



**PRELIMINARY ENVIRONMENTAL
ASSESSMENT REPORT
APPLICATIONS TO MODIFY
CONCEPT PLAN APPROVAL No No 06_0216
AND
PROJECT APPROVAL No 06_0208
WAREHOUSE AND DISTRIBUTION COMPLEX**

**LOT 20 IN DP 1101801
ERSKINE PARK EMPLOYMENT AREA
LENORE LANE, ERSKINE PARK**

**Prepared for:
GPT Group**

**By
BBC Consulting Planners**

Job No. 07108
February 2008



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1. INTRODUCTION

This Preliminary Environmental Assessment Report has been prepared to accompany two modification applications under S75W of the Environmental Planning and Assessment Act 1979 (the Act) to modify:

- approval to Application No 06_0216 being a Concept Plan Approval for the construction and use of a warehouse and distribution complex and associated infrastructure;
- approval to Application No 06_0208 for Stage 1 implementation of the approved concept plan for a warehousing and distribution complex and associated infrastructure, including the:
 - subdivision of the site;
 - bulk earthworks across the site;
 - construction and use of a warehouse and distribution building on site area H;
 - provision of essential services to the site; and relocation of an existing creek on site.

These approvals were granted by the Minister on 1 March 2007 and relate to Lot 20 in DP 1101801. The GPT Group has entered into a Contract of Sale to acquire this land. After CSR has completed the bulk earthworks, bio-diversity works, streamworks and associated works in accordance with the terms of the consent and the Contract, the GPT Group will become the registered owner of the subject property. In the interim a letter from CSR Ltd providing Owners Consent to request the modifications is attached (Appendix 1). As GPT intends to undertake development comprising part of the project, it is a proponent in the terms of Section 75A of the EP&A Act.

Based on our market investigations and ongoing enquiry for tenants on the site, GPT requests that the Concept Plan Approval be modified to incorporate not only warehouse and distribution, but also manufacturing and ancillary amenity and retail uses (including convenience retail, service stations, fast food and child care) and any use being consistent with Penrith City Council's Erskine Park Employment Area DCP.

In order to clarify these amendments, amended Concept Plan of the development incorporating the modifications to the approved Concept Plan and an amended site layout for Site H have been prepared. The GPT Group proposes the following modifications to the Concept Plan:

In order to clarify these amendments, amended Concept Plan of the development incorporating the modifications to the approved Concept Plan and an amended site layout for Site H have been prepared. The GPT Group proposes the following modifications to the Concept Plan:

- Amenity Uses for Site C including the potential for a range of additional uses to provide for the needs of the present and future employment population including uses such as a child care centre, motel, fast food outlets, small office space and convenience retail.
- A modification of the Concept Plan Approval to allow for manufacturing uses in addition to the approved warehouse and distribution uses.



The modification to the project approval to Application No 06_0208 for Stage 1 implementation of the approved concept plan involves a similar change of approved use of the approved building on Site Area H to allow manufacturing activity in addition to the approved use of warehousing and distribution and a reconfiguration of building design from one larger building to three smaller buildings and associated changes to access and parking. All other aspects of this approval, including the approved earthworks and streamworks remain the same.

It is considered that the proposed modifications will result in a more balanced and productive project to the benefit of the area, the region and the State. It is considered that the approved concept plan and project approval as modified will have environmental impacts similar to those considered by the Director General and the Minister in the determination of the applications.

In the preparation of the modifications application there has been consultation with Penrith City Council.

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. 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 Lot 20 in DP 1101801 having a total area of 94.4 hectares.

3. DESCRIPTION OF THE MODIFICATIONS

3.1 Modification to the Approved Concept Plan

Application is made under Section 75W of the Environmental Planning and Assessment Act to modify the approval to Application No 06_0216 being a Concept Plan Approval for the construction and use of a warehouse and distribution complex and associated infrastructure granted by the Minister on 1 March 2007. The approved Concept Plan for the site 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 a project approval 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 a project approval and is part of the first stage of the project);
- the use of the site for warehouse, distribution and associated uses up to a maximum gross floor area of 193,500m².

An amended Concept Plan of the development has been prepared incorporating the modifications to the approved Concept Plan (Appendix 1). The GPT Group has proposed the following modifications to the Concept Plan:

- Site C: Amenity Uses - Due to the nature of the Erskine Park Employment Area being a central location for employment within Western Sydney, GPT, in consultation with Penrith City Council, has identified the need to provide a range of additional amenity to the area for the present and future employment population. Within the proposed site, GPT has designed a concept plan that includes a child care centre, motel, fast food outlets, small office space and convenience retail. This has been designed to support not only the GPT land, but also the surrounding landowners who are providing employment generating development.

In relation to the proposed location, the GPT group view the corner of Lenore Drive & Templar Road to be a central and accessible location to meet the needs of surrounding developments.

- Sites D, E, F, G & H: Warehouse, Distribution & Manufacturing – the proposed modification of the Concept Plan Approval to allow for manufacturing has been driven by the number of current companies looking to relocate to the Erskine Park Employment Area whose business is partially or predominantly manufacturing. The GPT Group view the importance of being able to accommodate such a use for these proposed locations in addition to the approved use of a warehousing and distribution complex.
- Revised Building Configuration for Site H - A different configuration of buildings is proposed for Site H. This comprises three buildings on the site replacing the larger single building as indicated on the approved Concept Plan.

3.2 Modification of the Approved Project Application for Stage 1 Works

Application is made under Section 75W of the Environmental Planning and Assessment Act to modify the project approval to Application No 06_0208 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 approved Stage 1 works comprise:

- bulk earthworks across the site 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 boundary of the site;
- the subdivision of land;
- 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 on Site H.

The modification to the project approval to Application No 06_0208 for Stage 1 implementation of the approved concept plan involves a change to the building configuration on the site comprising the construction of three smaller industrial buildings having a total gross floor area of 40,605m² comprising 38,900m² of warehouse space and 1,705m² ancillary office space and associated car parking, truck loading areas, utility services stormwater management works, landscaping and associated site works on Site H. The use of the approved building on Site Area H will allow manufacturing activity in addition to the approved use of warehousing and distribution. All other aspects of this approval, including the approved earthworks and streamworks remain the same.

A preliminary site layout for Site H is contained in Appendix 2.

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).

The proposed modifications are 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

The purpose of this preliminary environmental assessment is to identify potential environmental issues associated with the proposed modifications to the concept plan and project approvals. The likely key environmental issues are identified below.

5.2 Key Environmental Issues

5.2.1 Stormwater Management

The modifications to the project approval change the planned stormwater management system for this site to a limited extent although the principles of stormwater management will remain the same. A revised site stormwater management concept for Site H will be prepared. This will include a revised erosion and sediment control plan.

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 modification to the concept plan envisage manufacturing activity on the site which will change the traffic generating capacity of the development envisaged under the concept plan and the car parking requirements.

The traffic impacts of the modifications on the surrounding road system will be addressed.

Investigations will be undertaken to establish that the modifications to the project approval are 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 modifications have no impact on site flora and fauna beyond those already assessed as part of the concept plan approval and project approval. No additional flora and fauna investigations are considered necessary.

5.2.4 Archaeology

The modifications have no impact on site archaeology beyond those already assessed as part of the concept plan approval and project approval. No additional archaeological investigations are considered necessary.

5.2.5 Air Quality

The modifications have no impact on air quality beyond those already assessed as part of the concept plan approval and project approval. No additional air quality investigations are considered necessary. Air quality implications of any proposed manufacturing activity on the site will be assessed as part of subsequent project applications for individual sites.

5.2.6 Landscape and Visual Impacts

The modifications have no impact on landscape and visual quality beyond those already assessed as part of the concept plan approval and project approval. No additional investigations are considered necessary. The

5.2.7 Acoustic Impacts

The proposed modifications to the project approval for Site H have the potential to change the ambient noise levels in the area through the reconfiguration of buildings on the site. Any impact on adjoining land uses will need to be addressed.

5.2.8 Building Design

The modification to the project approval involves a reconfiguration of buildings which will change the relationship of the approved building to the surrounding area. The built form implications of the modifications will be considered.

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 of the modifications. This environmental assessment will be accompanied by amended plans showing the modifications to the approved Concept Plan or Stage 1 project approval.



APPENDICES



APPENDIX 1 - Owners Consent

CSR PROPERTY

9 Help Street Chatswood
NSW 2067 Australia
Locked Bag 6 Chatswood
NSW 2057 Australia
T 61 2 9235 8000
F 61 2 9235 8073
www.csr.com.au
ABN 90 000 001 276

11 October 2007

Director General
Department of Planning
22-33 Bridge Street
SYDNEY NSW 2000

Attention: Mrs Anne-Maree Carruthers

Dear Madam,

**Subject: Concept Plan Approval (No. 06_0216)
Project Approval (No. 06_0208)**

Reference is made to your discussions held at your office on Wednesday 4th July 2007 with The GPT Group. This letter accompanies an application by the GPT Group to modify the following approvals:

- approval to Application No 06_0216 being a Concept Plan Approval for the construction and use of a warehouse and distribution complex and associated infrastructure granted by the Minister on 1 March 2007;
- approval to Application No 06_0208 for Stage 1 implementation of the approved concept plan for a warehousing and distribution complex and associated infrastructure, including the:
 - subdivision of the site;
 - bulk earthworks across the site;
 - construction and use of a warehouse and distribution building on site area H;
 - provision of essential services to the site; and relocation of an existing creek on site.

These approvals relate to Lot 20 in DP 1101801. The GPT Group has entered into a Contract of Sale to acquire this land from CSR Limited and we understand that the GPT Group wish to amend the above approvals as follows;

Concept Approval

Modifications to the Concept Plan, namely;

- Site C: Amenity Uses - within the proposed site, GPT is proposing a concept plan that includes a 90 place child care centre, 120 bed motel, fast food outlets, small office and retail. located on the corner of Lenore Drive & Templar Road.
- Site D & H: Warehouse, Distribution & Manufacturing - GPT is proposing a modification of the Concept Plan Approval to allow for manufacturing

Project Approval

GPT are proposing a modification to the project approval to Application No 06_0208 and the configuration of the warehouse and distribution building on site area H.

We hereby provide Owners Consent for The GPT Group to lodge the application to modify the existing Consents as detailed above.

Yours sincerely



Darren Searle
Manager Property Development



APPENDIX 2 - Amended Concept Plan



DEVELOPMENT DATA SHEET

OVERALL SITE AREA		37.44 Ha
	BUILDING AREA	SITE AREA
SITE AREA C BUILDING	TBA	36 115 SQM.
SITE AREA D BUILDING	33 125 m2	59 315 SQM.
SITE AREA E BUILDING	31 250 m2	52 200 SQM.
SITE AREA F BUILDING	35 750 m2	63 695 SQM.
SITE AREA G BUILDING	27 650 m2	43 000 SQM.
BIO-DIVERSITY AREA 1		21 235 SQM.
SITE AREA H BUILDING	40 015 SQM.	98 830 SQM. -INCLUDING BIO-DIVERSITY AREA 1 & DETENTION BASIN AREA

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All Areas written on drawings are approximate only and are subject to confirmation by survey.

CLIENT :

GPT

PROJECT :

LENORE DRIVE ERSKINE PARK

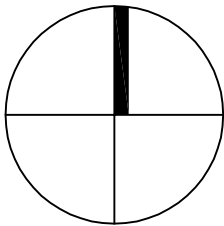
TITLE :

CONCEPT PLAN

hansen yuncken
Building Value



hansen yuncken
ABN 38 063 384 056
Level 4, 1 Rosebery Ave,
Rosebery
NSW 1445
TEL: 02 9770 7600 FAX: 02 9770 7601



SCALE 1:2000 @ A1	
JOB GP-LE-MP-022	
DATE 26-01-08	REV A



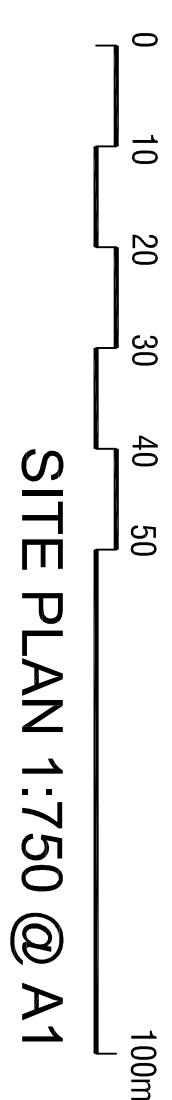
APPENDIX 3 - Amended Site Layout for Site H

TOTAL SITE AREA	39 375 SQM
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TOTAL SITE AREA	18 940 SQM
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TOTAL SITE AREA	19 600 SQM
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ESTATE SERVICES ZONE	870 SQM
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PROJECT:

LENORE DRIVE ERSKINE PARK

TITLE:

SITE H - SITE PLAN



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