



**PRELIMINARY ENVIRONMENTAL
ASSESSMENT REPORT
CONCEPT PLAN APPLICATION
AND
STAGE 1 WORKS PROJECT APPLICATION
STORAGE AND DISTRIBUTION CENTRE AND
SITE PREPARATION WORKS**

**PART OF CSR LIMITED LAND HOLDINGS WITHIN
THE ERSKINE PARK EMPLOYMENT AREA
BEING PART OF LOT 5 IN DP 1094504
LENORE LANE
ERSKINE PARK**

**Prepared for:
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1. INTRODUCTION

This Preliminary Environmental Assessment Report has been prepared to accompany two applications under Part 3A of the Environmental Planning and Assessment Act 1979 (the Act) lodged concurrently:

1. an application lodged pursuant to S75M of the Act for approval of a Concept Plan for the project comprising earthworks and subdivision and associated infrastructure works to create building pads and to prepare the land for industrial development; and the subsequent erection of buildings to be used for storage and distribution and associated uses;
2. an application lodged pursuant to S75E for project approval of Stage 1 of the project which is earthworks, subdivision and associated infrastructure works including stormwater management and the construction of an industrial building for storage and distribution purposes.

The Minister for Planning has declared the project to be a project to which Part 3A of the Act applies and has authorised the submission of a concept plan.

1.1 Purpose of this Report

This Preliminary Environmental Assessment accompanies these two applications. In relation to the Concept Plan application it outlines the scope of the project and any development options and sets out an indicative proposal for the staged implementation of the project. In relation to the project application, it describes that part of the project that is the subject of the project application.

1.2 Consultation

In the preparation of the project application there has been extensive consultation with a number of government authorities. A development application was previously lodged with Penrith City Council for bulk earthworks being part of the development that comprises the project application.

In addition there has been extensive consultation and in-principle agreements with the Department of Natural Resources in relation to the proposed stormwater management works and in particular the relocation of the creek in the southern part of the site.

Extensive discussions have been held with, and in-principle agreements obtained from, the NSW Department of Planning and the Department of Environment and Conservation, and the Commonwealth Department of Environment and Heritage in relation to the Biodiversity Strategy for Erskine Park. These applications are consistent with the Strategy.

Discussions have been held with servicing authorities and the RTA in relation to the provision of utility services and traffic management.

2. SITE AND CONTEXT

The site is located in Erskine Park in Western Sydney, approximately 45 kilometres from the Sydney CBD, 8 kilometres south-east of the Penrith town centre and 9 kilometres north-west of the Liverpool town centre (refer to Location Plan at **Figure 1**). It is part of the 161ha CSR landholding in the Erskine Park Employment Area (EPEA).

The site is west of land being released in Eastern Creek under State Environmental Planning Policy No. 59 for employment generating purposes and has been identified in Sydney's Metropolitan Plan "City of Cities" as integral in the release of land for the creation of 100,000 jobs in Sydney's west.

The EPEA is an important regional hub for major logistics, distribution and production industries. With the recent completion of major infrastructure and services, the EPEA is able to accommodate significant demand for employment generating uses.

The site is located approximately 800m from the intersection of Lenore Lane with Erskine Park Road. Erskine Park Road connects with Mamre Road in the south. Mamre Road provides an arterial road function and connects the M4 Motorway in the north with Elizabeth Drive in the south at Mount Vernon. Mamre Road also connects with the Great Western Highway in the north which provides access to neighbourhoods between Penrith and Blacktown.

Erskine Park Road extends to the north to become Roper Road at Minchinbury and later Carlisle Avenue at Mount Druitt. The route is an arterial road that connects Erskine Park Road to both the M4 Motorway and the Great Western Highway.

The M7 Western Sydney Orbital road has recently been completed 2.5km east of the subject site parallel to Wallgrove Road, Eastern Creek. The M7 Motorway intersects with Old Wallgrove Road to the north-east of the site and Elizabeth Drive to the south-east. The EPEA Section 94 Contributions Plan proposes that Lenore Lane to the immediate north of the site be upgraded to a four lane industrial road standard for a distance of 2.3 kilometres to Ropes Creek for possible extension to the M7. Construction of Lenore Lane has been completed to just beyond the Bluescope access road – a distance of approximately 1.1km – and the Minister has recently announced a Part 3A Concept Plan Application for the regional road network for the area between the EPEA and the M7.

The land to which the applications relate is located south of Lenore Lane at Erskine Park, within the Penrith Local Government Area. This land is described as:

- Part of Lot 5 in DP 1094504. Lot 5 has a total area of 94.4 hectares; and
- land managed by the Department of Lands for the purposes of a Crown Road Reserve to the immediate south of the CSR Erskine Park Estate. This land has a total area of approximately 7.4 hectares, however, the construction works included in the project application only affects approximately 1.1 hectares.

The project is located within central and eastern portions of Lot 5. The earthworks will occupy an area of approximately 38 hectares. The associated stormwater works on the adjoining Crown Road Reserve to the south will occupy an area of approximately 1.1 hectares. The proposed area subject to works associated with the applications is referred to in this report as **the site** and is indicated on **Figure 2**.



The site is largely unused and mostly grass covered with some areas used for the stockpiling of topsoil and excess material from surrounding approved developments, which is proposed to be used as part of this proposal. The majority of the site comprises paddocks and bushland that are not utilised for any specific purpose and have had no history of industrial development.

3. DESCRIPTION OF THE PROJECT

3.1 Concept Plan

Application is made under Section 75M of the Environmental Planning and Assessment Act for approval of a Concept Plan for the site. The Concept Plan for the site is included as **Figure 3** and is also submitted as a separate drawing. The Concept Plan incorporates the following development:

- earthworks, subdivision and associated infrastructure works, including stormwater management to provide serviced and level land for subsequent development (this element of the Concept Plan is the subject of the project application and is part of the first stage of the project);
- the provision of an integrated stormwater management system to drain the site and approved and proposed roads, including the realignment of an existing creek towards the southern part of the site (this element of the Concept Plan is also the subject of the project application and is part of the first stage of the project);
- the use of the site for storage and distribution and associated uses generally in accordance with the Concept Plan (**Figure 3**);
- the construction of buildings with a maximum of 191,500m² of gross floor area and associated access, parking, stormwater management, services and landscaping generally in the locations as shown on the Concept Plan. This gross floor area equates to a 50% site coverage, as permissible under Penrith Council's Erskine Park Employment Area Development Control Plan; and
- access arrangements generally in accordance with the Concept Plan.

The earthworks will be undertaken in stages to ensure a balance of cut and fill and to utilise existing stockpiles from surrounding approved developments. The development on the building pads formed by the earthworks will occur in accordance with market demand.

The end development including all buildings in the Concept Plan will have a capital investment value of \$200 million.

3.2 Project Application for Stage 1 Works

Application is made under Section 75E of the Environmental Planning and Assessment Act for approval for Stage 1 of the development envisaged in the Concept Plan being earthworks, subdivision and associated infrastructure works (including stormwater management) and the construction of a building for storage and distribution purposes. The Stage 1 works comprise:

- cut and fill across 38 hectares of the CSR lands to create suitable building pads to enable future development for industrial uses;
- stormwater management works including the realignment of a creek line to the south-western corner of the site to enable a new drainage channel on the southern CSR boundary and the northern boundary of the adjoining Crown Road Reserve;
- the subdivision of lot 5 into three lots to create two lots suitable for industrial development and one residue allotment;

- the construction of a cul-de-sac head on the end of an approved road (Road 1 as approved by DA 04/1599) to be dedicated to the Council as a public road; and
- the construction of an industrial building having a gross floor area of 46,000m² comprising 45,000m² of warehouse space and 1,000m² ancillary office space and associated car parking, truck loading areas, utility services stormwater management works, landscaping and associated site works (refer **Figure 4**).

Stage 1 of the project has a capital investment value of \$43 million.

3.2.1 Earthworks

Earthworks are required to construct pads suitable for future industrial development, to manage stormwater and to form a turning area at the southern end of Road No 1 from Lenore Lane. Earthworks have been designed to achieve a balance of cut and fill and to provide a source of clay for quarry capping following the completion of landfill activity on the adjoining quarry site which is a requirement of the development approval applying to the landfilling operation.

Preliminary plans of the proposed earthworks are submitted with the project application.

3.2.2 Creek Realignment

The earthworks include the realignment of part of an existing creek line in the centre of the site to the south-eastern portion of CSR's land and within the Crown Road Reserve maintained by the NSW Department of Lands. The proposed creek alignment will cover some 3 hectares in area (approximately 34m x 900m) and affect 1.1 hectares on the northern side of the Crown Road Reserve. The creek will be diverted from the south-eastern corner of the CSR Erskine Park Estate to rejoin the existing creek south of the Erskine Park Quarry.

Works associated with the creek realignment include tree removal, earthworks to form an artificial drainage channel, installation of water quality and quantity treatments and comprehensive landscaping within and surrounding the new creek line. The new creek line, upon completion, will form a natural watercourse to provide for suitable wetland and dryland biodiversity conservation and a seamless integration with the existing creek downstream.

Preliminary plans of stormwater management works and the creek realignment are submitted with the project application and have been approved in principle by the Department of Natural Resources and the Department of Environment and Conservation.

3.2.3 Subdivision

The proposed subdivision creates two lots for industrial development and a residual lot. A plan of the proposed subdivision is submitted with the project application.

3.2.4 Industrial Building for Storage and Distribution

The Stage 1 Project includes the construction of a warehouse and distribution facility with a gross floor area of some 46,000m² with associated landscaping, car parking and services on the new industrial allotment.

Preliminary plans of the proposed building are submitted with the project application (refer also to **Figure 4**).

4. PUBLIC POLICY CONTEXT

The relevant State and regional environmental planning instruments applying to the site are:

- SEPP 11 - Traffic Generating Development
- SEPP 55 - Remediation of Land
- Draft SEPP No. 66 – Integration of Land Use and Transport
- Sydney Regional Environmental Plan No. 20 - Hawkesbury - Nepean River

The relevant local environmental planning instrument is Penrith Local Environmental Plan 1994 (Erskine Park Employment Area) (“the LEP”). The site is on land within Zone No 4(e) (Employment Zone) and partially Zone No 4(e1) (Employment – Restricted Zone) – see **Figure 5**.

The proposed development is permissible with consent.

In December 2002, Penrith City Council gazetted the Erskine Park Employment Area Development Control Plan (“the DCP”).

5. ENVIRONMENTAL ISSUES

5.1 Introduction

Draft Part 3A Guidelines prepared by the Department of Planning indicate that, as part of the project application, the proponent should undertake a preliminary environmental assessment based on the Preliminary Assessment Guidelines (gazetted by the Minister) and submit this information with the project application. There have been no Preliminary Assessment Guidelines gazetted by the Minister to date. The most relevant Guidelines are those included in the Draft Part 3A Guidelines, dated 24 July 2005 and subsequent guidelines and fact sheets issued by the Department of Planning in August 2005.

The purpose of the preliminary environmental assessment is to identify potential environmental issues associated with the construction and operation of the project. The likely key environmental issues are identified below. These issues apply to the Concept Plan application and the project application for the Stage 1 Works.

5.2 Key Environmental Issues

5.2.1 Stormwater Management

Creek Realignment

The project includes the realignment of part of an existing creek located on the site. This has impacts on the quantity and quality of water leaving the site and may impact on local flooding characteristics and downstream hydrology.

The design of the relocated creek as a natural creek system and establishment of riparian and associated vegetation is important to the project outcome.

Investigations have been carried out by the consultant team into the geomorphology of the creek and its hydrological and hydraulic qualities to guide the design of the creek realignment works and to assess the environmental consequences and mitigative measures.

There has been extensive consultation and in-principle agreements with the Department of Natural Resources in relation to the proposed stormwater management works and in particular the relocation of the creek in the southern part of the site.

Stormwater Management System

The bulk earthworks and proposed development of the resulting building pads will change the stormwater characteristics of the site and will require specific stormwater management measures associated with the process of urban development. These will need to be considered in the context of Council's indicative stormwater management concept for the site as reflected in its DCP and in the context of current stormwater management practices.

A site stormwater management concept and a concept for individual development sites and the proposed building are to be prepared.

Erosion and Sediment Control

The bulk earthworks have the potential to disturb a large area of land. Controls for erosion and sedimentation will be required and will be prepared as an integral part of the overall stormwater management concept. Interim erosion and sediment ponds can have an ongoing water quality function.

Water Harvesting

The expected additional floor space and associated roof area provides the opportunity for rainwater harvesting for the non-potable purposes associated with individual development sites. Previous investigations and discussions with the Sydney Catchment Authority concerning the potential to supply the Authority with water from the broader EPEA have not been received positively by the Authority therefore provisions for such supply are not included in the Concept Plan or Stage 1 project application.

Water Quality, Quantity and Flooding

As stated above the earthworks and subsequent urban development have the potential to alter the drainage characteristics of the site. This has implications for the quantity and quality of water leaving the site and potentially affects the local flooding characteristics downstream. These elements of the site and its context have been subject to detailed consideration in the design of the project and will be considered in the environmental assessment.

5.2.2 Traffic Access and Parking

The road network serving the development is largely established or under construction. These roads have been designed to take into account the size of the development contemplated under the Concept Plan and safety and traffic capacity of the surrounding road network.

The traffic impacts of the development as envisaged under the Concept Plan and under the Stage 1 project application will be considered in the context of the wider Erskine Park Employment Area in accordance with assessment procedures agreed with Council and the RTA. The traffic impacts of the development on the safety and capacity of the surrounding road system will be addressed.

Issues to be addressed include the implications of staging of construction and traffic impacts during construction and the implications of the project on access to adjoining properties.

In addition it is important that the proposed building forming part of the Stage 1 project application is designed and sited to allow efficient access and sufficient parking to meeting the needs of subsequent occupants of the building.

5.2.3 Flora and Fauna

The site and surrounding area contains a number of general flora communities including open forests and grasslands. Three threatened species have been identified in the area being the flora species *Grevillea Juniperina*, the mammal species the Grey-headed Flying Fox and the mollusc species Cumberland Land Snail. Surveys have identified two threatened ecological communities (being Cumberland Plain Woodland and Shale/Gravel Transition Forest) in the area.

The Concept Plan and project applications involve the clearing of the site to allow for earthworks and the relocation of a creek along the southern boundary of the CSR land.

In response to biodiversity issues across the Erskine Park Employment Area, a Biodiversity Strategy has been prepared and has been adopted in principle by the Department of Environment and Conservation and the Department of Planning and now awaits the approval of the Minister for the Planning. It groups existing core areas of habitat together with significant revegetation to improve local wildlife and ecological connectivity and to link biodiversity areas and open space surrounding Ropes Creek and South Creek.

Measures will be proposed to offset the loss of vegetation on the site including the Biodiversity Strategy, revegetation of the creek realignment and other compensatory planting.

5.2.4 Archaeology

Navin Officer in consultation with local Aboriginal groups have conducted research into the presence of any archaeological materials on the site and elsewhere on the CSR landholdings to identify and assess Indigenous heritage constraints and opportunities affecting future development of the site. This has included consultation in accordance with the requirements of the Department of Environment and Conservation. The Aboriginal cultural material present comprises low-density subsurface artefact occurrences of low archaeological significance within the local context only.

An approval under S90 of the National Parks and Wildlife Act 1974 has been granted for Aboriginal objects in the course of the proposed industrial development of the CSR lands at Erskine Park.

Previous archaeological investigations will be reported in any environmental assessment.

5.2.5 Air Quality

There is potential for the proposed works including benching and site preparation to impact upon the local air quality should the proposed works generate significant levels of dust, particularly during dry and windy conditions. Emissions would also be generated by vehicles and machinery used in the undertaking of the proposed works. These impacts can be managed by the implementation of procedures during construction to ensure the potential impacts to the local air quality are insignificant.

5.2.6 Landscape and Visual Impacts

Development attracted to the Erskine Park Employment Area will comprise a variety of building forms as a result of site area, floor plate size, client requirements and the consent authority's emphasis upon architectural design. The Concept Plan application provides for the use of the land for storage and distribution and associated uses within buildings occupying a footprint generally as shown on the Concept Plan. Development for this purpose would be generally consistent with the emerging visual character of this industrial area.

The landscape and visual impacts of buildings will be considered as the development is part of an on-going process of changing former rural land in an urban use reflective of the zoning of the land. Consideration will be given to impacts on views from surrounding residential at

Erskine Park and St Clair to the north and form residential areas to the south of the site and the Sydney Water Catchment water pipeline corridor.

5.2.7 Acoustic Impacts

The proposed works forming part of the Stage 1 project application have the potential to impact on the ambient noise levels in the area through the construction process. Development in accordance with the Concept Plan will also have the potential to impact on the acoustic amenity of the area. The impact on adjoining residential land uses (including remaining dwellings in the industrial area) will need to be addressed.

5.2.8 Building Design

Council has adopted a development control plan that includes controls over the built form in the Erskine Park Employment Area. The design of the warehouse and distribution facility forming part of the Stage 1 project application will have regard to the provisions of this DCP. This includes provisions for site landscaping.

5.2.9 Site Suitability

A number of studies have been undertaken into the suitability of the site for development including Phase 1 contamination assessment, European heritage study, geotechnical assessments and the like to determine the suitability of the site for industrial development. These will be reported in the environmental assessment.

6. CONCLUSION

It is proposed that the above key environmental issues will be addressed in the environmental assessment that will be prepared following the release of any Director-General's requirements for an environmental assessment. The environmental assessment will be accompanied by amended plans should the environmental assessment lead to the need to amend the plans that accompany the Concept Plan and Stage 1 project applications. The environmental assessment will be accompanied by a draft Statement of Commitments outlining environmental management, mitigation and monitoring measures if required by the Director-General.



FIGURES
