



# Request for Secretary's Requirements



**For:**  
Proposed IKEA Multi-Function Logistics Unit

**At:**  
Part Lots 32 – 35 in DP262886,  
Sydney Business Park – Marsden Park

February 2015

The FIDC logo, consisting of the letters "FIDC" in a large, bold, red, sans-serif font. A small black square is positioned above the letter "D".



**FDC Construction and Fitout Pty Ltd**

22 – 24 Junction Street

Forest Lodge, NSW 2037

PO Box 425

Camperdown, NSW 1450

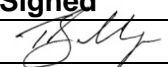

**Telephone: 02 9566 2800**

Facsimile: 02 9566 2900

[timb@fdcbuilding.com.au](mailto:timb@fdcbuilding.com.au)

[www.fdcbuilding.com.au](http://www.fdcbuilding.com.au)

ABN 44 120 295 034

<b>Document Control</b>					
<b>Version</b>	<b>Date</b>	<b>Author</b>		<b>Reason</b>	
		<b>Name</b>	<b>Initials</b>	<b>Comment</b>	<b>Signed</b>
1	02/12/2014	Tim Bainbridge	TB	Client Review	
2	02/03/2015	Tim Bainbridge	TB	Submission	
3					
4					

*FDC Construction and Fitout Pty Ltd. This document (in whole or part) belongs to FDC Construction and Fitout Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form by any person without the prior written consent of FDC Construction and Fitout Pty Ltd.*

## Table of Contents

---

<b>TABLE OF CONTENTS .....</b>	<b>3</b>
<b>1.0 INTRODUCTION .....</b>	<b>4</b>
1.1 IKEA .....	4
1.2 CONSULTATION .....	5
<b>2.0 THE SITE .....</b>	<b>6</b>
<b>3.0 THE PROPOSAL.....</b>	<b>8</b>
<b>4.0 PLANNING FRAMEWORK.....</b>	<b>10</b>
4.1 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011 ..	10
4.2 STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006....	10
4.3 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) .....	11
<b>5.0 ENVIRONMENTAL RISK ANALYSIS.....</b>	<b>12</b>
5.1 FLORA AND FAUNA.....	12
5.2 HERITAGE AND ABORIGINAL ARCHAEOLOGY.....	12
5.3 TRAFFIC, ACCESS AND PARKING .....	12
5.4 STORMWATER DRAINAGE AND FLOODING.....	12
5.5 NOISE AND VIBRATION .....	13
5.6 VISUAL IMPACT .....	13
5.7 AIR QUALITY AND GREENHOUSE GASES .....	13
5.8 UTILITIES .....	14
5.9 PRIVACY AND OVERSHADOWING.....	14
5.10 CONTAMINATION .....	14
5.11 WASTE MANAGEMENT .....	14
5.12 ACCESS.....	14
<b>6.0 CONCLUSION.....</b>	<b>15</b>
<b>APPENDIX 1 – SURVEY PLAN .....</b>	<b>16</b>
<b>APPENDIX 2 – PRELIMINARY ARCHITECTURAL PLANS .....</b>	<b>17</b>

## 1.0 Introduction

---

IKEA is proposing to construct a new Multi-Function Logistics Unit (MFLU) within the Sydney Business Park at Marsden Park. This facility will provide warehouse and distribution functions for IKEA to service their growing retail network throughout Australia. The proposal includes the construction of close to 70,000m<sup>2</sup> of warehouse floor space (including standard warehousing and high-bay automated racking) and ancillary office. No retailing will occur from the proposed facility.

This report has been prepared as part of an application for State Significant Development to provide clear and concise information to help determine appropriate Secretary's Environmental Assessment Requirements (SEARs) for the ongoing assessment of the proposal.

IKEA propose to purchase a 12.5 hectare site within the Sydney Business Park (as illustrated in Figure 2.1). This site is located within the Marsden Park Industrial Precinct and currently forms part of Lots 32 – 35 in DP262886. The site is yet to be subdivided as a separate lot. The site will be accessed by an extended estate road in the short to medium term until all road infrastructure is constructed as illustrated by the Sydney Business Park Master Plan.

This report provides details about IKEA and the proposed activity, the site, the proposed building and the possible environmental impacts associated with the proposal.

### 1.1 IKEA

IKEA is involved in the design, manufacture and retailing of a wide range of home and business furnishings throughout the world. The IKEA Group of Companies are based in the Netherlands and employ approximately 135,000 people worldwide (IKEA, 2013). The following figure provides relevant worldwide statistics:



Figure 1.2: IKEA Statistics (IKEA, Website 2014)

The five existing Australian stores include Logan (QLD), Rhodes (NSW), Richmond, Springvale (VIC) and Tempe (NSW). The new Marsden Park store, also located within the Sydney Business Park on Richmond Road, has been constructed and will open in June 2015. A Canberra store will also open towards the end of 2015 along with another in Victorian store in Campbellfield.

This growing network of Australian stores is driving the need for a dedicated MFLU which will provide IKEA with a purpose built warehouse for the distribution of goods to stores and to online customers throughout Australia. The proposed facility represents a substantial investment in the continued growth of IKEA within Australia and provides significant employment opportunities within a local and regional context.

## 1.2 Consultation

During the preparation of this report, IKEA and FDC have undertaken preliminary consultation with Blacktown Council in regard to the proposed development. Council confirmed general support for the proposed development and indicated a series of preliminary issues that require consideration during the assessment including:

- *acoustic impacts that may affect the existing caravan park;*
- *The need for appropriate architectural treatment of the high-bay warehouse facade;*
- *Consideration of traffic impacts; and*
- *Signage;*

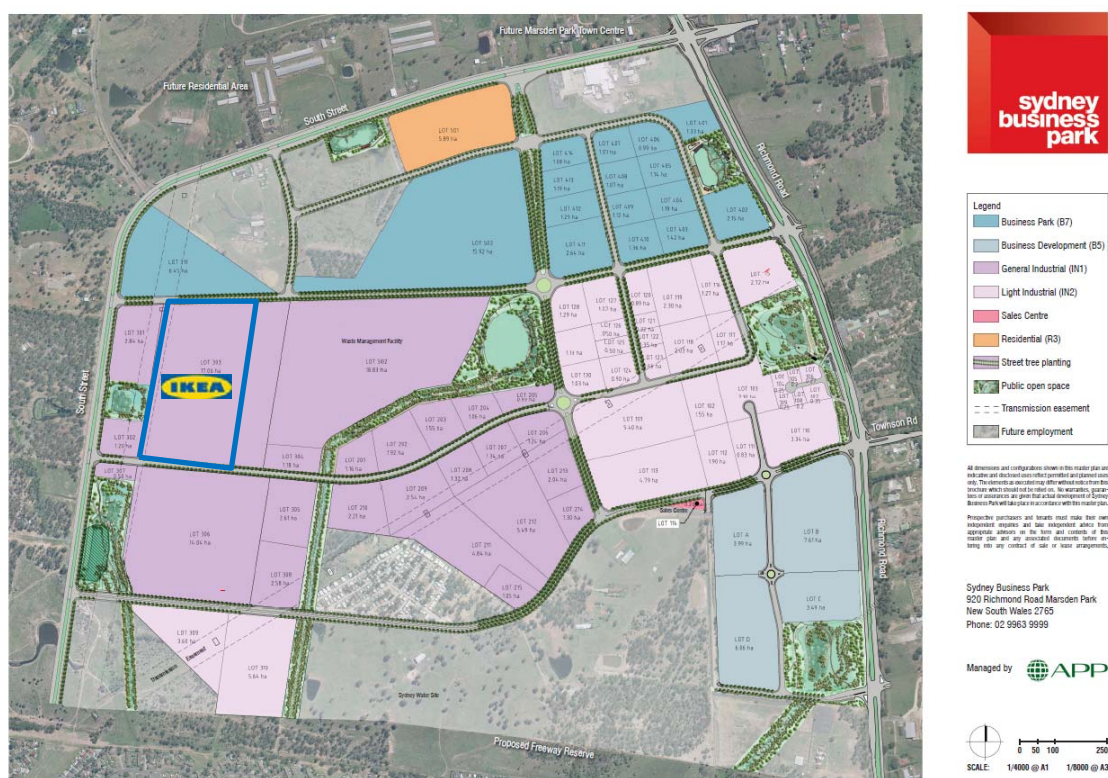
Although Council will confirm these requirements during the formal consultation period, FDC will be available to discuss the proposal in more detail as required. It is also anticipated that further consultation will occur with Roads and Maritime Services (RMS) and Transport for NSW during the assessment process. IKEA and FDC plan to meet with Transgrid to discuss issues associated with the proposed hardstand within the transmission line easement.



## 2.0 The Site

The proposed IKEA Multi-Function Logistics Unit (MFLU) will be located within the Marsden Park Industrial Precinct as part of the Sydney Business Park estate. The site will be accessed by an extended estate road in the short to medium term until all road infrastructure is developed as illustrated by the Sydney Business Park Master Plan below.

The site is approximately 12.5 hectares and is located within the Blacktown Local Government Area. It currently forms part of Lots 32 – 35 in DP262886 however a separate lot will be created specifically for the proposed development.



**Figure 2.1: Site Location within Sydney Business Park**

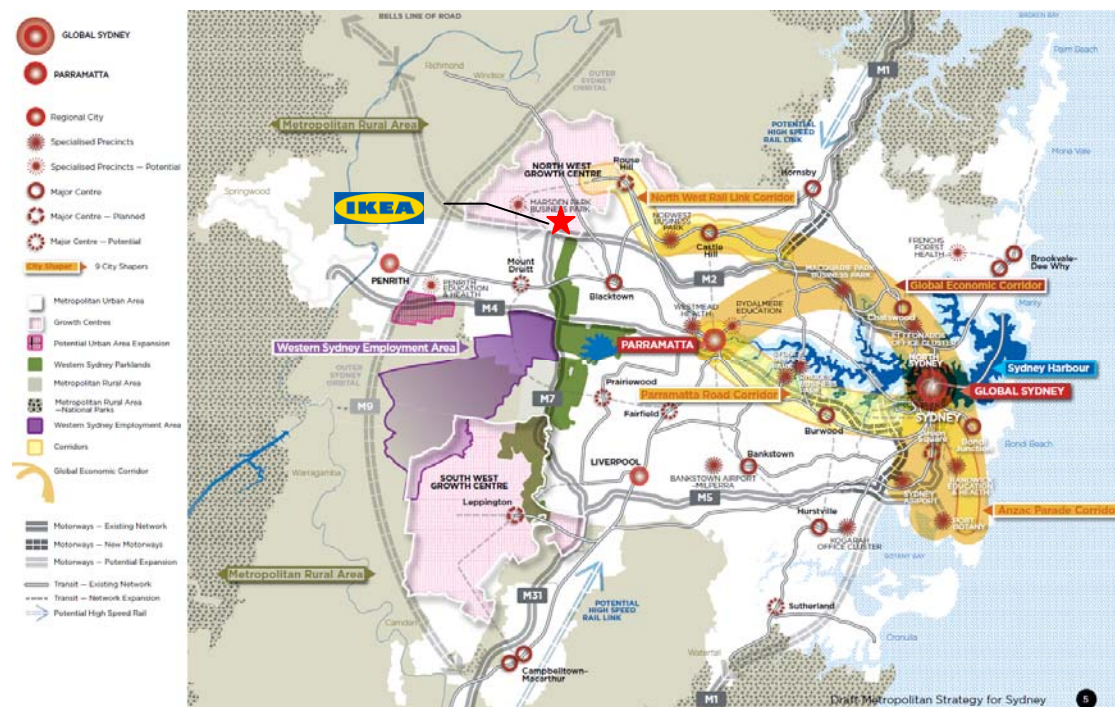
Sydney Business Park forms a large part of the Marsden Park Industrial Precinct, one of the key employment precincts of the North West Growth Centre. Sydney Business Park has an area of 256 hectares, while the wider industrial precinct has a total area of 551 hectares.

The business park has direct access to Richmond Road via Hollinsworth Road, which has recently been reconstructed to service the needs of the industrial precinct. Richmond Road provides direct access to the M7 Motorway, which is located approximately one kilometre south of the business park.

The proposed site is shown below in the context of the Draft Strategy for the Sydney Metropolitan Area (Figure 2.2). The site is well positioned with regard to major transportation infrastructure providing linkages for vehicular transport of goods throughout the Sydney basin and for interstate goods movement. Its position within



the North-West Growth Sector also provides close and convenient jobs for the future residential population.



**Figure 2.2: Draft Metropolitan Strategy for Sydney (Source: Department of Planning and Environment)**

The site is generally characterised as cleared rural land with some areas of vegetation remaining. Much of the site appears to drain towards the west into an existing dam. It should be noted that Sydney Business Park will be undertaking all bulk earthworks and clearing works required to facilitate the proposed IKEA MFLU and for delivering required services to the site. Accordingly, these aspects will be subject to separate approval and do not form part of the proposed development.

The site is relatively isolated for surrounding development at present. It is currently in excess of 800 metres from the residential area of Bidwell and is over 450 metre from the western most point of the Town and Country Estate Caravan Park.



**Figure 2.3: Aerial Photograph of Site - Approximate (Source - Nearmap September 2014)**

## 3.0 The Proposal

The description of the proposed development is provided below to assist with initial considerations of the development as a State Significant Development under the *Environmental Planning and Assessment Act 1979*. Aspects of the proposed development may change following further design investigation, planning, consultation and environmental assessment. Final details of the proposed development will be provided with the Environmental Impact Statement (EIS) for assessment.

A preliminary architectural scheme is attached within **Appendix 2** for consideration.

**Table 3.1: IKEA MFLU Summary**

<b>Site</b>	Site Area	125,420m <sup>2</sup>
<b>Development Summary</b>	Proposed construction and operation of: Warehouse 69,130m <sup>2</sup> Office 1,390m <sup>2</sup> Parking Spaces 250 Associated hardstand, canteen, external staff area and landscaping	
<b>Proposed Land Use</b>	The proposed development involves the warehousing and distribution of IKEA goods throughout Australia. Given the scale and extent of goods, IKEA propose a section of high-bay automated racking to enable a large portion of regular shaped goods to be picked by automated machinery. The use of such machinery allows for goods to be stored much higher than standard racking and therefore achieving significant spatial efficiencies.	
<b>Warehouse Statistics</b>	Storage Volume	93,400m <sup>3</sup>
	Pallets	101,350
	High Bay Cranes	9 Automatic Storage & Retrieval Systems (ASRS)
	Loading Docks	76
	Forklifts/ Reach Trucks	30
<b>Heavy Vehicle Movements</b>	Inbound 40' Containers	30/ day
	Outbound	40/ day (various sizes)
	Supplying nine IKEA stores by 2020	
<b>Building / Structure</b>	<p>The proposed building will be characterised by a concrete floor and steel structure, pre-cast concrete dado walls (3 metres high) and metal cladding to walls and roof. The roof will have approximately 10 percent transparent roof sheet to maximise the availability of natural light within the facility.</p> <p>The majority of the warehouse will have a maximum ridge height of 13.7 metres while the area of high-bay automated racking will have a ridge height of 34.7 metres. These elevations will be architecturally treated (by using different colours, material or architectural features) to reduce bulk and to articulate each façade.</p> <p>The proposed office will be characterised by contemporary building materials such as pre-finished metal cladding and glazing. Appropriate architectural features will be used to emphasise the office and to clearly articulate building entries.</p> <p>IKEA propose a variety of ESD measures including:</p> <ul style="list-style-type: none"> <li>▪ Rainwater Harvesting and Re-use (toilet flushing, irrigation);</li> <li>▪ Building Management System (including motion sensors);</li> </ul>	



	<ul style="list-style-type: none"> <li>▪ Translucent roof sheeting to maximise natural light;</li> <li>▪ LED Lighting;</li> <li>▪ Photovoltaic Roof Cells; and</li> <li>▪ Operational Waste Minimisation and Management System;</li> </ul>
<b>Capital Investment Value</b>	\$100 million
<b>Hours of Operation</b>	24 hours a day, 7 days a week
<b>Employment Generation</b>	Construction      150 Operation            200 Detailed operational staff breakdown includes: <i>Administration</i> 40 full time <i>Store Persons</i> 120 full time <i>Technical</i> 5 full time (ASRS Crane operation) <i>Store Persons</i> 35 casual
<b>Landscaping</b>	Landscaping will be designed and installed in accordance with Council's and the Sydney Business Park Estate Requirements.
<b>Roads</b>	Sydney Business Park will construct an extension of an Estate road to provide a short to medium term access to the site. Over time, the remaining road network anticipated by the Masterplan will be constructed.
<b>Services</b>	Sydney Business Park will provide all necessary services including: water, sewer, electricity, stormwater and communications.

## 4.0 Planning Framework

The following section provides a summary of the relevant policy and legislation pertaining to the site and proposed development. Relevant documents include:

- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy (Sydney Region Growth Centres) 2006;*
- *State Environmental Planning Policy (Infrastructure) 2007;*

### 4.1 State Environmental Planning Policy (State and Regional Development) 2011

*State Environmental Planning Policy (State and Regional Development) 2011* provides state wide provisions for identifying development that is considered 'State Significant Development'. Schedule 1 lists developments that are considered 'State Significant', including 'warehouse and distribution centres' with a capital investment value more than \$50 million.

The proposed development will have a construction value in excess of \$60 million (excluding internal operational infrastructure) and will therefore exceed the nominated threshold set within the SEPP. We therefore believe that the project would be defined as 'State Significant Development'.

Clause 89D of the *Environmental Planning and Assessment Act 1979* provides that the Minister for Planning is the consent authority for State Significant Development. This Development Application has therefore been prepared and submitted with the Department of Planning and Environment for assessment and determination.

### 4.2 State Environmental Planning Policy (Sydney Region Growth Centres) 2006

*State Environmental Planning Policy (Sydney Region Growth Centres) 2006* provides the statutory planning framework for new development within each of the Growth Centres. The site is located within the Marsden Park Industrial Precinct. The relevant planning provisions for the Marsden Park Industrial Precinct are included in Appendix 5 of the SEPP.

The site is zoned IN1 General Industrial. 'Warehouse and distribution centres' are a permissible land use with consent. The following preliminary assessment of relevant development standards (contained in Part 4 and 6) is provided below in relation to the concept design:

**Table 4.1: Preliminary Assessment of Relevant Development Standards – Part 4 and 6**

	<i>Development Standard</i>	<i>Proposal/ Comment</i>	<i>Compliance</i>
4.1:	<i>Minimum Lot Size – 2000m<sup>2</sup></i>	The proposed site will have a total area of <b>12.9</b> hectares and will therefore comply.	✓
4.3:	<i>Height of Buildings – 18 metres</i>	The proposed development will have a total building height of <b>34.7</b> metres which exceeded the nominated height control set	✗

Development Standard	Proposal/ Comment	Compliance
	by the SEPP. FDC proposes to submit a Clause 4.6 Objection on the basis that there is sufficient planning grounds to justify varying the development standard.	
4.4: Floor Space Ratio – 0.7:1	The proposed development has a FSR of 0.55:1 and is therefore compliant.	✓
6.4: Native Vegetation and Riparian Areas	The site does not appear to be affected by areas identified for native vegetation conservation or Riparian Protection Areas. This will however be the responsibility of Sydney Business Park to confirm as part of a separate application for bulk earthworks and road construction.	✓

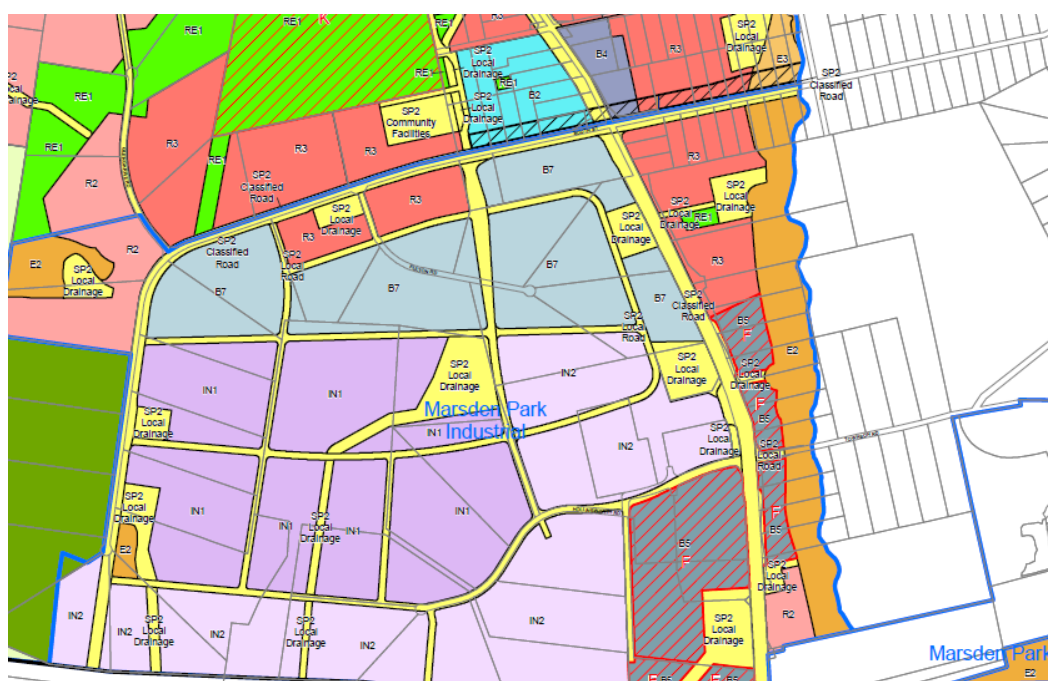


Figure 4.1: Land Use Map – Marsden Park Industrial Precinct

### 4.3 State Environmental Planning Policy (Infrastructure)

This document applies to all significant development within NSW to ensure that an appropriate level of consideration is given to traffic generation and potential impacts on road infrastructure. The SEPP establishes that NSW Roads and Maritime Services (RMS) as the sole traffic management authority to be consulted and ensures that it is given the opportunity to make a representations on development application over the nominated size.

Schedule 3 of the SEPP indicates that industrial buildings, in excess of 20,000m<sup>2</sup> in any location must be referred to RMS. The proposed development would be in this category of development requiring referral.

This requirement will be considered as part of the traffic and parking assessment which will be prepared as part of the detailed Environmental Impact Statement. Regardless of the need for a referral, RMS and Transport for NSW will be consulted as part of the assessment process.

## **5.0 Environmental Risk Analysis**

---

The following section provides an environmental risk analysis to identify and consider potential environmental impacts that may result from the proposed development. The key focus of this report is to identify potential environmental risks that need detailed consideration as part of the Environmental Impact Statement.

### **5.1 Flora and Fauna**

The site is generally characterised as cleared rural land with some areas of vegetation remaining at the northern and southern end of the site. Despite this, Sydney Business Park will be undertaking all vegetation clearing, bulk earthworks infrastructure construction and service installation that is required to accommodate the proposed IKEA MFLU. Accordingly, these aspects will be subject to separate approval and do not form part of the proposed development.

Therefore, no further investigation will be undertaken as part of the Environmental Impact Statement in regard to potential impacts on Flora and Fauna.

### **5.2 Heritage and Aboriginal Archaeology**

As indicated above, Sydney Business Park will be responsible for undertaking all bulk earthworks associated with this site. This work will need to be carried out following the issue of necessary approvals from relevant authorities.

On this basis, no further investigation will be undertaken as part of the Environmental Impact Statement.

### **5.3 Traffic, Access and Parking**

An appropriately qualified traffic and parking consultant will be engaged to undertake a thorough analysis of the traffic and parking implications of the proposed development. This assessment will analyse the proposed development in the context of the local and regional area and will incorporate the findings of other relevant traffic studies that have been undertaken over the years in regard to Sydney Business Park and the broader development of the North West Growth Sector.

This assessment report will be finalised and submitted as part of the detailed Environmental Impact Statement.

### **5.4 Stormwater Drainage and Flooding**

Stormwater runoff from the proposed development will be collected and directed into proposed stormwater infrastructure as part of the broader Sydney Business Park estate system. Further details (including civil drawings and calculations) of the proposed system will be provided in the Environmental Impact Statement.

The site is not affected by flooding and as such no further assessment of this issue is proposed.



## 5.5 Noise and Vibration

An acoustic engineering firm will be engaged to undertake a noise and vibration assessment for the proposed facility. Although the proposal is located within the Sydney Business Park, an existing caravan park is located close to the proposed development site and as such is recognised as a sensitive receiver. This assessment will be undertaken in accordance with relevant statutory requirements to determine likely acoustic impacts and appropriate mitigation measures (if required). The study is likely to involve the following methodology:

- *conduct site measurements of ambient noise and vibration. The measured results will provide the consultant with an existing background noise criteria upon which to base an assessment of the development;*
- *establish appropriate environmental noise goals for the development's emissions (e.g. from truck movements, AC plant);*
- *provide indicative noise control solutions to demonstrate that the acoustic amenity of any nearby sensitive receivers could be preserved under the proposed development; and*
- *prepare a report for the development detailing the outcomes of the assessment.*

A comprehensive acoustic assessment report will be submitted as part of the detailed Environmental Impact Statement.

## 5.6 Visual Impact

The proposed development will significantly impact the visual amenity of the site and locality. However, it strongly reflects the character of industrial development anticipated within the locality over coming years and is therefore considered appropriate, particularly given the extent of opportunities for employment and economic growth that it represents.

The proposed development has been designed to strongly reflect the functional requirements of IKEA's proposed operation. While the majority of the proposal conforms with typical design characteristics of warehouse and distribution centres, it is somewhat unique with regard to the proposed high-bay, automated racking component.

An architectural statement will be prepared and submitted as part of the detailed Environmental Impact Statement to assist with the assessment process. An appropriate level of architectural documentation, including photomontages will also be submitted for consideration.

## 5.7 Air Quality and Greenhouse Gases

The proposed development is unlikely to result in any significant ongoing air quality impacts for the local or regional area. Minor impacts are possible during the early stages of construction however these will be mitigated through the implementation of an appropriately prepared Construction Management Plan which would need to be implemented by the principal contractor responsible for construction.

## **5.8 Utilities**

The relevant utilities will be available for connection to the proposed building. These include power, water, sewer and telecommunications.

Further details of utility connections will be provided in the Environmental Impact Statement.

## **5.9 Privacy and Overshadowing**

The proposed development is unlikely to result in any significant privacy issues for the local area. No further assessment will be undertaken in regard to this issue.

While overshadowing issues may be relevant given the proposed height of the building, there is no existing development within close proximity to the proposed building. Furthermore, the high-bay section of warehouse is located a minimum of 65 metres from the closest boundary and is unlikely to significantly affect adjoining properties. While overshadowing diagrams can be prepared and submitted with the application, very little benefit is anticipated as such assessment would more appropriately occur with any future, adjoining development proposal. Therefore, we ask the Department to confirm its requirements in this regard.

## **5.10 Contamination**

As indicated previously, Sydney Business Park will be responsible for undertaking all bulk earthworks and service provision associated with this site. Sydney Business Park will therefore investigate and address any contamination issues as required.

On this basis, no further investigation will be required as part of the Environmental Impact Statement.

## **5.11 Waste Management**

A detailed Waste Management Plan will be prepared and submitted as part of the Environmental Impact Statement. This report will comprehensively outline waste management requirements for the construction program. A key focus of this will incorporate reuse and recycling of building materials where possible and appropriate.

The Waste Management Plan will also detail IKEA's operational waste minimisation and management procedures.

## **5.12 Access**

The proposed development will be designed to incorporate key principles associated with providing independent, equitable and inclusive access for people with disabilities. An appropriately qualified consultant will be engaged to provide ongoing input during the design process to ensure compliance with the relevant provisions of the *Disability Discrimination Act 1992*, the Access to Premises Standard and the Building Code of Australia.

## 6.0 Conclusion

---

FDC trusts that this report provides the Department of Planning and Environment with sufficient information upon which to base a preliminary assessment of issues associated with the proposed IKEA MFLU. As outlined above, we believe that this project should be assessed as State Significant Development subject to the provisions of *State Environmental Planning Policy* (State and Regional Development) 2011.

On this basis, we ask the Department to provide appropriate Secretary's Environmental Assessment Requirements (SEARs) so that a comprehensive Environmental Assessment can be undertaken for the project.

## Appendix 1 – Survey Plan

---



## Appendix 2 – Preliminary Architectural Plans

---