



ASICS Facility, Sydney Business Park Request for Secretary's Requirements

February 2018





Prepared for:



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On behalf of:



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striving for balance between economic, social and environmental ideals...

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DISCLAIMER

This document was prepared for the sole use of Marsden Park Developments Pty Ltd (Sydney Business Park), ASICS Oceania Pty Ltd and the regulatory agencies that are directly involved in this project, the only intended beneficiaries of our work. No other party should rely on the information contained herein without the prior written consent of PJEP Environmental Planning, Marsden Park Developments Pty Ltd and ASICS Oceania Pty Ltd.



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1 INTRODUCTION

1.1 Overview

Marsden Park Developments Pty Ltd (referred to as Sydney Business Park) is proposing to develop a world-class warehouse and retail facility on behalf of ASICS Oceania Pty Ltd (ASICS) in Sydney Business Park, within the Marsden Park Industrial Precinct in Western Sydney (see **Figure 1**).

This report has been prepared by PJEP Environmental Planning Pty Ltd (PJEP) on behalf of Sydney Business Park and ASICS to assist the Department of Planning & Environment's (the Department's) initial consideration of the development as State Significant Development under the *Environmental Planning and Assessment Act 1979* (EP&A Act).

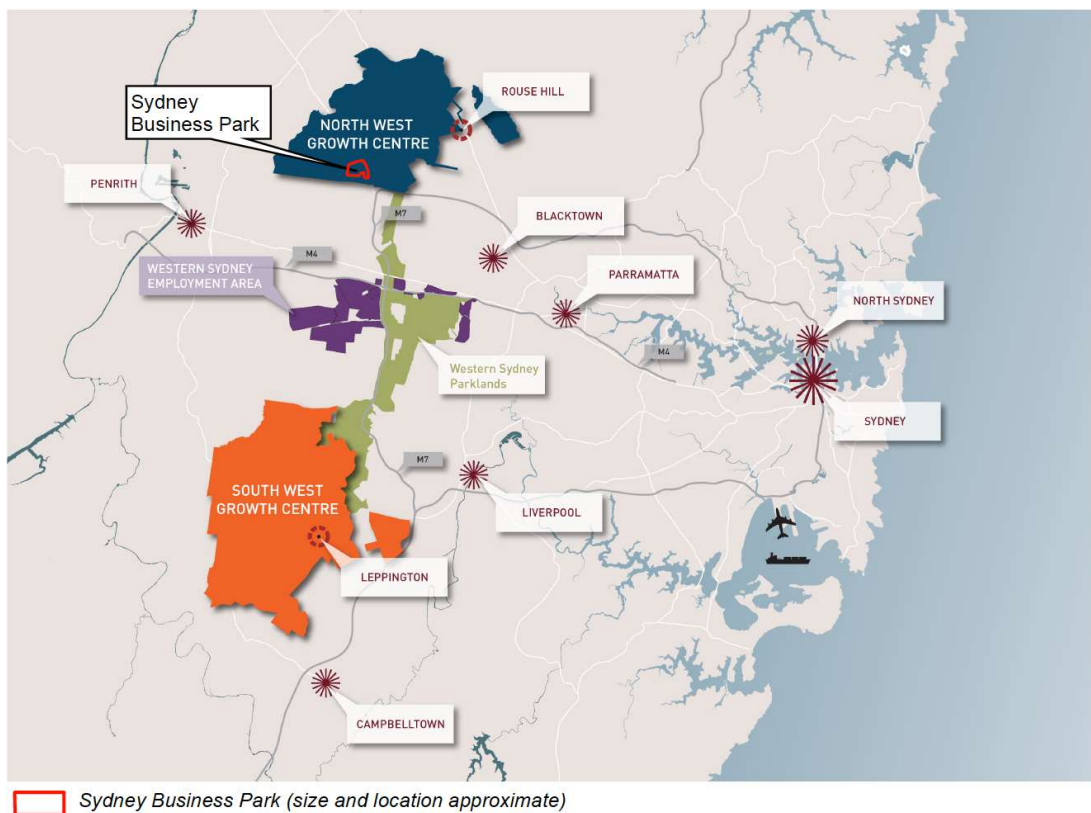


Figure 1: Regional Context (Source: Department of Planning & Environment)

1.2 Marsden Park Developments

Marsden Park Developments Pty Ltd is developing Sydney Business Park as a world-class master planned estate. With plans to deliver 17,000 jobs, the project is the largest and fastest growing employment area in Sydney's North West Growth Centre.

Sydney Business Park aims to provide benchmark standards for business parks in Australia, prioritising staff amenity and creating a positive legacy for the local community. The business park provides high quality telecommunications and infrastructure provisions, landscaping, retail and recreational amenities and integrated green technology.

Sydney Business Park is already home to a wide range of national and international businesses, including ALDI, Bunnings, Coles Express, Costco Wholesale, Dulux, Home Hub Marsden Park (comprising a number of commercial end-users), IKEA Marsden Park, IKEA Distribution Centre, Lindt & Sprungli, Linfox, Storage King, Swire, McDonald's, Reece, Shell and Toll.



1.3 ASICS

ASICS is one of the world's largest running shoe and sporting goods companies. Founded in Japan in 1949, the company has grown to become a globally recognised sporting brand, employing approximately 8,000 people worldwide with annual sales of over \$4.5 billion. The company has become synonymous with Australian sport, partnering with teams such as the Wallabies and the Australian cricket team as preferred clothing and footwear supplier.

ASICS' corporate vision is to 'Create Quality Lifestyle through Intelligent Sport Technology'. This vision is based on its founding philosophy 'Anima Sana In Corpore Sano', which translates as 'A sound mind in a sound body'.

The Group's corporate values include to:

- Provide valuable products and services through sport to all our customers;
- Fulfill our social responsibility and help improve conditions for communities around the world;
- Share profits brought by our sound services with our shareholders, communities and employees; and
- Maintain a spirit of freedom, fairness and discipline, respectful of all individuals.

2 THE SITE

The ASICS Facility is proposed to be developed at 4 Darling Street, Marsden Park (the site), within the employment estate known as Sydney Business Park. The current real property description of the site is Part Lots 303 & 304, and Lot 305, in DP 1213756, although these lots are in the process of being subdivided (under separate approval) to accommodate the proposal.

The site has an area of approximately 56,400m², and is located in the Blacktown local government area. It is owned by Galian Pty Ltd.

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 Marsden Park Industrial Precinct has a total area of 551 hectares. The North West Growth Centre, the Sydney Business Park master plan, and the current site survey plan are shown on **Figures 2, 3 and 4** respectively.

The site is currently vacant, cleared and awaiting redevelopment for employment purposes (see **Figure 5**). The site has a relatively flat topography, sloping gently to the east. Site drainage matches the topography, however there are no defined watercourses on the site. A stormwater detention basin servicing the site and wider areas of Sydney Business Park (Basin I) is located to the east of the site across Darling Street.

The site area and wider area has been subject to disturbance associated with the estate development works for Sydney Business Park. In this regard, Sydney Business Park has or will be undertaking all bulk earthworks and clearing works required to facilitate the proposed ASICS Facility, and for delivering required services to the site, under separate approval.

The business park has direct access to Richmond Road via Hollinsworth Road and Hawthorne Avenue, which have recently been constructed or upgraded by Sydney Business Park to service the needs of the industrial precinct. Richmond Road provides direct access to the M7 Motorway, which is located approximately 1 kilometre to the south of the business park.

A 60 metre wide Transgrid electricity easement traverses through the southern portion of the site.



Request for Secretary's Requirements ASICS Facility, Sydney Business Park

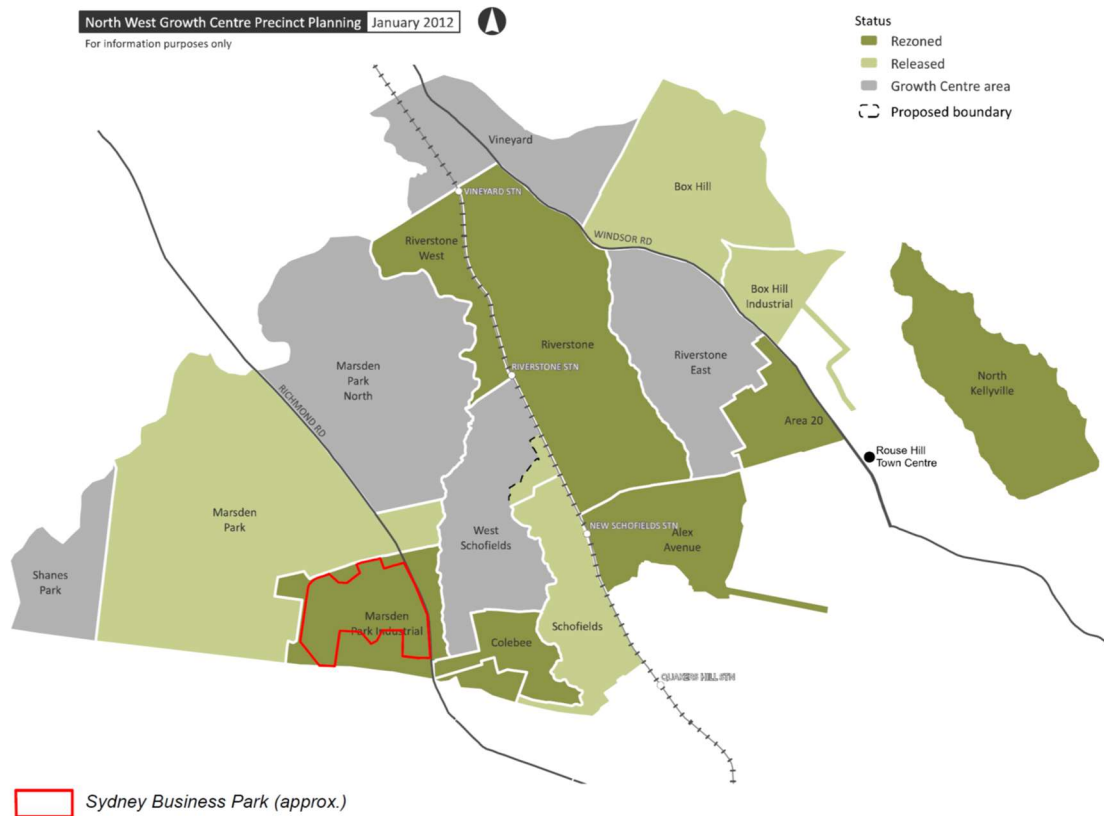


Figure 2: North West Growth Centre (Source: Department of Planning & Environment)

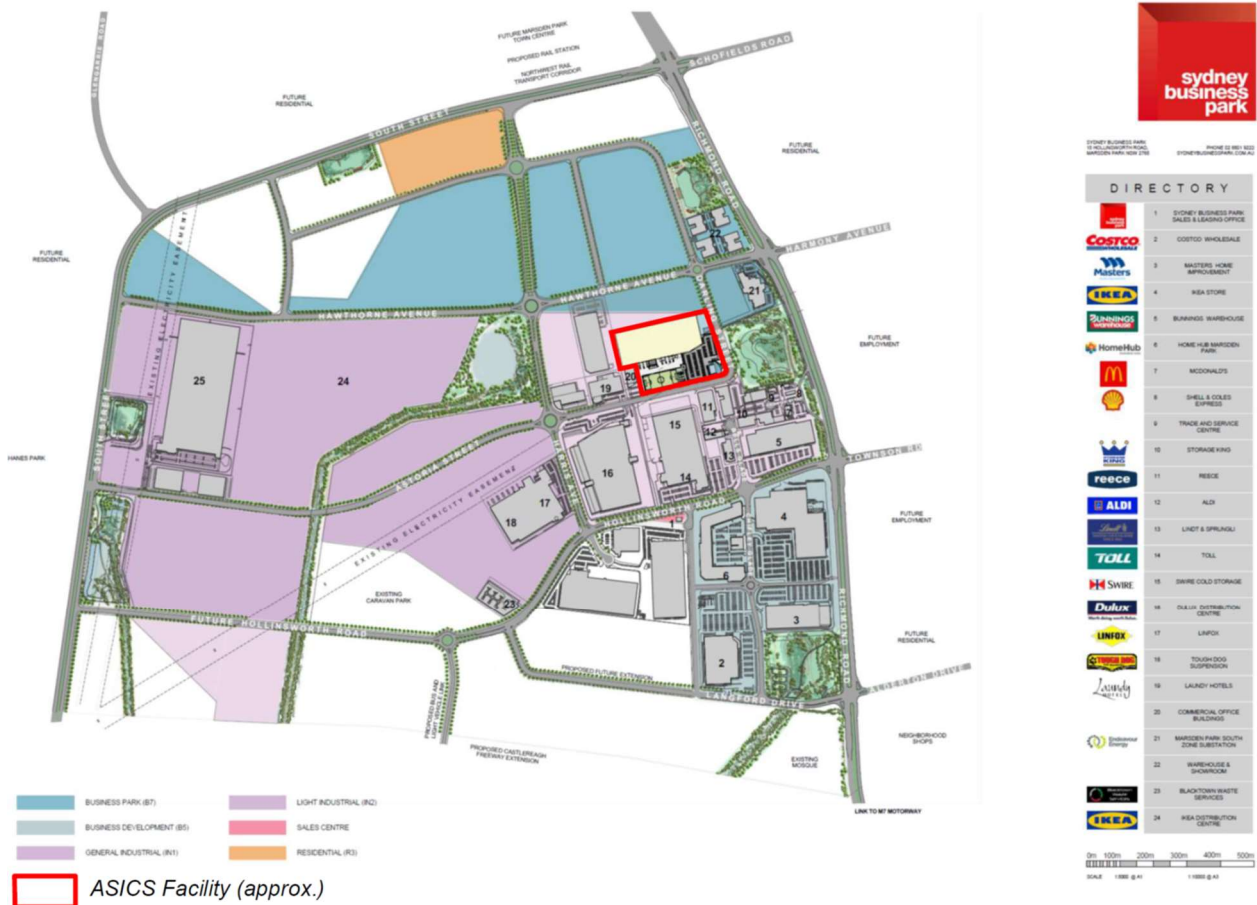


Figure 3: Sydney Business Park Master Plan (Source: Sydney Business Park)



Request for Secretary's Requirements ASICS Facility, Sydney Business Park

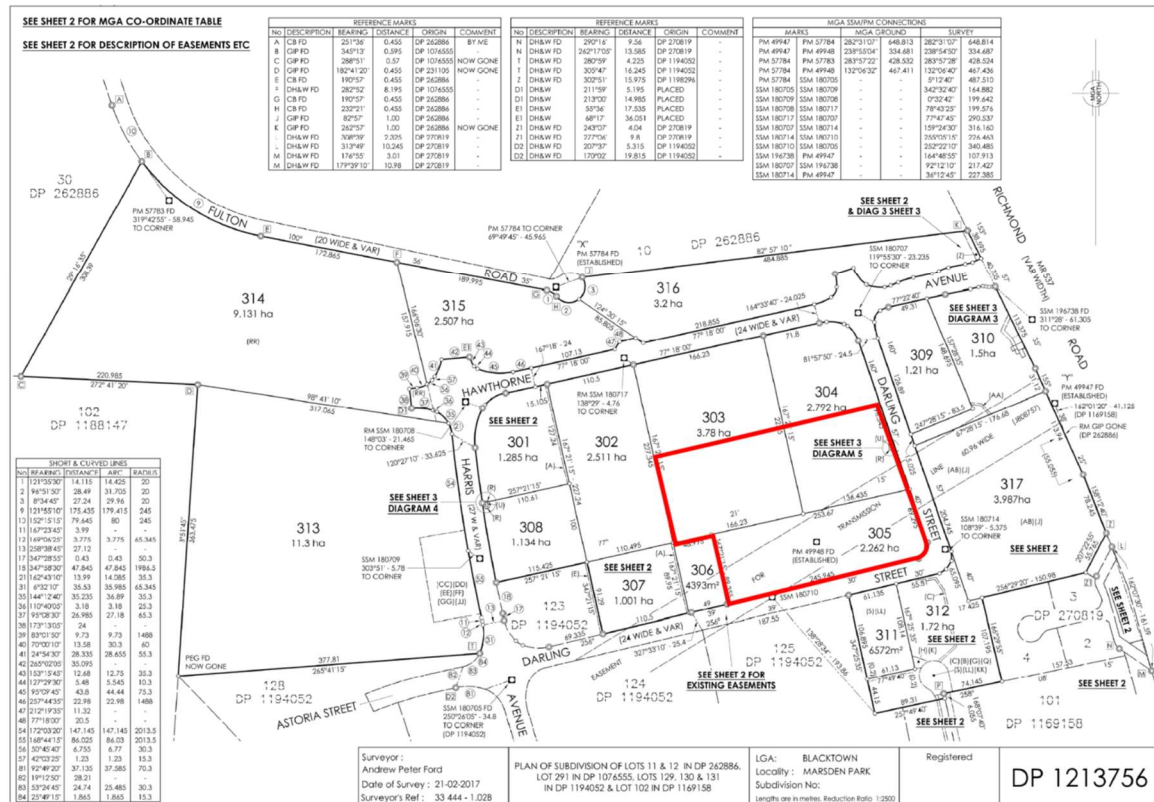


Figure 4: Existing Survey Plan (Source: Sydney Business Park)



ASICS Facility (approx.)

Figure 5: Aerial Photo (Source: Sydney Business Park, c.2017)



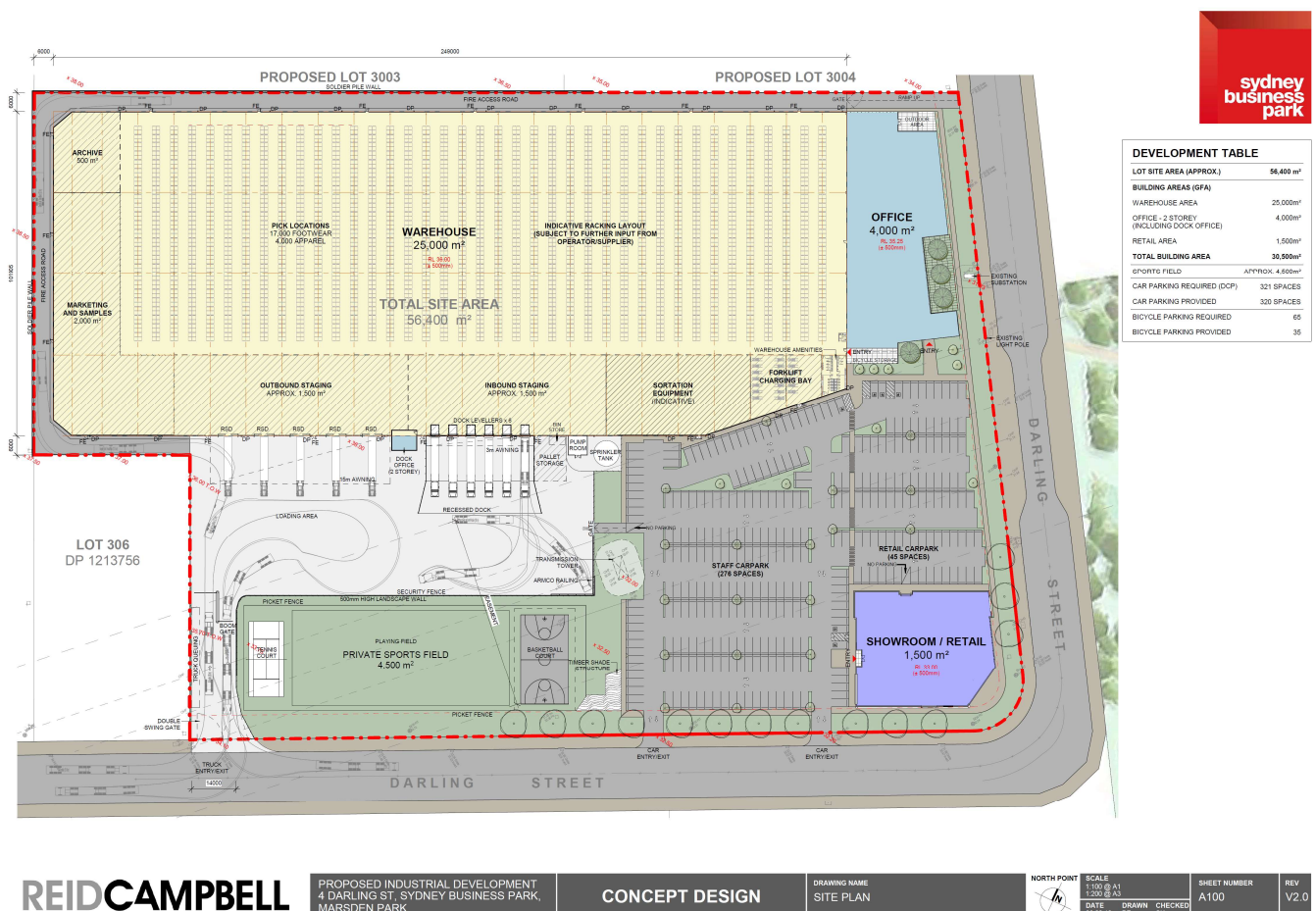
The site is surrounded on all sides by industrial, business and infrastructure (drainage) zoned land associated with Sydney Business Park and the wider Marsden Park Industrial Precinct. A number of other industrial/employment facilities in proximity to the site are currently either under construction or have commenced operations in recent years, including facilities for Laundry Hotels, Dulux, Lindt, Reece and Storage King (see **Figure 3**).

There remain some residential land users within the re-zoned areas of the estate at present, including a caravan park (Town & Country Estate) located about 800 metres to the south-west of the site, at the end of Hollinsworth Road.

The closest residential zoned land is located approximately 250 metres to the north-east of the site, across Richmond Road. Additional residential zoned land is located approximately 500 metres to the north-west of the site, and 750 metres to the south-east of the site.

3 PROPOSED DEVELOPMENT

Sydney Business Park is proposing to develop a world-class warehouse and distribution facility on the site on behalf of ASICS. The preliminary concept design for the facility is shown on **Figure 6**, and the main components of the proposed development are outlined in **Table 1**.



REIDCAMPBELL

PROPOSED INDUSTRIAL DEVELOPMENT
4 DARLING ST. SYDNEY BUSINESS PARK,
MARSDEN PARK

CONCEPT DESIGN

DRAWING NAME
SITE PLAN

NORTH POINT

SCALE
1:100 @ A1
1:200 @ A2

DATE
06/02/18

DRAWN
BP

CHECKED
SK

SHEET NUMBER
A100

REV
V2.0

Figure 6: Preliminary Site Layout Plan (Source: Reid Campbell)



Table 1: ASICS Facility Development Summary

Development Summary	Development of the ASICS Facility, including: <ul style="list-style-type: none"> • detailed earthworks; • construction and operation of the ASICS Facility, including: <ul style="list-style-type: none"> ○ warehousing and distribution; ○ ancillary office; ○ showroom and retail outlet; and • ancillary development including car parking, infrastructure provision and landscaping (including private sports playing field and courts)
Proposed Use	<p>Warehousing and distribution, with ancillary office, showroom and retail premises, and private open space.</p> <p>The warehouse component of the facility would be used for the storage and distribution of ASICS sporting goods throughout NSW and beyond. The facility may also include some relatively minor research and development and light industrial processes associated with the warehousing and distribution of these goods.</p> <p>The two-storey ancillary office would be attached to the eastern side of the main warehouse building, and would be used to provide administrative support for the business, with the facility representing ASICS' Australian headquarters.</p> <p>The detached showroom and retail outlet would be located in the south-eastern corner of the site (separated from the warehouse by the Transgrid easement), and would be used for the display, demonstration and sale of ASICS' sporting goods stored within the warehouse. It would also be used for promotional events associated with ASICS' sporting products.</p> <p>The private sports playing field and courts would be located within the Transgrid easement in the southern area of the site, and would be used for product testing, demonstration, promotional events and private recreation. The area would be made accessible by visitors to the facility and retail outlet under supervision, but would not be open to the general public</p>
Subdivision	The proposal does not involve any subdivision, which is being undertaken by Sydney Business Park under separate approval
Demolition and Earthworks	<p>The proposal does not involve demolition, bulk earthworks and vegetation clearing, which are being undertaken by Sydney Business Park under separate approval.</p> <p>The proposal would involve some detailed earthworks and retaining walls to facilitate the construction of the facility</p>
Facility Development	<p>Construction and operation of the ASICS Facility, including (approx.):</p> <ul style="list-style-type: none"> • 25,000m² warehouse; • 4,000m² ancillary offices (2 storeys); • 1,500m² showroom and retail outlet; • 4,500m² sports playing field and courts; and • ancillary infrastructure and services
Landscaping	Implementation of site landscaping consistent with estate landscaping, including the multi-use sports playing field and courts (including tennis court and basketball court)
Signage	Building identification, business identification and directional signage
Hours of Operation	24 hours a day, 7 days a week. The showroom and retail outlet would operate during retail business hours
Capital Investment Value	\$54 million (exc. GST)



<i>Employment¹</i>	Construction: 150 Operation: 185
<i>Infrastructure and Services</i>	
<i>Roads</i>	The facility is proposed to be accessed from Darling Street. No external road works would be required to service the facility. The proposal would involve construction of internal driveways, hardstand and parking.
<i>Stormwater</i>	Development of site stormwater infrastructure would be undertaken for the facility, draining to estate stormwater infrastructure
<i>Potable Water, Sewer, Electricity and Telecoms</i>	Connection to existing mains in Darling Street, and reticulation through the site

¹ Estimate

4 PLANNING CONTEXT

4.1 State Significant Development

The proposal is considered to be classified as State Significant Development under Part 4, Division 4.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), as it involves development with a capital investment value of more than \$50 million for the purposes of warehousing and distribution, and therefore triggers the criteria in Clause 12 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*.

Consequently, the Minister for Planning is the consent authority for the proposed development.

4.2 Permissibility

The site forms part of the Marsden Park Industrial Precinct located within the North West Growth Centre, with land use planning regulated predominately under the Marsden Park Industrial Precinct Plan (the Precinct Plan) in Appendix 5 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP). The site is zoned IN2 Light Industrial under the SEPP's Precinct Plan (see **Figure 7**).

The proposed ASICS Facility represents development for the purpose of warehousing and distribution and/or light industry. The Precinct Plan provides that development for these purposes is permissible with consent in the IN2 zone.

The office component of the development is considered to be ancillary and subservient to the dominant warehousing and light industrial purposes, and is therefore permissible as part of the development.

The showroom and retail outlet are also considered to be ancillary to the dominant uses, particularly for a state-of-the-art warehouse facility such as the ASICS Facility that seeks to integrate operations and showcase the company's range of goods in a high quality setting. However, it is acknowledged that these uses are not wholly subservient to the warehousing and light industrial uses.

In this regard, retail premises are prohibited in the IN2 zone¹. However, under section 89E(3) of the EP&A Act, the Minister may grant consent to State Significant Development that is partly

¹ 'Industrial retail outlets' are permissible in the IN2 zone as an innominate purpose, however the proposed retail outlet does not meet the definition of an industrial retail outlet (as per the SEPP's Dictionary), as the proposed outlet does not involve retailing of goods manufactured on the site, and the outlet is proposed to be used in conjunction with a warehouse and distribution facility.



prohibited by an environmental planning instrument. Consequently, the Minister may approve the showroom and retail outlet as part of the development.

It is considered that there are good environmental planning grounds to justify approving the proposed showroom and retail outlet as part of the development, particularly as the retail outlet would:

- comprise a minor component of the overall ASICS Facility, with the floor area representing less than 3% of the site area and 5% of the total building area;
- integrate ASICS' operations and assist in showcasing the company's range of outdoor sporting goods to the community in a high quality setting;
- assist in activating the site and improving the overall design quality and visual amenity of the warehouse facility;
- assist in creating a landmark architectural statement of the corner of Darling Street, with the site having quality views across the open space associated with the precinct stormwater basin;
- make use of this corner of the site, which is otherwise constrained by its small size and the presence of the Transgrid easement;
- be compatible with other retail and business facilities in Sydney Business Park, including the Lindt Facility (including its industrial retail outlet) directly to the south, the proposed Marsden Park Trade Centre directly to the south-east, and the business-zoned land directly to the north; and
- enable ASICS to demonstrate its goods to the public and undertake promotional events associated with the company's range of community, sponsorship and healthy-living programs.

The private sports playing field and courts are also ancillary to the dominant uses of the facility. These aspects of the proposal are considered to represent development for the purpose of private open space, which is permissible as an innominate purpose in the IN2 zone.

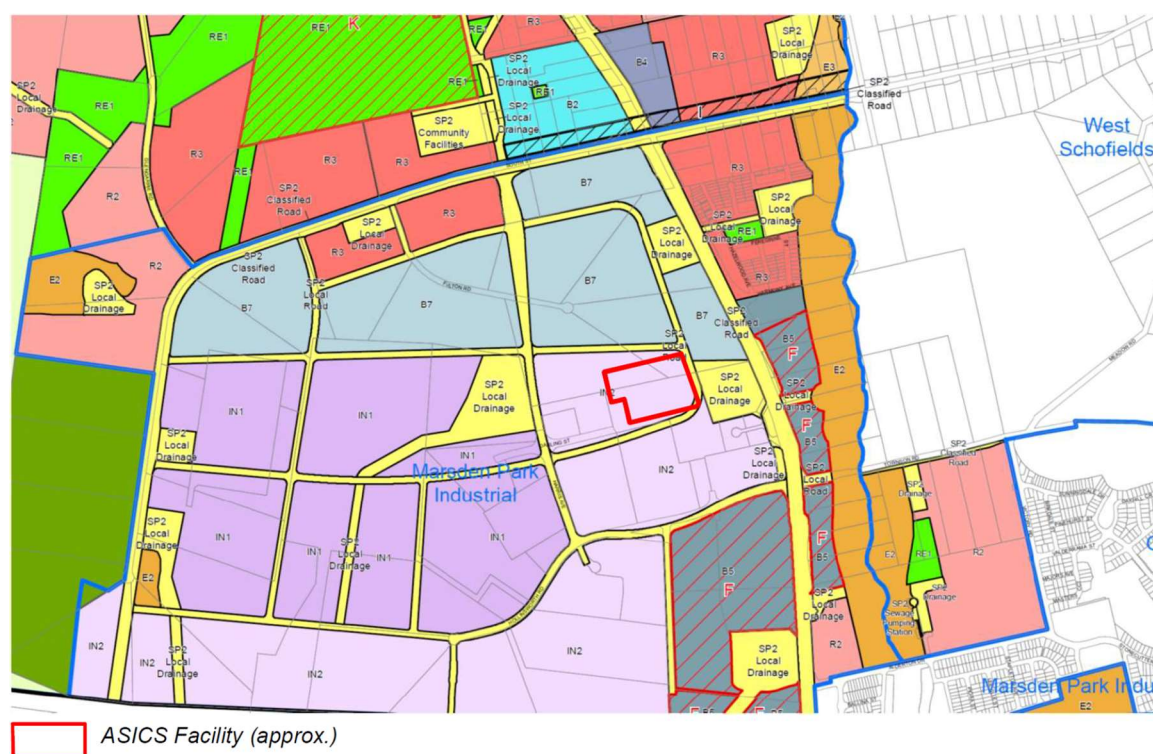


Figure 7: Zoning Plan (Source: Growth Centres SEPP, Map LZN_005)



4.3 Growth Centres SEPP

Parts 4 to 6 of the Precinct Plan outline a number of principal development standards and provisions related to development in the Marsden Park Industrial Precinct. The proposed development will be designed in consideration of these provisions.

It is noted that the site is not affected by, or in close proximity to, any native vegetation protection areas, riparian protection areas, heritage items or special areas identified and mapped in the Growth Centres SEPP.

5 ENVIRONMENTAL ISSUES

A screening analysis of the environmental issues applicable to the proposal is presented in the following table. This risk-based analysis has been used to identify the key environmental issues for further assessment, and to assist the preparation of the Secretary's environmental assessment requirements (SEARs) for the proposed development.

The analysis is based on preliminary environmental assessment of the site only. The Environmental Impact Statement (EIS) for the proposal will fully address these and other environmental issues relevant to the proposal.

Table 2: Screening Analysis of Environmental Issues

Issue	Analysis / Comment
<i>Soil and Water</i>	<p>As outlined above, the majority of site disturbance including bulk earthworks has been or would be undertaken by Sydney Business Park under separate approval. Accordingly, the proposal is not expected to involve significant disturbance beyond that approved and undertaken for Sydney Business Park's early works, and it is assumed that key potential soil and water related impacts have been assessed at an estate-wide level (eg. site contamination, salinity, precinct drainage, etc).</p> <p>Notwithstanding, an Erosion and Sediment Control Plan and Stormwater Management Plan will be prepared for the proposed facility, and a background to other soil and water aspects associated with the development will be provided.</p>
<i>Noise</i>	<p>The proposed facility is proposed to operate up to 24 hours a day, 7 days a week, and is expected to generate noise emissions similar to a standard warehouse / light industrial development.</p> <p>The closest residential zoned land is located approximately 250 metres to the north-east of the site, across the arterial Richmond Road. Additional residential zoned land is located approximately 500 metres to the north-west of the site, and 750 metres to the south-east of the site, and the Town & Country Estate caravan park is located about 800 metres to the south-west of the site, at the end of Hollinsworth Road.</p> <p>Given the location of the site well within Sydney Business Park, the distance to sensitive receivers, and the light industrial nature of the development, the proposal is not expected to result in any significant noise impacts.</p>
<i>Air Quality and Greenhouse Gases</i>	<p>The proposal is not expected to generate significant air or greenhouse gas emissions, subject to implementation of standard best practice dust management controls during construction works.</p>
<i>Flora and Fauna</i>	<p>As outlined above, the site is cleared and bulk earthworks required for the proposal are being undertaken by Sydney Business Park under separate approval. Accordingly, the proposal is not expected to involve significant disturbance beyond that approved and undertaken for Sydney Business Park's early works, and the proposal is therefore unlikely to result in any significant flora and fauna impacts. The site is bio-certified under the former <i>Threatened Species Conservation Act 1995</i>.</p>



Issue	Analysis / Comment
<i>Heritage</i>	Similarly, the site disturbance indicates that the proposed development is unlikely to have any significant heritage impacts. There are no identified heritage items on or in close proximity to the site.
<i>Traffic and Parking</i>	<p>The site enjoys direct access to Sydney's arterial and motorway road network via Hollinsworth Road, Hawthorne Avenue and Richmond Road, the latter of which provides access to the M7 Motorway approximately 1 kilometre to the south of Sydney Business Park. Hollinsworth Road and Hawthorne Avenue have recently been upgraded or constructed to accommodate the expected traffic from the industrial precinct.</p> <p>The proposed development is expected to generate traffic volumes consistent with those assumed in the wider estate transport planning. Notwithstanding, a traffic impact assessment will be carried out for the proposal.</p>
<i>Visual Amenity</i>	<p>The site is not adjacent to, or in close viewing proximity to, any sensitive visual receivers outside the business park. There are some views to the site from the open space associated with the precinct stormwater basin to the east of the site.</p> <p>A Landscape Plan will be prepared for the proposal, which will seek to minimise any identified visual impacts.</p>
<i>Hazards and Wastes</i>	<p>The proposal does not involve any significant storage or use of hazardous materials and substances, with dangerous goods storage likely to be below the thresholds in SEPP 33. The EIS will include consideration any such storage.</p> <p>The proposal is not expected to generate a significant quantity of waste, although a Waste Management Plan will be prepared for the proposal.</p>

6 CONCLUSION

PJEP trusts that the information contained in this report provides the Department sufficient information to enable its initial consideration of the proposal as State Significant Development under Part 4, Division 4.1 of the EP&A Act.

It is respectfully requested that the Department, having due regard to the information in this report, provides the Secretary's Environmental Assessment Requirements for the proposed ASICS Facility.