

Report to Accompany a  
**Request to Modify a Major Project**  
Section 75W *Environmental Planning and Assessment Act 1979*

**Coca-Cola Amatil**  
**Distribution Centre**  
9 Roussell Road  
Eastern Creek

M7 Industrial Estate  
Blacktown Local Government Area

Prepared by  
Tract Consultants Pty Ltd

On Behalf of  
Goodman Property Services (Aust) Pty Ltd

1 December 2010

<b>Contents</b>		
<b>1</b>	<b>Introduction</b>	<b>3</b>
<b>2</b>	<b>Background</b>	<b>4</b>
<b>3</b>	<b>Proposed Manufacturing Facility</b>	<b>5</b>
<b>4</b>	<b>Proposed Modifications</b>	<b>6</b>
4.1	Overview	6
4.2	Modification Details	6
<b>5</b>	<b>Statutory Context</b>	<b>7</b>
<b>6</b>	<b>Consideration of Issues</b>	<b>8</b>
6.1	Traffic	8
6.2	Retaining Wall	8
6.3	Landscaping	10
<b>7</b>	<b>Conclusion</b>	<b>12</b>
<b>Attachments</b>		
MNIA Architects Pty Ltd Drawing No.:		
– DA01/B: Approved Site Plan with Proposed PET Facility		
– DA02/B: Modifications to Approved Site Plan		
– DA03/C: Proposed PET Facility Site Plan		
Colston Budd Hunt & Kafes Pty Ltd Vehicle Swept Paths Drawing:		
– 1: 26.0m B-Double Vehicle Swept Paths		
– 2: 26.0m B-Double Vehicle Swept Paths		
– 8: 19.0m Articulated Vehicle Swept Paths		
– 12: 26.0m B-Double Vehicle Swept Paths		
– 13: 26.0m B-Double Vehicle Swept Paths		
– 14: 26.0m B-Double Vehicle Swept Paths		
– 15: 26.0m B-Double Vehicle Swept Paths		
– 16: 26.0m B-Double Vehicle Swept Paths		
– 17: 19.0m Articulated Vehicle Swept Paths		
– 18: 19.0m Articulated Vehicle Swept Paths		
– 19: 19.0m Articulated Vehicle Swept Paths		
Costin Roe Consulting Drawing No.:		
– Co9170.05-CSK02/C: Southern Bdy Retaining Wall Concept Plan Layout		
– Co9170.05-CSK03/B: Southern Bdy Retaining Wall Sections & Details Sht 1		
– Co9170.05-CSK04/B: Southern Bdy Retaining Wall Sections & Details Sht 2		
– Co9170.05-CSK05/B: Southern Bdy Retaining Wall Sections & Details Sht 3		
Tract Consultants Pty Ltd Drawing Number:		
– L/D DA 001/2: Landscape Plan		
– L/D DA 002/1: Landscape Details		

## 1 Introduction

This report has been prepared by Tract Consultants Pty Ltd on behalf of Goodman Property Services (Aust) Pty Ltd.

It accompanies a Goodman Property Services (Aust) Pty Ltd "Request to modify a major project", made under section 75W of the *Environmental Planning and Assessment Act 1979*.

The request relates to the further development of the Coca-Cola Amatil Limited (CCA) distribution centre site within the M7 Industrial Estate in the Blacktown local government area.

The subject site is located at 9 Roussell Road, Eastern Creek, and is described as Lot 251 on DP1082988.

The approximate boundaries of the subject site are highlighted in red on the aerial photograph below.

The existing level of site development is also shown on the photograph.



Distribution centre operations commenced on the subject site in April 2009.

## 2 Background

The Minister for Infrastructure and Planning approved development of land (including the subject site) at Wallgrove Road, Minchinbury, subject to conditions, on 30 June 2005.

The approval (DA-308-12-2004-i) was granted under State Environmental Planning Policy No. 34 – Major Employment-Generating Industrial Development.

The approval provides for “Construction and operation of a distribution centre for Coca Cola Amatil, subdivision of the site including provisions for utilities, construction of roads and stormwater infrastructure, and creation of a riparian corridor”.

Development and use of the land and of the subject site, has proceeded / is proceeding generally in accordance with the original approval as modified (refer Estate Masterplan figure below).

Relevant modification references are: MOD-179-11-2005-I; MOD-44-4-2006-I; MOD-63-7-2007; DA-308-12-2004-i-MOD 4; DA-308-12-2004-i-MOD 5; and DA-308-12-2004-i-MOD 6.

Modification MOD-63-7-2007 included construction and operation of a new cold storage facility about mid-way along the southern boundary of the site.

The proposed cold store building has a gross floor area of 3,730m<sup>2</sup> and extends to a height of 11.4 metres above finished floor level.



### 3 Proposed Manufacturing Facility

On behalf of CCA, Goodman Limited proposes to further develop part of the distribution centre site for the purposes of a plastics manufacturing facility.

The proposed manufacturing facility will produce preforms and closures associated with CCA's national and international bottling operations.

The proposed development is classified as a major project under Part 3A of the *Environmental Planning and Assessment Act 1979*, in part because it has a capital investment value in excess of \$20 million.

This report has been prepared to address minor modifications required to the above-mentioned approval to allow integration of the proposed manufacturing facility with the existing distribution centre.

An accompanying report supports an application (Application Number MP 10\_0125) for approval to construct and operate the manufacturing facility on the distribution centre site, taking account of the modifications described herein.

The proposed manufacturing facility is currently scheduled to commence operation in the second half of 2011.

Implementation of the modifications will be staged to reflect relevant manufacturing facility development timelines.

## 4 Proposed Modifications

### 4.1 Overview

As part of the current approval, consent was granted to construct a cold store along the southern boundary of the subject site.

That part of the approval has not yet been acted upon and it is now CCA's intention to construct the cold store at the western end of the site.

In conjunction with the above relocation, CCA now proposes to construct the proposed manufacturing facility in the south-eastern corner of the site, with consequential impacts on various distribution centre components in that location.

### 4.2 Modification Details

MNIA Architects Pty Ltd has prepared a series of site plan drawings (refer attachments) to illustrate how the proposed manufacturing facility will be integrated with the distribution centre.

Drawing No. DA01/B (Approved Site Plan with Proposed PET Facility) highlights the inter-relationship between the proposed manufacturing facility and the distribution centre components in the south-eastern corner of the site, leading to the approval modification requirements.

Drawing No. DA02/B (Modifications to Approved Site Plan) documents the modifications required to the approval to allow integration of the proposed manufacturing facility with the distribution centre.

The proposed modifications are minor in the context of the existing distribution centre development.

They include:

- relocation of truck parking, including provision for temporary truck parking pending subsequent staged development;
- relocation of truck wash facilities;
- relocation of waste area to temporary position pending subsequent staged development;
- construction of new pavement / extension of existing pavement associated with the above relocations;
- demolition of existing retaining wall and construction of new retaining wall with associated regrading of existing batter slope;
- removal of existing landscaping associated with retaining wall demolition and establishment of new landscaping associated with new retaining wall and adjacent batter slope treatment;
- minor reconfiguration of vehicle access arrangements at southern end of truck entry lanes; and
- relocation of proposed cold store to western end of site.

Minor earthworks and site preparation works will be required in conjunction with the above, in addition to minor modifications to supplementary site services eg exterior lighting.

Finally, Drawing No. DA03/C (Proposed PET Facility Site Plan) shows the proposed manufacturing facility relative to the modified distribution centre.

This drawing forms the basis of the accompanying application to construct and operate the manufacturing facility.

## 5 Statutory Context

Under clause 8J(8) of the *Environmental Planning and Assessment Regulation 2000*, for the purposes only of modification, a development consent granted by the Minister under State Environmental Planning Policy No 34 – Major Employment-Generating Industrial Development (SEPP34), is taken to be an approval under Part 3A of the *Environmental Planning and Assessment Act 1979* and section 75W of the Act applies to any modification of such a consent.

As noted previously, the current approval was granted under SEPP34.

Under section 75W of the Act:

- (2) *The proponent may request the Minister to modify the Minister's approval for a project. The Minister's approval for a modification is not required if the project as modified will be consistent with the existing approval under this Part.*
- (3) *The request for the Minister's approval is to be lodged with the Director-General. The Director-General may notify the proponent of environmental assessment requirements with respect to the proposed modification that the proponent must comply with before the matter will be considered by the Minister.*
- (4) *The Minister may modify the approval (with or without conditions) or disapprove of the modification.*

This report accompanies a Goodman Property Services (Aust) Pty Ltd "Request to modify a major project", made under section 75W of the *Environmental Planning and Assessment Act 1979*.

Key issues associated with the modification are addressed in the following section of this report.

## 6 Consideration of Issues

The proposed plastics manufacturing facility has been designed to integrate with existing and proposed future distribution centre operations.

As such, it will have minimal impact on those operations.

Equally, the modifications required to allow the integration will have little if any additional impact beyond the boundaries of the site, as they effectively constitute a re-organisation of existing / approved distribution centre components.

The key issues associated with the modification are considered to relate to internal traffic (truck) movements, the replacement retaining wall design, and the associated landscaping.

### 6.1 Traffic

Colston Budd Hunt & Kafes Pty Ltd has addressed internal vehicle circulation arrangements associated with the proposed further development of the distribution centre site.

The position of the relocated truck parking and associated elements has been determined following consideration of existing distribution centre operations and proposed future operations including of the new manufacturing facility.

Truck access and circulation within the distribution centre has been assessed using the AUTOTURN computer program based on a 19 metre long articulated vehicle and a 26 metre long B-double.

Relevant Vehicle Swept Paths Drawings (refer attachments) are as follows:

- 1: 26.0m B-Double Vehicle Swept Paths
- 2: 26.0m B-Double Vehicle Swept Paths
- 8: 19.0m Articulated Vehicle Swept Paths
- 12: 26.0m B-Double Vehicle Swept Paths
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- 17: 19.0m Articulated Vehicle Swept Paths
- 18: 19.0m Articulated Vehicle Swept Paths
- 19: 19.0m Articulated Vehicle Swept Paths

The design is consistent with the conditions of the existing approval and the relevant provisions in the Eastern Creek Precinct Plan.

### 6.2 Retaining Wall

Costin Roe Consulting Pty Ltd has prepared a concept design for the new / replacement retaining wall and associated batter slope regrading (refer attachments).

A crib wall is to be constructed along part of the southern boundary of the site in place of the existing concrete block wall.

The wall will largely be located immediately behind the proposed manufacturing facility building and will effectively only be visible from within the distribution centre site.



The retaining wall design is shown on Drawing No.:

- Co9170.05-CSK02/C: Southern Bdy Retaining Wall Concept Plan Layout
- Co9170.05-CSK03/B: Southern Bdy Retaining Wall Sections & Details Sht 1
- Co9170.05-CSK04/B: Southern Bdy Retaining Wall Sections & Details Sht 2
- Co9170.05-CSK05 A/B: Southern Bdy Retaining Wall Sections & Details Sht 3

The design takes account of the setback and other relevant requirements in the Eastern Creek Precinct Plan as outlined below.

Section 11.4 of the Precinct Plan contains the objectives and controls relating to “Siting and Setbacks”.

Relevant objectives include using “setback areas exclusively for landscaping and other beautification works”.

Relevant controls include:

- No hardstand area shall be erected on any land within 2m of side and rear boundaries;
- All setback areas should be landscaped in accordance with the Landscape Controls outlined in the Precinct Plan; and
- Pedestrian access should be provided to all landscaped setback areas for maintenance and security purposes.

The proposed design responds to the above controls in the following manner:

- Hardstand areas associated with the proposed new fire access road will be constructed at the base of the retaining wall, more than two metres from the rear boundary of the site;
- The setback area between the top of the retaining wall and the existing security fence along the southern site boundary will be landscaped as further described in section 6.3 below; and
- Appropriate arrangements will be made to facilitate maintenance of the setback area, even though low maintenance planting is proposed.

Section 11.8 of the Precinct Plan contains the objectives and controls relating to “Cut and Fill”.

Relevant objectives include enabling “development that does not adversely impact on adjoining developments or the amenity of the locality by reason of its cut and fill”.

Relevant controls include:

- Council may consider a retaining wall element higher than 3m where it can be demonstrated that the retaining wall is structurally sound, is not visible from the public domain, and where it will not detract from the overall appearance of the development;
- All retaining walls must be screened by vegetation; and
- Any embankment batters from the property boundary must be no greater than a grade of 3m in length to 1m in height, and landscaped to reduce erosion and provide suitable screening.

The proposed design responds to the above controls in the following manner:

- The proposed retaining wall replaces an existing concrete block retaining wall;
- Retaining wall elements higher than three metres are required in response to existing site levels / local topographic variations and in order to maximise useable site area i.e. to enable the development in keeping with relevant Precinct Plan objectives;

- The retaining wall height is justified as it has been custom designed by consulting engineers to be structurally sound;
- Retaining wall drainage will be connected to the existing site stormwater drainage system;
- The retaining wall will not be visible from the public domain, nor will it detract from the overall appearance of the development;
- The retaining wall will be screened by vegetation;
- The existing batter slope will be regraded as required to integrate with the new retaining wall; and
- The batter slope will be landscaped.

### 6.3 Landscaping

Tract Consultants Pty Ltd has prepared a landscape plan and details for the area at the top of the new retaining wall / along the southern site boundary and for the adjacent batter slope (refer attachments).

The existing boundary treatment primarily comprises a narrow landscape strip planted predominantly with native grasses, including *Lomandra longifolia*, *Themeda australis* and a *Poa sp.*

Example photograph showing existing landscape treatment at top of concrete block retaining wall, between southern boundary / security fence and truck parking area.



The landscape design is shown on Drawing Number:

- L/D DA 001/2: Landscape Plan
- L/D DA 002/1: Landscape Details

The design is consistent with the conditions of the existing approval and the relevant provisions in the Eastern Creek Precinct Plan.

A new landscape setback area is to be established at the top of the new retaining wall as described in the previous section.

The setback area will be planted with long lasting native shrub and grasses species thus minimising maintenance requirements.

The batter slope will be landscaped where it is impacted by the modification works.

A mix of native grasses, shrubs and small trees will be established in front of the retaining wall where it extends beyond the proposed manufacturing building.

Geotechnical works will also be undertaken as required at the western end of the subject area.

A vegetated cover of native shrubs and grasses will be established through use of the “ecoblanket” revegetation system.

This system provides a seed and soil medium which is specifically developed for the stabilisation of batter slopes.

## 7 Conclusion

The proposed manufacturing facility has been designed to integrate with existing and proposed future distribution centre operations.

As such, it will have minimal impact on those operations.

Equally, the modifications required to allow the integration will have little if any additional impact beyond the boundaries of the site, as they effectively constitute a re-organisation of existing / approved distribution centre components.

Construction and operation of the proposed cold store was approved as part of a previous modification process (refer MOD-63-7-2007).

The position of the relocated truck parking and associated elements has been determined following consideration of existing distribution centre operations and proposed future operations including of the new manufacturing facility.

The proposed retaining wall and boundary landscape treatment is generally consistent with that already existing on site with the exception that the new wall will be hidden behind the proposed manufacturing facility building for much of its length.

Landscaping is also proposed to screen the retaining wall and to stabilise the adjacent batter slope.

The proposal represents a minor modification of the project as approved and will not have any environmental impacts beyond that already assessed and approved.

Given the above, it is recommended that the Minister (or delegate) approve of the proposed modification under section 75W of the Environmental Planning and Assessment Act 1979.

**Tract Consultants Pty Ltd**

ACN 055 213 842

Town planners Landscape architects Urban designers

Level 7, 140 Ann St Brisbane Queensland 4000 Australia

Telephone 07 3002 6400 Facsimile 07 3002 6499

smcrae@tract.net.au

Reference: 0210-0388-00

Contact: Stewart McRae, Associate