

SJB Planning



Preliminary
Environmental Impact
Statement

Site G - Lot 2304
Templar Road,
Erskine Park

14 June 2013

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Executive Summary

This preliminary Environmental Impact Statement (EIS) has been prepared under section 78A (8A) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* in support of a future development application at Templar Road, Erskine Park for the development of a new purpose built fully accredited fresh food packing centre where fresh cuts of meat and poultry will be packaged and labelled before being distributed to stores. The site is located within the 'Western Sydney Employment Area' and is known as Lot 2304 in DP 1172543 and located on Templar Road, Erskine Park (the site).

The preliminary EIS has been prepared in accordance with the requirements of Schedule 2 Part 2 of the *Environmental Planning and Assessment Regulations 2000 (EP & A Regulation 2000)* and reviews the relevant environmental planning instruments and their standards as they apply to the site, and provides an assessment of the potential effects of the proposal with reference to the heads of consideration listed under section 79C of the *EP&A Act* and subsequent relevant development requirements.

The site is a vacant land parcel which has been cleared and levelled pending its development for industrial purposes. The proposed use is of a scale identified in SEPP (State and Regional Development) 2011 (SEPP SRD) which triggers the State Significant Development (SSD) process. The Director General will be the consent authority for the proposal.

The proposed development has been prepared having regard to the key development standards and requirements of State Environmental Planning Policy (Western Sydney Employment Area) 2011 (SEPP WSEA).

The proposal is for a substantial food preparation and packaging facility with an ancillary administration component located within the well serviced and located Western Sydney Employment Area. The proposed use will be a major employment generating use and operate 24 hours a day seven days per week. The proposed development is consistent with the zoning provisions and objectives of the IN1 General Industrial zone that applies to the site.

This preliminary EIS demonstrates that the proposed design will not result in any unacceptable adverse impacts on adjoining properties, the locality or the environment. The proposal is considered consistent with the aims and objectives of SEPP SRD and SEPP WSEA and the relevant key development standards and the specific objectives and design principles of the Penrith DCP 2006 – Erskine Park.

The proposal will facilitate an industrial development that will generate significant employment opportunities in an area with significant employment demand.

The proposal will provide a positive social impact to the development of the area and region more broadly.

The proposed development is of an appropriate type and scale that is consistent with the aims and objectives of SEPP SRD and SEPP WSEA.

Based on the assessment undertaken, a declaration under Clause 8 of the SEPP SRD is sought from the Director-General that the development involves a site identified in Schedule 1 of the SEPP SRD with a capital investment value greater than \$30 million and be declared State Significant Development.

Should the proposal be declared State Significant Development, it is requested that the Director-General's requirements (DGR's) be issued for the preparation of the EIS.

1.0 Introduction

1.1 Overview

This preliminary Environmental Impact Statement (EIS) has been prepared by SJB Planning under section 78A (8A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) in support of the development of a purpose built fully accredited fresh food packing centre where fresh cuts of meat and poultry will be packaged and labelled before being distributed to stores, at Site G Templar Road, Erskine Park (the site).

The report reviews the relevant environmental planning instruments for the area. A preliminary assessment of the potential effects of the proposal with reference to the heads of consideration listed under section 79C of the *EP&A Act 1979* has also been undertaken. The EIS is set out as follows:

- Section 1 provides an introduction
- Section 2 describes the site and local context
- Section 3 outlines the background of the proposal and details the proposed development
- Section 4 outlines the statutory and policy controls applicable to the site and whether compliance with these controls has been achieved with supporting comments where relevant
- Section 5 presents the conclusions of the assessment.

The proposal is supported by the following information which is attached:

- Attachment 1: Architectural Design Package

2.0 The Site and Its Context

2.1 The Site

The site of the proposed development is located at Templar Road, Erskine Park and legally identified as Lot 2304 DP 1172543.

The portion of the site known as site G has an area of 43,347m² and is generally rectangular in shape with access from the terminating head of Templar Road.

The site is currently vacant and has been cleared, levelled and benched consistent with previous approvals for development and subdivision of the land.

Figure 1 illustrates the broader locality.



Figure 1: Location of the site (Source: www.imagery.maps.nsw.gov.au)

2.2 The Local Context

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 area is a specifically targeted large floor plate employment area intended to accommodate the type and scale of land use proposed in this application.

2.3 Site History

The site is subject to an existing Concept Plan Approval 06_0216 for the development of a warehouse and distribution complex. Concept Approval was granted on 1 March 2007.

3.0 Proposed Development

3.1 Overview

The development proposes the construction of a purpose built fully accredited fresh food packing centre where fresh cuts of meat and poultry will be packaged and labelled before being distributed to stores. The facility will receive already prepared processed bulk red meat and poultry in refrigerated, sealed plastic packaging prior to it being re-packaged for distribution. The total proposed building area is 18,521m² and comprises the following components:

- 16,185m² preparation and packaging area
- 1,380m² of office
- 956m² service building and plant area

A total of 22,193m² of pavement is proposed accommodating vehicle circulation and car parking. A total of 250 car parking spaces are proposed.

The facility is a single level high clearance structure typical of the locality. The site will also accommodate dedicated waste storage and collection housing, waste water treatment facility and gas storage.

Car parking is accommodated to the western and southern perimeters of the site.

The site has a Capital Investment Value (CIV) in excess of \$30 million and is therefore State Significant Development in accordance with Schedule 2 (3) of SEPP (State and Regional Development) 2011.

3.2 Project Description

The proposal seeks DGRs for the following built form and land use:

- Construction of an industrial building purpose built to accommodate a food packing centre for the preparation and packaging of red meat and poultry prior to distribution for retail sale.
- Operation of the facility 24 hours per day

The site will accommodate a single building of 18,521m² in area and accommodate on-site car parking for 250 vehicles.

The facility is projected to generate approximately 400 full time employment positions across three shifts with staggered start and finish times.

Plans detailing the proposed development scheme have been prepared by CIP and are included at Attachment 1.

The following sections provide a detailed description of the proposed works as illustrated within the architectural drawings.

3.3 Development Statistics

A summary of the development particulars is provided in Table 1 below:

Development Particulars	Proposal
Site area	43,364m ²
Gross Floor Area	18,521m ²
FSR	0.427:1
Parking Provision	250 spaces

Table 1: Development Statistics

3.4 Parking and Access

All car parking will be accommodated within the confines of the site as depicted on the accompanying architectural plans. Access is directly from Templar Road, with the site configured to allow all delivery vehicles to enter and exit the site in a forward direction.

3.5 Land Uses

The proposal seeks to use the site for industrial purposes comprising preparation and packaging of red meat and poultry prior to distribution and retail sale. The volume of plant/through put of all meat products is anticipated to be 1,000,000 kg per week

The use will entail dispatch of 17 truck movements per day of shuttle deliveries to the existing distribution centre at Eastern Creek.

Deliveries to the centre will comprise 5 trucks per day for dry goods and 18 trucks per day for meat delivery.

3.6 Waste Generation

Waste generated by the operation of the facility at full production capacity is anticipated to comprise:

- Cardboard compacted 2.00 t/day
- Plastic (liners, vac bags, stretch wrap, Thermoformer off cuts 2.65 t/day
- Red meat waste (fat and bones) 7,400 kg/day
- Chicken (skin, bones, waste ex MDM) 20,000 kg/day

Cardboard and plastics will be separated and compacted on site and removed by a recycling/cardboard contractor.

Red meat and chicken waste will be collected in skips by a trade waste contractor. The waste will be kept chilled and the bins will be returned cleaned and sanitised. The pickups will be as required, and anticipated to be twice daily.

3.7 Dangerous Goods

Dangerous goods to be housed and used on site will comprise:

- Oxygen Tank - 6,000 L
- Nitrogen tank - 3,000 L
- Carbon Dioxide tank - 50,000 kg
- Cleaning chemical bulk storage sanitiser - 5,000 L
- Hypofoam detergent - 20,000 L
- Acid (SAM 401) - 10 x 20 L
- Ammonia – 3000kg

4.0 Planning Context

4.1 Overview

Land zoning and development standards for the site are contained within SEPP (Western Sydney Employment Area) 2009.

The site is zoned IN1 General Industrial and in this zone industrial uses as proposed are permitted subject to development consent.

The relevant statutory controls applicable to the subject site and proposed development include:

- State Environmental Planning Policy No 55 – Remediation of Land;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Western Sydney Employment Area) 2009;
- State Environmental Planning Policy (State and Regional Development) 2011;
- Penrith DCP 2006 – Erskine Park;
- Section 79C of the *Environmental Planning and Assessment Act 1979*;
- *Metropolitan Plan for Sydney 2036*; and
- Draft Metropolitan Plan for Sydney

The assessment of the proposal is outlined below and addresses matters listed above as required under the *EP&A Act 1979*.

4.2 State Environmental Planning Policy (State and Regional Development) 2011

The State Environmental Planning Policy (State and Regional Development) 2011 was adopted on 1 October 2011. The proposal is for a food processing facility with a CIV greater than \$30 million. Consistent with Schedule 2(3) of the SEPP such development is deemed to be State Significant Development and is to be assessed and determined in accordance with the provisions of the SEPP.

The capital investment value for the development of the site exceeds \$30 million and is therefore State Significant Development.

4.3 State Environmental Planning Policy (Infrastructure) 2007

Traffic generation referral to RMS will be required due to the size of the facility

4.4 State Environmental Planning Policy No 55 – Remediation of Land

This policy introduces State-wide planning controls for the remediation of contaminated land. It states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. Given the approvals for the establishment of the site for industrial development, further contamination assessment is not anticipated to be required.

4.5 State Environmental Planning Policy (Western Sydney Employment Area) 2009

4.5.1 Permissibility

The subject site falls within the IN1 General Industrial Zone under the SEPP. The SEPP states that industrial and warehouse use are permitted with development consent.

The proposed use is for a food preparation and packaging facility which is an industrial use consistent with the relevant definitions contained within the SEPP.

The proposal is considered to be consistent with the objectives of the zone.

5.0 Preliminary Section 79C Assessment

5.1 Overview

This assessment and supporting specialist studies and documentation have been prepared to assist in the preparation of the Director-General's Requirements to guide the preparation of the Environmental Impact Statement for the development at Templar Road, Erskine Park. The primary environmental considerations associated with the development of the site are provided below.

5.2 Site Layout and Design

The site layout is consistent with the terms of the Concept Approval applying to the site and the provisions of Penrith DCP 2006 – Erskine Park.

5.3 Transport, Access and Parking

All required car parking is accommodated on site. The site planning allows for trucks to enter and exit the site in a forward direction. The EIS will be supported by a comprehensive traffic and transport impact assessment

5.4 Infrastructure Requirements

The site is in a dedicated employment precinct which is fully serviced to accommodate large format industrial uses. The relevant utility authorities will be consulted to ensure that adequate servicing is available or to identify any necessary augmentation arising from the proposed development.

5.5 Planning Agreement / Developer Contributions

The area is subject to a Section 94 Contribution Plan and State Infrastructure Contribution levy. The terms of these plans will be addressed as part of the detailed EIS. It is not anticipated that a VPA will be entered into arising from the proposed development.

5.6 Noise and Vibration

The proposed use is not a high noise generating use and is not expected to result in adverse acoustic impacts to residential receivers. The EIS will be supported by a detailed acoustic impact assessment based upon noise logging currently being undertaken.

5.7 Flora and Fauna

The site has been cleared and benched and does not contain any significant vegetation. The EIS will be supported by a flora and fauna report confirming that the proposal will not result in adverse flora and fauna impacts.

5.8 Soil and Water

Future construction will require the provision and implementation of erosion and sedimentation control plans. Given the topography of the site, these are not anticipated to be onerous or difficult measures to implement and maintain.

5.9 Visual

The proposed development is consistent with the building height provisions of the DCP for the area. The building is well separated from non-industrial uses and is not considered to be a development which will result in adverse visual impacts. Proposed lighting will be designed to minimise nuisance light spill.

5.10 Energy Efficiency

The proposal will be supported by an energy assessment report and employ resource efficient processes, plant and machinery.

5.11 Air Quality and Odour

All food preparation and packaging activities are contained within the confines of the building and will not generate adverse odour impacts. All food waste is cold stored and will be collected daily, minimising potential adverse odours.

5.12 Hazards

The chemicals and hazardous materials to be used and housed on site will be stored consistent with the relevant Australian Standards and will be detailed within the EIS.

5.13 Waste

The proposed development will generate a variety of waste as identified in the project description. Waste management for the construction and ongoing use of the building will be incorporated into the proposal and will therefore be included within the Environmental Impact Statement. The design of the building includes the provision of on-site waste storage prior to collection and disposal. A waste management plan will be prepared for inclusion in the EIS submitted for determination.

5.14 Social and Economic

The proposal is for a high employment generating use on a site specifically zoned for employment purposes. The direct and indirect employment provided is considered to be consistent with the zone applying to the land and will have positive social and economic impacts.

5.15 BCA compliance

The proposed development is required to achieve compliance with the relevant provisions of the Building Code of Australia. A Building Code of Australia compliance report will form part of the Environmental Impact Statement.

5.16 Construction Management

Construction impacts associated with the proposal will be addressed within a Construction Management Plan to be implemented prior to the commencement of works on-site. It will address how construction of the new building is carried out with minimal impact upon the locality and in a safe manner.

5.17 Suitability of the Site for the Development

The preceding sections of this statement demonstrate that the site is suitable for the proposal. The development of the site for industrial purposes is consistent with the objectives of the current zone, the aims and objectives of SEPP SRD and SEPP WSEA, and is compatible with the existing and permissible land uses within the locality.

There are no significant natural or environmental constraints that would hinder the proposal and accordingly the site is considered suitable for the proposal.

5.18 The Public Interest

The development of the site for industrial purposes is considered consistent with the zone objectives and the aims and objectives of SEPP SRD and SEPP WSEA, and provides additional employment opportunities within. The development of the site for industrial purposes will promote the diversification of employment opportunities within the locality to service the needs of greater western Sydney. The proposal is in the public interest.

5.19 Community Engagement

Community engagement will be undertaken consistent with the requirements of the DGRs.

6.0 Conclusion

The proposal for a food preparation and packaging facility is a use consistent with the Western Sydney Employment Area objectives. The proposal exceeds the minimum CIV to identify the development as a proposal that is subject to the provisions of SEPP (SRD) 2011.

It is requested that the Director General confirm the proposal is a form and scale of development to which SEPP (SRD) 2011 applies and the Director General's Environmental Assessment Requirements be issued accordingly to facilitate the finalisation of the required Environmental Impact Assessment.



Attachments

Attachment 1: Architectural Design Package