



Figure 1: Source – SIX Maps, March 2014.

2.2 Description of Locality

The character of the immediate locality comprises warehouse and industrial development, consistent with its location within the Western Sydney Employment Zone, and includes a range of large scale employment generating uses taking advantage of its location close to the M4 and M7 Motorways.

The site is centrally located within Precinct 7 – Erskine Park Employment Lands within the SEPP (WSEA). Other large industrial facilities currently under construction nearby include the RRM and Rand industrial facilities south of the subject site on Templar Road.



3 SITE WORKS

3.1 The proposed amendments to the approved development

This application seeks approval for the following amendments to SSD-6040:

- A. The fire pump room has been relocated from the southern boundary of Lockwood Road to the south west corner of the site to suit the fire truck's appliances;
- B. The single 750,000kL fire sprinkler tank shown on the approved DA plans has changed to dual 375,000kL tanks;
- C. The single 1000kVA electricity substation shown on the approved DA plans has increased to dual 1000 kVA substations to meet TNT's demands. The substation was relocated (from grids 29 to 30 to grids 19 to 21 on the plans) to minimise voltage drops across the site;
- D. The main switch room (4.3m x 11.4m) was originally planned to be inside the warehouse building. The location of this was not shown on the DA drawings as it was subject to more detailed design. We now propose to locate the main switch room at the Lockwood Road frontage next to the substations (between grids 18 to 20 on the plans);
- E. The electricity generator has been relocated next to the main switch room (from grid 30 to 31 to grid 18 to 19 on the plans) to comply with industry best practice standards to ensure continual power supply to essential services under emergency conditions; and
- F. The relocation of six parking spaces on the site for 8 tonne pick-up and delivery trucks.

3.2 Assessment against s96(1A) of the Act

The proposed amendments (listed 'A' to 'F' above) are in accordance with s96(1A) of the Act. The following assessment supports this.

Section 96(1A) EP&A Act, 1979:

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

(a) *it is satisfied that the proposed modification is of minimal environmental impact, and*

Comment: The proposed modifications are minor and will result in negligible environmental impacts representing little to no impact change from the original approval.

(b) *it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*

Comment: The proposal remains substantially the same development as it was originally approved. All elements proposed for modification are considered ancillary to the approved development.

(c) *it has notified the application in accordance with:*

(i) *the regulations, if the regulations so require, or*

(ii) *a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*

Comment: The proposed modification application does not require notification given the minor nature of the change and the negligible impacts on surrounding development.

(d) *it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

Comment: Not applicable.

4 SECTION 79C ASSESSMENT

The assessment of the proposal outlined below addresses the matters listed under Section 79C of the EP&A Act 1979. The assessment is provided to assist the Department in its consideration of the application. The relevant legislation is identified below.

Relevant Environmental Planning Instruments (EPIs):

- State Environmental Planning Policy No.33 – Hazardous and Offensive Development;
- State Environmental Planning Policy No.55 – Remediation of Land;
- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Western Sydney Employment Area) 2009; and
- Sydney Regional Environmental Plan No.20 – Hawkesbury – Nepean River.

Relevant Development Control Plan (DCP):

- Penrith DCP 2006 – Erskine Park.

4.1 Provisions of Relevant Environmental Planning Instruments

CIP has reviewed the proposed minor changes against the relevant EPIs and note they do not alter the original assessment or conclusions of the environmental impact statement accompanying SSD-6040.

4.2 Development Control Plans

5.2.1 Penrith DCP 2006 – Erskine Park

The proposed amendments are generally compliant with the provisions of the DCP with the exception of an encroachment to the Lockwood Road setback. The proposed electricity generator, main switch room and dual substations are setback approximately 4 metres from the property boundary behind the landscaped area. These elements will sit behind the landscaped zone which will provide screening, with the large TNT building as a backdrop. Therefore, these ancillary structures will have negligible impacts on the public domain and, while they do not comply with the DCP setback controls, any impacts are unlikely to detrimentally affect the streetscape or the objectives of the DCP.

4.3 The Suitability of the Site for Development

It has been demonstrated that the site is suitable for the proposed development. The proposed works will facilitate the new TNT facility in accordance with the objectives of the Erskine Park industrial precinct.

4.4 The Public Interest

The proposal is considered to be in the public interest. The impacts of the proposal have been adequately addressed within the SEE.

5 CONCLUSION

This report has been prepared to support the proposed modifications to the SSD-6040 consent:

- A. The fire pump room has been relocated from the southern boundary of Lockwood Road to the south west corner of the site to suit the fire truck's appliances;
- B. The single 750,000kL fire sprinkler tank shown on the approved DA plans has changed to dual 375,000kL tanks;
- C. The single 1000kVA electricity substation shown on the approved DA plans has increased to dual 1000 kVA substations to meet TNT's demands. The substation was relocated (from grids 29 to 30 to grids 19 to 21 on the plans) to minimise voltage drops across the site;
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- E. The electricity generator has been relocated next to the main switch room (from grid 30 to 31 to grid 18 to 19 on the plans) to comply with industry best practice standards to ensure continual power supply to essential services under emergency conditions; and
- F. The relocation of six parking spaces on the site for 8 tonne pick-up and delivery trucks.

It is concluded that the proposed development is consistent with the aims and objectives of the EP&A Act and Regulation. Each of the proposed changes, individually and cumulatively, has a minor environmental impact and result in a development that is substantially the same as that for which consent was originally granted. The site is suitable for the proposed development and it is in the public interest.

Attachment 1: Amended Plans

