



NSW GOVERNMENT
Department of Planning

MAJOR PROJECT ASSESSMENT: Smeaton Grange Fruit Juice and Soft Drink Manufacturing Project



Director-General's
Environmental Assessment Report
Section 75I of the
Environmental Planning and Assessment Act 1979

December 2008

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EXECUTIVE SUMMARY

Investa Property Group (Investa) proposes to develop a soft drink and fruit juice manufacturing facility for P&N Beverages (P&N) at Smeaton Grange, in the Camden Local Government Area.

The project has a capital investment value of \$24 million and would generate approximately 270 jobs once operational.

The proposal constitutes a 'major project' under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act), and consequently the Minister is the approval authority for the project.

During the exhibition period the Department received 24 submissions on the proposal, including 4 from Government authorities and 20 from adjacent landowners (13 form letters). All of the public submissions objected to the project on a variety of grounds, most principally in relation to noise, visual amenity and traffic.

The Department has assessed the merits of the project in accordance with the relevant statutory requirements.

Based on this assessment the Department is satisfied the project is consistent with the industrial zoning and landuse of the site. The assessment found the noise, visual, traffic and other environmental impacts of the project are able to be adequately mitigated and/or managed to ensure an acceptable level of performance. The Department has recommended a range of conditions to ensure this occurs.

In addition, the Department's assessment recognises the significance and need for the project in terms of promoting the development of the Ironbark Industrial Estate and the Smeaton Grange Industrial Area. The project is consistent with the objectives of the Sydney Metropolitan Strategy and the State Plan, providing for the early development of employment lands and generating jobs closer to home.

The Department is satisfied that the project has significant social and economic benefits for the South Western Sydney community and that it is therefore in the public interest.

Consequently, the Department recommends that the project be approved, subject to conditions.

1. PROPOSED PROJECT

1.1 Project Description

P&N Beverages (P&N) is a soft drink and fruit juice manufacturer and has three existing facilities at Moorebank, Chester Hill and Condell Park. Its products include bottled water, fruit juice, cordial and soft drinks, which are supplied at various volumes from 375 mL bottles to 15 L containers.

P&N proposes to consolidate its existing operations into one contemporary facility at Smeaton Grange, in the Camden Local Government Area (see Figure 1).



Figure 1: Regional Context

The project involves construction and operation of a drink manufacturing and bottling plant and associated infrastructure including warehouse and distribution facilities and office space.

The major components of the project are summarised in Table 1, and depicted in Figure 2. The project is described in full in the Environmental Assessment (EA) and Response to Submissions, which are attached as Appendix G and Appendix E respectively.

Table 1: Major components of the project

Aspect	Description
Project Summary	To construct and operate a drinks manufacturing and distribution centre.
Manufacturing, bottling and packaging	<p>The 10,687 m² production area would include:</p> <ul style="list-style-type: none"> 14 production lines, where ingredients are mixed to produce soft drinks, fruit juices and cordials; bottling, labelling and packaging for distribution; and manufacturing of the larger bottles.
Warehousing	<ul style="list-style-type: none"> 3,043 m² for storage of raw materials; and 24,336 m² for storage and distribution of the end products.
Ancillary Structures	<ul style="list-style-type: none"> storage tanks (including sugar, CO₂, water and mineral water tanks); waste water treatment plant; co-generation plant; loading docks; and office space (total of 3,691 m²).

Aspect	Description
<i>Parking</i>	316 car spaces
<i>Capital Value</i>	\$24 million
<i>Jobs</i>	construction – 40 operation – 272
<i>Construction period</i>	approximately 26 weeks
<i>Hours of Operation</i>	24 hours a day, 7 days a week

1.2 Project Setting

The project would be located within the Ironbark Industrial Estate in Smeaton Grange. The Estate is currently under development, with subdivision of the site and the building pads completed. The site is adjacent to the Currans Hill residential area to the south east and the Turner Road residential precinct (part of the South West Growth Centre, a key component of the Metropolitan Strategy) to the north east. An existing Coles Warehouse and Distribution Centre is on adjoining industrial land to the south west. The site is approximately 5 km from the M5 which in turn provides direct access to the M7 and M4.

1.3 Project Need

P&N has 3 existing facilities in the Sydney Region. In order to update their facilities, increase efficiency and reduce costs P&N is looking to consolidate their existing operations into one contemporary facility. None of the existing facilities could be expanded so P&N have investigated a number of alternative sites. The proposed site has been selected for its close proximity to key transport corridors and would also provide for jobs close to residential areas such as the South West Growth Centre. The project would update P&N's operations to create a more efficient drinks manufacturing and distribution centre.

1.4 State Plan and Metropolitan Strategy

The project is consistent with a number of priorities of the *State Plan*, the *Metropolitan Strategy* and the Draft *South West Subregional Strategy*. Firstly, the project would provide jobs closer to home (priority E5), by generating employment opportunities close to the South West Growth Centre and the Campbelltown and Macarthur planned major centres. Secondly, the project would have a capital investment value of \$24 million and would increase business investment in NSW (priority P1). Further, the project is consistent with strategic planning for the area providing for the development of existing industrial-zoned land and generating 272 jobs on site. This is consistent with the plan for major employment growth and the target to generate 89,000 new jobs in the South West Subregion by 2031.

2. STATUTORY CONTEXT

2.1 Major Project

The proposal is classified as a major project under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act), because it is development for the purpose of soft drink manufacture which employs over 100 people, and therefore triggers the criteria in Clause 3 of Schedule 1 of *State Environmental Planning Policy (Major Projects) 2005*.

Consequently, the Minister for Planning is the approval authority for the project.

2.2 Permissibility

The site is zoned 4(a) General Industrial, with a small area zoned 4(b) Service Industrial under the *Camden Local Environmental Plan - No. 47*. Development for the purposes of drinks manufacturing is permissible in these zones.

Consequently the Minister may approve the project.

2.3 Exhibition and Notification

Under Section 75(3) of the EP&A Act, the Director-General is required to make the Environmental Assessment (EA) of a project publicly available for at least 30 days.

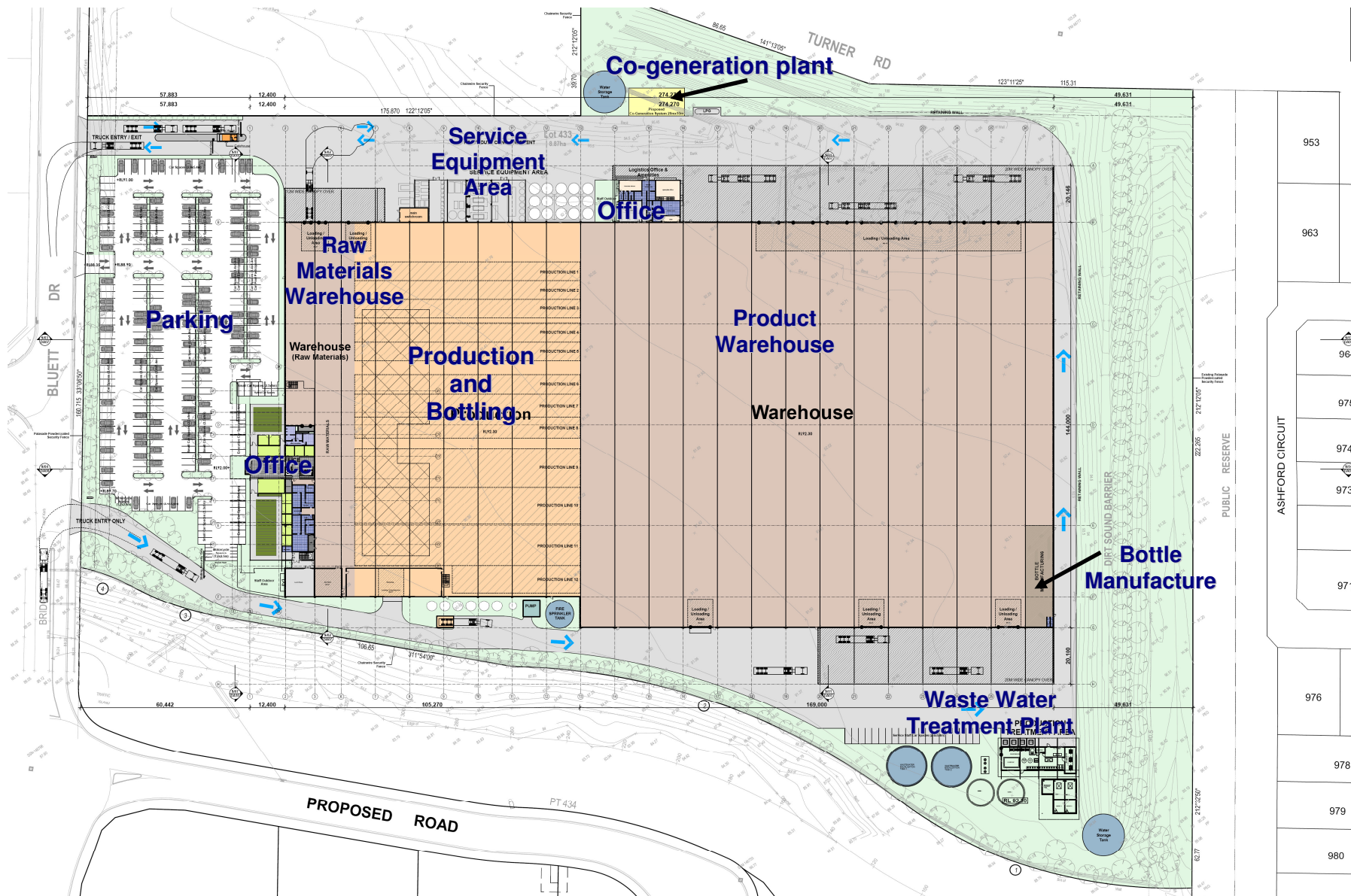


Figure 2: Site Plan

After accepting the EA for the project, the Department:

- made it publicly available from 12 June 2008 until 14 July 2008:
 - on the Department's website, and
 - at the Department's Information Centre, Camden Council's Library and the Nature Conservation Council's Offices;
- notified landowners in the vicinity of the site about the exhibition period by letter;
- notified relevant State government authorities and Camden Council by letter; and
- advertised the exhibition in the Camden Advertiser.

This satisfies the requirements in Section 75H(3) of the EP&A Act.

During the assessment process the Department also made a number of documents available for download on the Department's website. These documents included the:

- project application;
- Director-General's environmental assessment requirements;
- Environmental Assessment; and
- Investa's response to issues raised in submissions.

2.4 Environmental Planning Instruments

Under Section 75I of the EP&A Act, the Director-General's report is to include a copy of or reference to the provisions of any:

- *State Environmental Planning Policy* (SEPP) that substantially govern the carrying out of the project; and
- environmental planning instrument that would (but for Part 3A) substantially govern the carrying out of the project and that have been taken into consideration in the environmental assessment of the project.

The Department has considered the project against the provisions of relevant environmental planning instruments (see Appendix C). The Department is satisfied that none of these instruments substantially govern the project, and that the project can be conducted in a manner that is consistent with the aims, objectives and provisions of these instruments.

2.5 Objects of the Environmental Planning and Assessment Act 1979

The Minister is required to consider the objects of the EP&A Act when she makes decisions under the Act. These objects are detailed in Section 5 of the Act, and include:

'The objects of this Act are:

- (a) *to encourage:*
 - (i) *the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
 - (ii) *the promotion and co-ordination of the orderly and economic use and development of land,*
 - (iii) *the protection, provision and co-ordination of communication and utility services,*
 - (iv) *the provision of land for public purposes,*
 - (v) *the provision and co-ordination of community services and facilities, and*
 - (vi) *the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and*
 - (vii) *ecologically sustainable development, and*
 - (viii) *the provision and maintenance of affordable housing, and*
- (b) *to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*
- (c) *to provide increased opportunity for public involvement and participation in environmental planning and assessment.'*

The objects of most relevance to the Minister's decision on whether or not to approve this project are those under Section 5(a)(i), (ii), (iii), (vi) and (vii).

The Department has fully considered the objects of the EP&A Act, including the encouragement of ecologically sustainable development, in its assessment of the project. This assessment integrates all significant economic and environmental considerations and seeks to avoid any potential serious or irreversible damage to the environment, based on an assessment of risk-weighted consequences. Investa has also considered alternatives to the proposed project (including the alternative of not proceeding).

The Department is satisfied that the project is able to be conducted in a manner that is consistent with the objects of the EP&A Act.

2.6 Statement of Compliance

Under Section 75I of the EP&A Act, the Director-General's report is required to include a statement relating to compliance with the environmental assessment requirements with respect to the project.

The Department is satisfied that the environmental assessment requirements have been complied with.

3. ISSUES RAISED IN SUBMISSIONS

During the exhibition period, the Department received a total of 24 submissions on the project:

- 4 from public authorities (Council, the Roads and Traffic Authority, Sydney Water and the Department of Water and Energy); and
- 20 submissions from the general public (including 13 form letters).

A summary of the issues raised in the submissions is provided below. A full copy of these submissions is attached in Appendix F.

3.1 Public Authorities

None of the public authorities objected to the project, however they raised issues in relation to traffic, noise and wastewater.

3.2 Community and Interest Groups

20 local residents objected to the project. The objections and concerns were in relation to:

- noise (especially at night and cumulatively (from the proposed facility and the nearby Coles warehouse and distribution facility));
- on site truck movements;
- visual amenity (including the height of the building, lighting, impacts on views, and landscaping); and
- air quality (including odour, dust, air emissions).

3.3 Response to Submissions

Investa has provided responses to the issues raised in submissions (see Appendix E), as well as a revised Statement of Commitments for the project. These have been made publicly available on the Department's website.

The Department has considered the issues raised in submissions, and Investa's responses to these issues, in its assessment of the project.

4. ASSESSMENT

4.1 Noise

The facility would be located on the boundary of the Ironbark Industrial Estate, a 62 hectare area set aside for industrial landuse since 1982. The site is approximately 50m from the residential area of Currans Hill (to the south east) and the Turner Road residential zone is approximately 50 m to the north east. Due to the close proximity of the residential areas and proposed 24 hour operation of the facility, the potential for noise impacts (particularly those resulting from truck movements and forklift operations at the loading docks) has been identified.

It is recognised that an existing earth mound located between the Currans Hill residential receivers and the proposed facility would assist in reducing any noise generated by the facility, however a number of submissions raised concerns about the noise impact of the project. Some residents indicated they currently experience night time noise impacts from a nearby Coles Distribution facility (approved by Council and adjacent to the Ironbark Industrial Estate) and are concerned that the project would further exacerbate the current situation.

Operational Noise

Investa has committed to minimising truck movements and reducing the use of loading docks adjacent to residential areas during the night time period. Investa also proposes to minimise noise through the selection of quiet plant and the use of silencers and enclosures as required.

Investa's noise assessment indicates that the project would comply with the project noise criteria as adopted in the assessment. The predicted noise levels, and the adopted criteria, are presented in the following table.

Table 2: Project Operational Noise Predictions, dBA LAeq

Receiver Location	Time of Day	Predicted Noise	Adopted Project Specific Criteria
Eastern Residences	Day	42	42
	Evening	40	41
	Night	40	40
	Night – Sleep Disturbance*	48	51
Northern Residences	Day	42	42
	Evening	40	41
	Night	40	40
	Night – Sleep Disturbance*	48	51

* LA₁

Given the proximity of the site to residential receivers, and the concerns raised by the community, the Department commissioned an independent acoustic expert (John Wasserman of Wilkinson Murray) to assist in reviewing the potential noise impacts of the project. The independent experts report is attached as Appendix D.

The independent review questioned some technical aspects of Investa's noise assessment, including the derivation of the project noise criteria, and the noise emissions adopted for some of the modelled equipment (particularly forklifts). In summary, the independent expert considered that the adopted noise criteria were too high for the evening and night periods, and that the noise levels used for forklifts was too low.

The independent review recommended that the project noise criteria should more appropriately be set at:

- Day – 42 dBA;
- Evening – 40dBA;
- Night – 35 dBA; and
- Night (sleep disturbance) – 45 dBA.

Although adoption of these criteria would mean that the project (as proposed) would exceed the criteria during the night time period, the independent review considered that the project could readily be designed to meet the criteria, through adoption of additional reasonable and feasible noise mitigation measures, such as acoustic screening.

The Department agrees with the findings and recommendations of the independent expert, and has adopted a precautionary approach to noise management for the project. In this regard, the Department has recommended conditions requiring Investa to:

- comply with the more stringent operational noise criteria recommended by the independent expert;

- prepare a comprehensive noise management plan for the project before construction, which outlines proposed noise mitigation measures and demonstrates (through additional modelling) that these measures would ensure that the project meets the noise criteria;
- conduct a noise audit once the facility is operating, and undertake further noise mitigation measures if required; and
- undertake periodic independent environmental audits of the project.

With the adoption of these measures, the Department is satisfied that the operational noise emissions of the project can be effectively managed.

Traffic Noise

The traffic noise assessment indicated that the project would result in a 1.7 dB(A) increase in traffic noise in Smeaton Grange. This is within the 2 dB(A) guideline for traffic noise and is considered acceptable.

Construction Noise

The construction period would be approximately 26 weeks so any potential impacts would be relatively short-term. The Department has recommended conditions of approval to ensure a construction noise management plan would be provided, prior to the commencement of construction. The plan would include measures to ensure the construction noise goals are met. The Department has also recommended a condition restricting construction activities to daytime hours as stipulated in the *Noise Control Guideline – Construction Site Noise*.

4.2 Visual

The project involves construction of a 2 storey building with a floor area of 41,757 m². The facility would be visible from 2 residential areas adjacent to the site, and has the potential to impact on the visual amenity of these areas.

As part of the original subdivision of the estate a visual mound (approximately 4 m high) was constructed along the south eastern boundary of the site to minimise visual impacts on residential receivers in Currans Hill. This mound has been constructed however landscaping of the mound is yet to be completed. Residents raised concerns about the visual impact of the facility, lack of advanced landscaping on the mound and potential lighting impacts.

An indicative view of the plantings proposed is shown in Figure 3, however the planting proposed will take some time to reach maturity. The Department agrees that the landscaping should include additional advanced plantings along the key boundaries and has included conditions to ensure the landscaping on site is increased.

Residents also raised concerns about the project blocking views to the Blue Mountains. The Department acknowledges these concerns, however it also recognises that the project would comply with the 2 storey height limit in the DCP, and due to the operational requirements of the facility, very little can be done to reduce the scale of the buildings. The Department notes that the landscaping along the mound, which has already been approved as part of the subdivision of the estate, would eventually reduce these views of the mountains anyway.

Visual impacts on the Turner Road Growth Centre Precinct would be minimal, as shown in Figure 4.

The project includes 21 signs for the facility. The signs are predominantly for the labelling of liquid storage tanks which would store beverage concentrates used by the facility such as juices, syrups and mineral water, as well as P&N identification signs. Council did not raise any concerns about the signage and the Department is satisfied the signs would not detract from the amenity of the area.

All lighting would comply with the Australian Standard *AS 4282(INT) - Control of Obtrusive Effects of Outdoor Lighting* and the landscaping around the site would reduce any lighting impacts on residential areas. The Department is therefore satisfied lighting impacts from the project would be minimised.



Figure 3 - Proposed view from Currans Hill residential area



Figure 4 - Proposed view from Turner Road

On balance, the Department is satisfied that the project represents a reasonable development of the industrial-zoned site, and that the visual impacts of the project are commensurate with landuse. To ensure that reasonable visual amenity is maintained for the surrounding residents, the Department has recommended conditions requiring Investa to:

- implement quality and advanced landscaping on the site;
- submit detailed designs for site signage and fencing; and
- control lighting to avoid light spill to surrounding properties.

4.3 Traffic

Operational Traffic

The project would generate 1,783 (two-way) vehicle trips per day (including 296 heavy vehicle trips). The peak traffic generation is estimated to be 265 trips an hour. Vehicles would access the site from both Camden Valley Way and Narrellan Road.

Investa's traffic assessment concluded that there are high levels of congestion at two of the key intersections on the surrounding road network. The RTA and Council are aware of this issue, and Investa has prepared a Traffic Masterplan for the estate which recommends a number of improvements for the road network. Council is currently reviewing this plan, however there is currently no formal agreement in place for these works to be undertaken.

The RTA and Council both recommended the intersection of Camden Valley Way and Anderson Road needs to be upgraded as part of the project (see Figures 5 and 6).

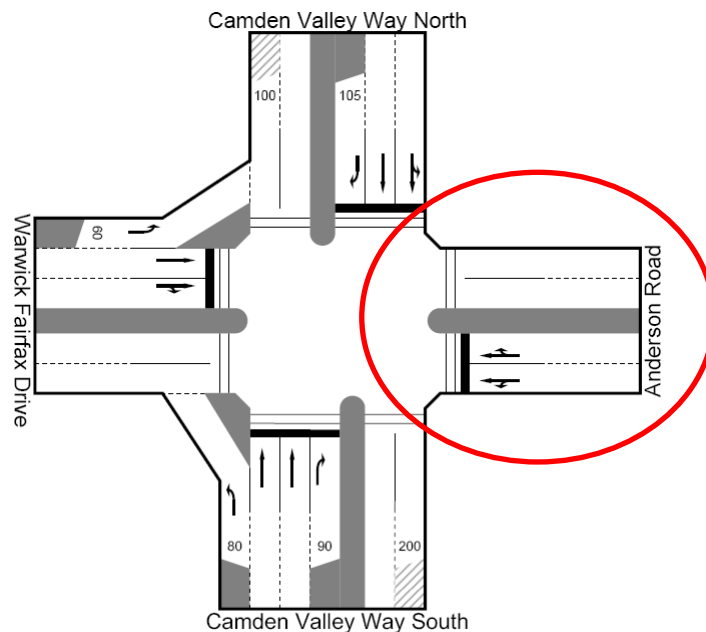


Figure 5 – Existing Anderson Road and Camden Valley Way Intersection

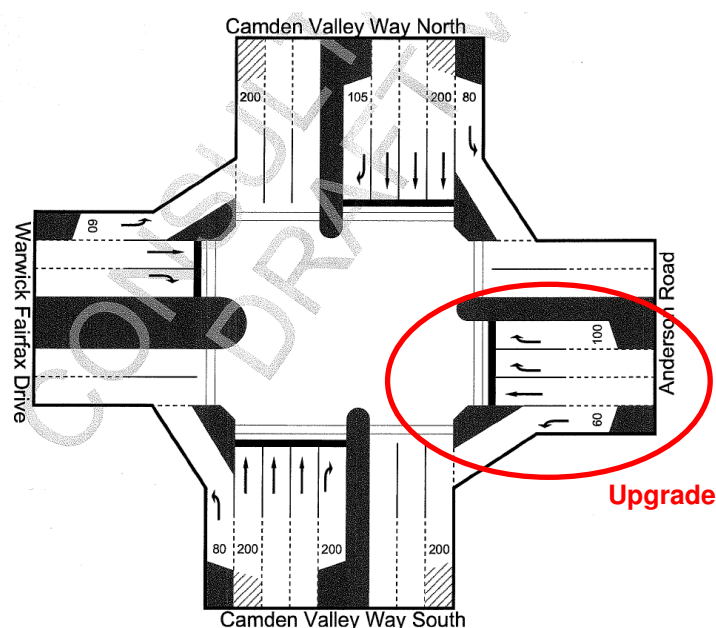


Figure 6 – Proposed Anderson Road and Camden Valley Way Intersection

Council has required some of these works to be undertaken under one of its approvals (another DA lodged by Investa), however concerns have been raised that should that project not proceed the works would not be undertaken. The Department has therefore recommended conditions to ensure the upgrade of the intersection prior to commencement of operations.

Given the level of congestion in the area the Department has also recommended conditions to minimise traffic, through the development of a sustainable travel plan with provision of a shuttle bus during peak periods to increase the use of public transport.

Construction Traffic

The Department is satisfied that the road network has the capacity to accommodate the traffic associated with the construction of the project. Nonetheless, the Department has recommended conditions to ensure a construction traffic management plan for the project is prepared and implemented, prior to the commencement of construction.

Parking

The project would provide 316 car parking spaces. This exceeds the Council's DCP requirement of 302 spaces and the RTA requirement of 239 spaces. The parking provisions have been calculated from the expected staff numbers and the Department is satisfied with this approach, and that the project would ensure that there would be sufficient parking onsite.

4.4 Other Issues

The Department's consideration of other issues is provided below.

Table 3: Other Impacts

Issue	Consideration	Recommended Conditions
<i>Soil and Water</i>	<ul style="list-style-type: none"> The project would generate up to 800 kL/day of wastewater. The wastewater treatment plant would treat all wastewater from the project prior to discharge to Sydney Water as trade waste. Sydney Water does not object to the project but advised that it does not have backup capacity should the wastewater treatment plant break down. Erosion and sediment would need to be managed during construction. Stormwater from the site would also need to be managed. The Department is satisfied soil and water could be appropriately managed during construction and operation. 	<ul style="list-style-type: none"> The Department has recommended conditions that would require Investa to prepare and implement: <ul style="list-style-type: none"> - an erosion and sediment control plan; - a wastewater management scheme, which provides adequate onsite storage capacity and effective monitoring and maintenance of the treatment plant; and - a stormwater management plan.
<i>Hazards</i>	<ul style="list-style-type: none"> The project would use ammonia as a refrigerant and could generate an explosion hazard. The Department is satisfied these risks can be managed. 	<ul style="list-style-type: none"> The Department has recommended conditions that would require Investa to ensure risks are managed through the implementation of: <ul style="list-style-type: none"> - an Emergency Plan; - a Safety Management System; and - a Fire Safety Study.
<i>Air Quality and Odour</i>	<ul style="list-style-type: none"> Residents raised concerns about air quality, in particular odour and dust. An odour assessment was undertaken as part of the Environmental Assessment and concluded offsite odour impacts would not be detected, and would be below the DECC's odour performance goal of 2 OU/m³ at the nearest sensitive receivers. The Department is satisfied the air quality impacts of the project would be minimal. 	<ul style="list-style-type: none"> The Department has recommended conditions that would require Investa to: <ul style="list-style-type: none"> - not cause any offensive odour; and - ensure dust is managed during construction.
<i>Greenhouse Gas Emissions</i>	<ul style="list-style-type: none"> The project would generate greenhouse gas emissions. The project would replace 3 existing facilities which 	<ul style="list-style-type: none"> The Department has recommended conditions that would require Investa to regularly review the level

Issue	Consideration	Recommended Conditions
	currently generate approximately 8,648 tonnes of CO ₂ a year. <ul style="list-style-type: none"> The project includes a co-generation plant and other energy efficiency measures which would reduce the projects CO₂ emissions to less than 2,000 tonnes a year. The Department is satisfied the project would substantially reduce greenhouse gas emissions compared to the existing facilities. 	of greenhouse gas emissions generated by the project.
<i>Waste</i>	<ul style="list-style-type: none"> The project would generate waste including 600m³ a year of food waste. The Department is satisfied the project's waste can be managed appropriately. 	<ul style="list-style-type: none"> The Department has recommended conditions that would require Investa to minimise, manage and monitor waste generation.
<i>Flora and Fauna</i>	<ul style="list-style-type: none"> Construction work and stormwater could impact on flora and fauna, especially aquatic species in the adjacent creek. The DWE made recommendations to ensure the plantings around the creek are protected. The Department is satisfied the project would have minimal impacts on flora and fauna. 	<ul style="list-style-type: none"> The Department has included recommended conditions that would require Investa to protect the plantings around the creek, manage stormwater quality and maintain landscaping on the site.

5. RECOMMENDED CONDITIONS

The Department has prepared recommended conditions of approval for the project (see Appendix B), and summarised these conditions in Appendix A. These conditions are required to:

- prevent and minimise adverse impacts of the project;
- set standards and performance measures for acceptable environmental performance;
- ensure regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.

The Department has provided the draft conditions of approval for the project to relevant government authorities for comment, and has incorporated these comments into the conditions of approval where appropriate.

Investa has reviewed and does not object to the recommended conditions.

6. CONCLUSION

The Department has assessed the merits of the project in accordance with the requirements of the EP&A Act, and is satisfied that the environmental impacts of the project can be mitigated and or managed to ensure an acceptable level of performance.

The Department acknowledges that the project as proposed has the potential to result in some noise impact to surrounding residences, however following independent assessment the Department is satisfied that these noise impacts can be readily reduced through adoption of additional noise controls. The Department has recommended a number of conditions to ensure the project meets the applicable noise criteria at all times.

The Department recognises that the project would contribute towards the priorities of the *State Plan* and the *Metropolitan Strategy*, by:

- facilitating the development of a new industrial facility on existing employment lands;
- attracting a capital investment of at least \$24 million; and
- generating at least 270 jobs close to residential areas in south west Sydney.

On balance, the Department believes that the project's benefits outweigh any residual costs, and that it is in the public interest and should be approved, subject to conditions.

7. RECOMMENDATION

It is RECOMMENDED that the Minister:

- consider the findings and recommendations of this report;
- approve the project application, subject to conditions, under section 75J of the *Environmental Planning and Assessment Act 1979*; and
- sign the attached project approval (see Appendix B).

Kitto 22/12/08

David Kitto
Director
Major Development Assessment

Chris Wilson 22.12.08

Chris Wilson
Executive Director
Major Project Assessment

Haddad
Sam Haddad
Director-General 22/12/2008.

APPENDIX A: SUMMARY OF CONDITIONS OF APPROVAL

Aspect	Condition	Requirement
Specific Environmental Conditions		
<i>Noise</i>	13 – 15	Provides hours of operation and noise limits for construction and operation
	16	Requires development of a noise management plan to ensure the project would meet the noise criteria
	17 – 18	Requires a noise audit and report to ensure the project does not exceed the noise criteria
<i>Air</i>	19 – 20	Requires the management of odour and dust
<i>Traffic</i>	21 – 24	Requires the preparation and implantation of a Traffic Management Plan, intersection upgrades and provision of a shuttle bus to encourage the use of public transport
<i>Soil and Water</i>	25	Provides discharge limits
	26 – 31	Requires preparation and implementation of Management Plans to control erosion and sediment, stormwater and wastewater
	32	Requires the monitoring of water use and implementation of water efficiencies
<i>Visual</i>	35 – 40	Provides requirements for signage, fencing, landscaping and lighting
<i>Hazards</i>	41 - 44	Requires preparation and implementation of Fire, Emergency and Safety Management Plans
<i>Waste</i>	45 – 46	Requires monitoring and minimisation of waste
<i>Energy</i>	47	Requires monitoring and minimisation of greenhouse gas emissions
Environmental Management, Monitoring Auditing and Reporting		
<i>Management and Monitoring</i>	48-53	Requires ongoing management, monitoring, auditing and reporting to ensure the ongoing compliance and safety of the project

APPENDIX B: CONDITIONS OF APPROVAL

APPENDIX C: CONSIDERATION OF ENVIRONMENTAL PLANNING INSTRUMENTS

SEPP (Infrastructure) 2007

SEPP (Infrastructure) 2007 aims to ensure the RTA is made aware of and allowed to comment on developments listed in Schedule 3 of the SEPP. Schedule 3 identifies development including industry with a site area of more than 20,000m², or any purpose with a capacity of 200 or more motor vehicles. The project therefore triggers the Infrastructure SEPP. The project was referred to the RTA for comment in accordance with the Infrastructure SEPP.

2 SEPP No.33 – Hazardous and Offensive Development

SEPP 33 applies to the facility as a potentially hazardous industry. SEPP 33 aims to identify proposed developments with the potential for significant off-site impacts, in terms of risk and/ or offence (odour, noise etc). A development is defined as potentially hazardous and/ or potentially offensive if, without mitigating measures in place, the development would have a significant risk and/ or offence impact, on off-site receptors. A Preliminary Hazard Analysis was conducted to assess the hazards and risks associated with storage, handling of ammonia for refrigeration at the facility. The Department is satisfied with this analysis.

3 SEPP No.64 – Advertising and Signage

The Department has assessed the proposed signage in accordance with SEPP 64 and is satisfied the proposed signage is compatible with the amenity and visual character of the area. The Department has also recommended conditions to ensure detailed signage plans are prepared in consultation with Camden Council and to the satisfaction of the Director-General, for any additional signage proposed. The Department is satisfied the building and identification signage would be consistent with the aims and objectives of SEPP 64.

4 Draft SEPP No.66 – Integration of Land Use and Transport

Draft SEPP 66 “aims to ensure that urban structure, building forms, land use locations, development designs, subdivision and street layouts help achieve the following planning objectives:

- a) improving accessibility to housing, employment and services by walking, cycling and public transport,
- b) improving the choice of transport and reducing dependence solely on cars for travel purposes,
- c) moderating growth in demand for travel and distances travelled especially by car,
- d) supporting the efficient and viable operation of public transport services,
- e) providing for the efficient movement of freight.

The Department is satisfied the project is not contrary to the above objectives and considers the project would help achieve objective a) by providing employment lands in Western Sydney.

5 Camden Local Environmental Plan No 47

Camden Local Environmental Plan provides development controls for development in Smeaton Grange. The proposed facility is located in land zoned 4(a) (General Industrial) and 4(b) Service Industrial. The objectives of the zone are generally to set aside land for the purposes of Industry and bulk warehousing and minimise any adverse effect of industry on the activities in other zones. The Department has recommended conditions of approval to ensure any adverse effects from the project are minimised and is therefore satisfied that the proposed facility is consistent with the objectives of the zones.

APPENDIX D: INDEPENDENT ACOUSTIC REPORT

APPENDIX E: INVESTA'S RESPONSES TO SUBMISSIONS & ADDITIONAL INFORMATION

APPENDIX F: SUBMISSIONS

APPENDIX G: ENVIRONMENTAL ASSESSMENT
