

11335

17 June 2011

Mr Sam Haddad
Director General
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Felicity Greenway

Dear Mr Haddad

**MODIFICATION 3 TO MAJOR PROJECT 08_0088
23 SCRIVENER STREET, WARWICK FARM**

We refer to the above Major Project for a new printing facility at Warwick Farm approved by the Minister on 24 March 2009.

On behalf of the Independent Print Media Group (IPMG), we are writing to request that the Minister or his delegate modify the approved project for a new printing facility at Warwick Farm under section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as described in this letter. The modification relates to minor changes to the design of the main building to accommodate the specific requirements and specifications of the proposed printing equipment.

In accordance with section 245K of the *Environmental Planning and Assessment Regulation 2000*, the assessment fee of \$750 is enclosed. Also enclosed is the relevant application form.

1.0 BACKGROUND

The approved development involved modifying, refurbishing and extending an existing manufacturing plant to create a new 40,000 square metres facility for printing, warehousing and distribution at 23 Scrivener Street, Warwick Farm, in the Liverpool local government area. The facility was to have accommodated the machinery and equipment required for rotogravure printing and the environmental assessment examined the impacts of this process. There have been two subsequent modifications to the approved project under section 75W of the EP&A Act, as follows:

- on 1 June 2010, for the construction and operation of a railway siding at the site (referred to as Modification 1); and
- on 14 May 2011, for the interim use of the site for a different printing process - Heat Set Web Offset (HSWO) - and consequential changes to the design of the main building and the layout of the site.

The proposed modification the subject of this letter (Modification 3) is related to the changes approved in Modification 2, and essentially has become necessary to accommodate the specific layout, placement and size of the machinery associated with HSWO printing.

The details of, and justification for, Modification 3 are described in the following section of this application. The proposed changes are shown on the attached drawing.

2.0 PROPOSED CHANGE TO ROOF FLUES

One additional flue (totalling nine) will be required for the plant.

In accordance with Modification 2, eight (8) new flues are to be installed on the roof to service the dryers on the HSWO presses. An additional exhaust duct will now be required to service one of the afterburners which is to be located wholly within the building. The additional flue will be 12.3 metres in height (as shown on the attached drawing) and approximately 620mm in diameter.

Assessment

There will be no visual impact as a result of this proposed change to the approved project. It represents a minor modification to an existing manufacturing facility within an established industrial area. The additional flue will not be visible from Scrivener Street (see Elevation 1-1 on the accompanying plan) or from the residences along Priddle Street as it will be screened by the existing warehouse roof.

The additional flue does not change the assessment of impacts on air quality for the original approved project and for Modification 2. It is merely performing the same function as two of the originally proposed flues which are to be re-used for fresh air purging from the press dryers. It should be further noted that interlocks have been fitted between the afterburner and the presses to prevent any discharge of ink oil vapour to atmosphere.

3.0 WASTE PAPER COLLECTION AREA

The height of the equipment in the waste paper collection area will increase.

The waste paper bailer equipment has now been specified and plotted into the waste paper area and involves two bailers - the second as a fail-safe back-up to the main bailer. The waste paper rotary separator (the system component that separates the waste paper from the airstream and allows it to fall into the bailing equipment) needs to be 12.3 metres above the waste paper room floor. The overall height of the structure including ducting above is 6.6 metres. The equipment will protrude above the roof of the waste paper room by 6.6 metres and above the adjoining existing warehouse to the north by 4.3 metres.

Assessment

The bailer will be visible from Scrivener Street to the east of the site. This impact is considered to be minimal given the industrial context, the absence of residential receptors on this street and the fact that it is one of several similar structures on the site.

The top of the waste paper rotary separator is unlikely to be visible by pedestrians on Priddle Street to the north as the view will be obstructed by the existing warehouse. It may be visible from the houses/stables across Priddle Street, but this is unlikely to be obtrusive within the context of the overall site and given the presence of tall established trees along the Priddle Street frontage.

4.0 CUMULATIVE IMPACTS

There are no cumulative impacts associated with the proposed modification and no consequential changes - the outputs of the facility are the same as those in the approved Modification 2.

5.0 PROPOSED AMENDMENTS TO PROJECT APPROVAL

It is proposed that the Minister's approval (MP 08-0088) dated 24 March 2009 as modified by MP 08-0088 MOD 1 dated 1 June 2010 and by MP 08-0088 MOD 2 dated 14 May 2011 be amended to include the attached plan prepared by Davis, Naismith & McGovern – 17/6/2011.

The proponent is not seeking to modify the commitments in the approved project.

6.0 CONCLUSION

The Project Approval as proposed to be amended by this application will be consistent with that approved by the Minister and subsequently modified (under Modification 1 and Modification 2). The proposed modifications do not change the approved project and are consistent with the objectives of relevant statutory plans. There are no environmental impacts as a result of this modification. Accordingly, we recommend its approval.

Should you have any queries about this matter, please do not hesitate to contact me on 9409 4927 or vgoldschmidt@jbaplanning.com.au.

Yours faithfully



Vivienne Goldschmidt
Associate

Attachment:
Engineering drawing prepared by Davis, Naismith & McGovern dated 17/6/2011