

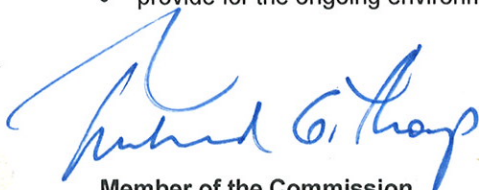
Project Approval

Section 75J of the *Environmental Planning and Assessment Act 1979*

The Planning Assessment Commission of New South Wales (the Commission) approves the project referred to in Schedule 1, subject to the conditions in Schedules 2 and 3.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.



Member of the Commission



Member of the Commission

Sydney,

3 June

2010

SCHEDULE 1

Application Number:	10_0008
Proponent:	Mirvac Projects Pty Ltd
Approval Authority:	Minister for Planning
Land:	Part Lot 404 and 405 DP 1147551
Project:	Stage 1 Infrastructure for the Hoxton Park Warehouse Project

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DEFINITIONS

AEP	Annual Exceedance Probability
ARI	Average Recurrence Interval
CEMP	Construction and Environmental Management Plan, prepared by Mirvac and dated 23 April 2010
Council	Liverpool City Council
DECCW	Department of Environment Climate Change and Water
Department	Department of Planning
Director-General	Director-General of the Department of Planning, or delegate
EA	Environmental Assessment titled <i>Former Hoxton Park Aerodrome. Concept Plan & Concurrent Project Applications for the Construction of Warehousing and Distribution Facilities for Woolworths</i> , prepared by JBA Urban Planning Consultants, and dated March 2010
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Land	Land means the whole of a lot, or contiguous lots owned by the same landowner, in a current plan registered at the Land Titles Office at the date of this approval
Minister	Minister for Planning, or delegate
PCA	Principle Certifying Authority
Preferred Project Report	The Proponent's response to issues raised in submissions dated 12 May 2010
Project	The development as described in the EA as it relates to Stage 1 Infrastructure
Proponent	Mirvac Projects Pty Ltd, or its successors in title
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build
RTA	Roads and Traffic Authority
Site	The land referred to in Schedule 1 and Appendix 1
Stage 1 Infrastructure	Including bulk earthworks, tree removal, installation of services and infrastructure, internal roads, establishment of building pads for residual warehouse lots, southern detention basin, landscaping and subdivision
Statement of Commitments	The Proponent's commitments in Appendix 3

SCHEDULE 2 ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

1. The Proponent shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction, operation, or decommissioning of the project.

TERMS OF APPROVAL

2. The Proponent shall carry out the project generally in accordance with the:
 - (a) EA;
 - (b) project plans SK-031, SK-024, SK-025, X09244.001.DA, SK-014, SK-015, SK-016, SK-017, SK-032 and Stormwater Management Plan (see Appendix 1);
 - (c) subdivision plan 150126-DP-010-A (see Appendix 2);
 - (d) preferred project report;
 - (e) statement of commitments (see Appendix 3); and
 - (f) conditions of this approval.
3. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this approval shall prevail to the extent of any inconsistency.
4. The Proponent shall comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
 - (a) any reports, plans, programs, strategies or correspondence that are submitted in accordance with this approval; and
 - (b) the implementation of any actions or measures contained in these reports, plans, programs, strategies or correspondence submitted by the Proponent.

LIMITS OF APPROVAL

5. This approval only relates to Stage 1 Infrastructure, as described in the EA.
6. With the exception of Road two, no works are permitted to be undertaken in the lot identified as Lot 4050 in the subdivision plan (see Appendix 2).
7. This approval shall lapse if the Proponent does not physically commence the proposed development associated with this project within 5 years of the date of this approval.

DEMOLITION

8. The Proponent shall ensure that all demolition work is carried out in accordance with *Australian Standard AS 2601-2001: The Demolition of Structures*, or its latest version.
9. All works involving the removal and disposal of asbestos must be undertaken by a contractor who holds a current WorkCover licence. Removal must be carried out in accordance with the National Occupational Health and Safety Commissions *Code of Practice for the Safe Removal of Asbestos*.

PROTECTION OF PUBLIC INFRASTRUCTURE

10. Prior to the commencement of construction, the Proponent shall:
 - (a) prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters, footpaths, etc) in consultation with RTA and Council; and
 - (b) submit a copy of this report to the Director-General, RTA and Council.
11. The Proponent shall:
 - (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

SERVICE PROVIDERS/ADDITIONAL APPROVALS

12. Prior to the construction of utility works, the Proponent shall obtain all relevant approvals from service providers.

SCHEDULE 3 SPECIFIC ENVIRONMENTAL CONDITIONS

PROJECT WORKS

13. During construction, the Proponent shall:
- (a) carry out all reasonable and feasible measures to minimise soil erosion and the discharge of sediment from the site to downstream waters;
 - (b) carry out all reasonable and feasible measures to minimise dust generated by the project;
 - (c) ensure that all plant and equipment used on site is:
 - maintained in a proper and efficient condition; and
 - operated in a proper and efficient manner;
 - (d) ensure that:
 - all trucks entering or leaving the site with loads have their loads covered;
 - trucks associated with the project do not track dirt onto the public road network; and
 - public roads used by these trucks are kept clean; and
 - (e) implement and maintain all the measures and controls detailed in the revised CEMP, submitted in the preferred project report, including:
 - erosion and sediment control measures;
 - noise management;
 - dust management;
 - traffic management;
 - management of hazardous materials;
 - waste management; and
 - responding to complaints and dispute resolution.

SOIL AND WATER

Discharge Limits

14. The Proponent shall comply with Section 120 of the *Protection of the Environment Operations Act 1997*.

Fill

15. Any fill material brought to site must be Virgin Excavated Natural Material or material subject to a Resource Recovery Exemption that is permitted to be used as a fill material, in accordance with the provisions of the *Protection of the Environment (Waste) Regulation 2005*.

Note: Any fill material subject to a Resource Recovery Exemption received at the site must be accompanied by documentation demonstrating that material's compliance with the conditions of the exemption, and this documentation must be provided to the Department, Council or the Principle Certifying Authority on request.

16. Stockpile areas shall not extend east of proposed access road No. 1 and existing floodway areas from the upper catchment areas (west of the M7) shall be maintained unobstructed and shall not be used for stockpiles until drainage infrastructure is constructed.

Flooding

17. Prior to any filling for construction of access road no. 1, the Proponent shall install appropriate bunding around the service station to ensure the existing flood inundation status of the subject site is maintained, unless otherwise agreed to by Council.
18. Within two months of the date of this project approval, the Proponent shall undertake a ground survey level to confirm the extent of any flood impact on the Bus Depot site as a result of the project. The results of the survey along with any engineering plan showing works required to mitigate any increase in the 1% AEP flood event must be submitted and implemented to the satisfaction of Council.

Note: Any fill material subject to a Resource Recovery Exemption received at the site must be accompanied by documentation demonstrating that material's compliance with the conditions of the exemption, and this documentation must be provided to the Department, Council or the Principle Certifying Authority on request.

Bunding

19. In accordance with relevant Australian Standards and DECCW's Storing and Handling Liquids: Environmental Protection manual, all chemicals, fuels and oils shall be stored in appropriately bunded areas, with impervious flooring and sufficient capacity to contain 110% of the largest container stored within the bund.

Note: The bunding requirements do not apply to liquids stored in minor package sizes within the warehouse where there is no potential for spilt liquids to reach pervious surfaces or the external drainage system. Appropriate spill kits must be maintained within the warehouse to manage any spillage.

Management

20. Prior to the commencement of any site regrading works associated with the project, the Proponent shall demonstrate to the satisfaction of the PCA that erosion and sediment controls have been implemented.
21. The Proponent shall prepare and implement a Stormwater and Drainage Management Plan for the project to the satisfaction of the Director-General. This plan must:
 - (a) be submitted to the Director-General for approval at least one month prior to the completion of the stormwater and drainage system;
 - (b) be prepared in consultation with Council;
 - (c) be prepared in accordance with DECCW's *Managing Urban Stormwater* guidelines and Council's Trunk Drainage Scheme(s);
 - (d) include a stormwater drainage plan, including hydraulic calculations based on a 1 in 5 ARI;
 - (e) include provision for the safe passage of 1 in 100 year ARI flows from the Upper Catchment areas (west of the M7) through the site;
 - (f) includes detailed plans of the proposed stormwater treatment and control infrastructure, and any stormwater outlets into a riparian zone or natural watercourse and their spillways;
 - (g) include a program to monitor stormwater quantity and quality; and
 - (h) describes the measures that would be implemented to maintain this infrastructure during the life of the project.

TRAFFIC AND TRANSPORT

Access

22. The Proponent shall ensure that the project's access road to Cowpasture Road is signalised prior to the occupation of the Big W Warehouse (MP10_0009) and/or Dick Smith Warehouse (MP10_0010) Projects.

Internal Roads

23. The Proponent shall ensure that:
 - (a) all internal roads and intersections:
 - comply with AS2890.2:2002, or its latest versions, and Austroads Road Design;
 - accommodate B-double access; and
 - are completed prior to the occupation of the Big W Warehouse (MP10_0009) and/or Dick Smith Warehouse (MP10_0010) Projects;
 - (b) speed signs are installed at regular intervals on all access roads to limit speeds of vehicles to 50km/hr;
 - (c) access to Lots 401, 402 and 403 is maintained at all times; and
 - (d) road lighting is designed and installed to the satisfaction of Council.
24. Prior to the issue of a Subdivision Certificate, the Proponent shall install, as indicated on the approved drawings:
 - (a) a 2.5m cycle path along the northern side of access road number 2;
 - (b) a 1.5m footpath along main access road number 1; and
 - (c) 1.5m footpath along access road number 3 for the Dick Smith Warehouse Project.

The cycle path and footpaths must be designed and installed to Council's satisfaction.

Vehicle Queuing and Parking

25. The Proponent shall ensure that:
 - (a) all parking generated by the project is accommodated on site, and that no vehicles associated with the project shall park on the public road system at any stage; and
 - (b) that the project does not result in any vehicles queuing on the public road network.

NOISE

26. The Proponent shall comply with the restrictions in Table 1, unless otherwise agreed by the Director-General.

Table 1: Project Hours

Activity	Day	Time
All activities	Monday – Friday	7:00am to 6:00pm
	Saturday	7:00am to 4:00pm
	Sunday and Public Holidays	Nil

Note: Construction activities may be conducted outside the hours in Table 1 provided that the activities are not audible at any residence beyond the boundary of the site.

27. The proponent shall ensure that noise generated from construction does not exceed the noise impact assessment criteria in Table 2.

Table 2: Project Noise Limits (dB(A))

Location	Approved Project Hours
	L _{Aeq} (15 min)
Any residence in Hinchinbrook	52
Any residence in Middleton Grange	57

Note: Limits apply in accordance with DECCW's Interim Construction Noise Guideline

VISUAL

28. Prior to the operation of either the Big W (MP 10_0009) or Dick Smith (MP 10_0010) Facilities, the Proponent shall implement the landscaping in accordance with the modified Concept Plan (MP 10_0007) for the site.
29. Prior to the operation of either the Big W (MP 10_0009) or Dick Smith (MP 10_0010) Facilities, the Proponent shall apply a graffiti resistant coating to any fences or structures that have frontage to a public area, including but not limited to roadways and public reserve.

Note: Any graffiti carried out on the site shall be removed, within 48 hours, at full cost to the owner/occupier of the site.

Signage and Fencing

30. The Proponent shall not install any additional estate signage or fencing on site that is included in the EA, without the written approval of the Director-General. In seeking this approval the Proponent shall:
- submit detailed plans of the proposed signage or fencing, which have been prepared in consultation with Council; and
 - demonstrate that the proposed signage or fencing is consistent with the relevant requirements in the *Liverpool Development Control Plan 2008*, and *State Environmental Planning Policy No 64 – Advertising and Signage*.

SUBDIVISION

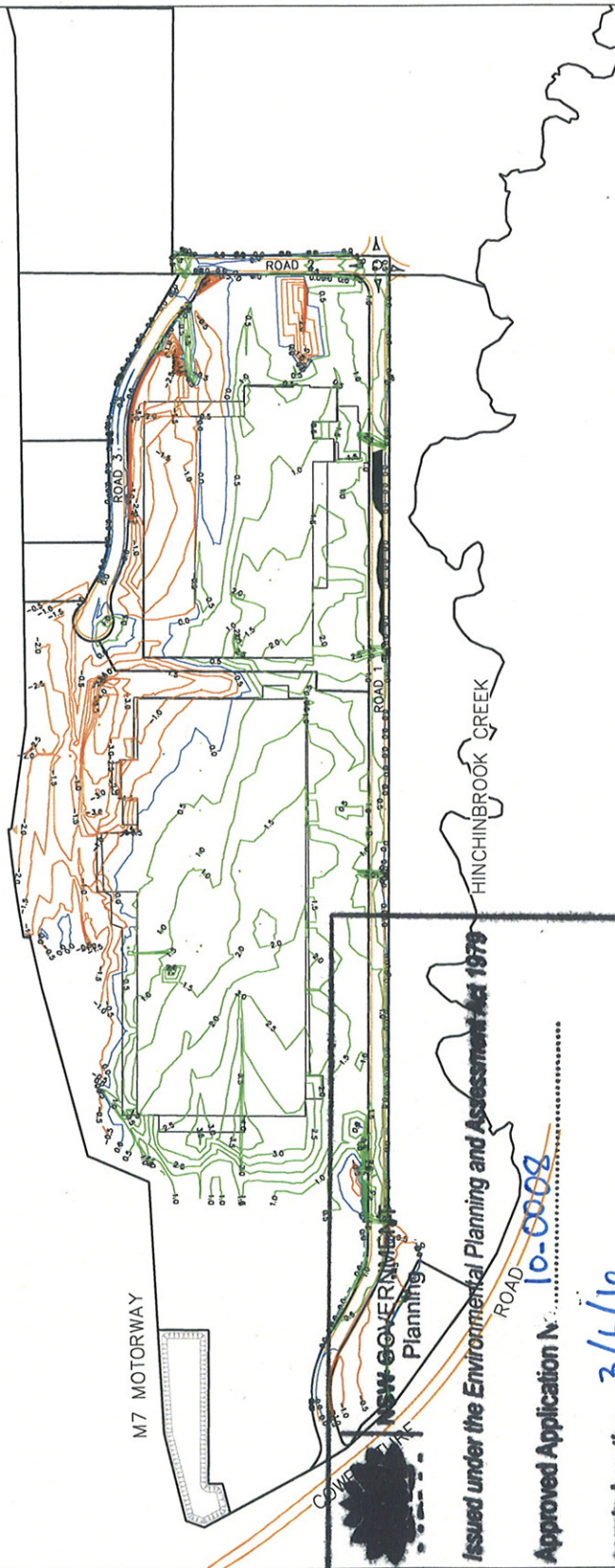
31. Prior to the issue of a Subdivision Certificate, the Proponent shall submit work as executed plans to the Department and Council for public roads and infrastructure associated with this approval. These plans must be prepared by a suitably qualified and experienced expert, and include plans showing the work as executed plans laid over the approved plans to demonstrate that the development has been carried out in accordance with the approved plans.
32. Prior to or concurrent with the issue of a Subdivision Certificate, any easements for services, rights of carriageway and restrictions as to user that are applicable under Section 88B of the *Conveyancing Act 1919* must be created.
- Any Section 88B Instrument creating restrictions as to user, rights of carriageway or easements which benefit Council shall contain a provision enabling such restrictions, easements or rights of way to be revoked, varied or modified only with the consent of Council.
33. Prior to or concurrent with the issue of a Subdivision Certificate for the project, the Proponent shall:
- ensure that all civil works are completed and that each lot is connected to services, drainage and utilities;

- (b) demonstrate to the satisfaction of Council, that all drainage has been constructed to Council's requirements;
- (c) dedicate proposed Lot 4055 to Council as open space; and
- (d) dedicate all constructed roads to Councils as public roads.

INCIDENT REPORTING

- 34. Within 7 days of detecting an exceedance of the limits/performance criteria in this approval or an incident causing (or threatening to cause) material harm to the environment, the Proponent shall report the exceedance/incident to the Department, and any other relevant agency. This report must:
 - (a) describe the date, time, and nature of the exceedance/incident;
 - (b) identify the cause (or likely cause) of the exceedance/incident;
 - (c) describe what action has been taken to date; and
 - (d) describe the proposed measures to address the exceedance/incident.
- 35. The Director-General may require an update on compliance with all, or any part, of the conditions of this approval. Any such update shall meet the reasonable requirements of the Director-General and be submitted within such period as the Director-General may agree.

**APPENDIX 1:
PROJECT PLANS**



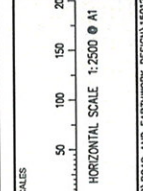
LEGEND
 — FILL CONTOURS
 — CUT CONTOURS
 — CUT TO FILL LINE

NSW GOVERNMENT
 Planning
 Issued under the Environmental Planning and Assessment Act 1979
 Approved Application No. 10-0008
 granted on the 3/6/10
 Signed *C. Patten*
 Sheet No. of

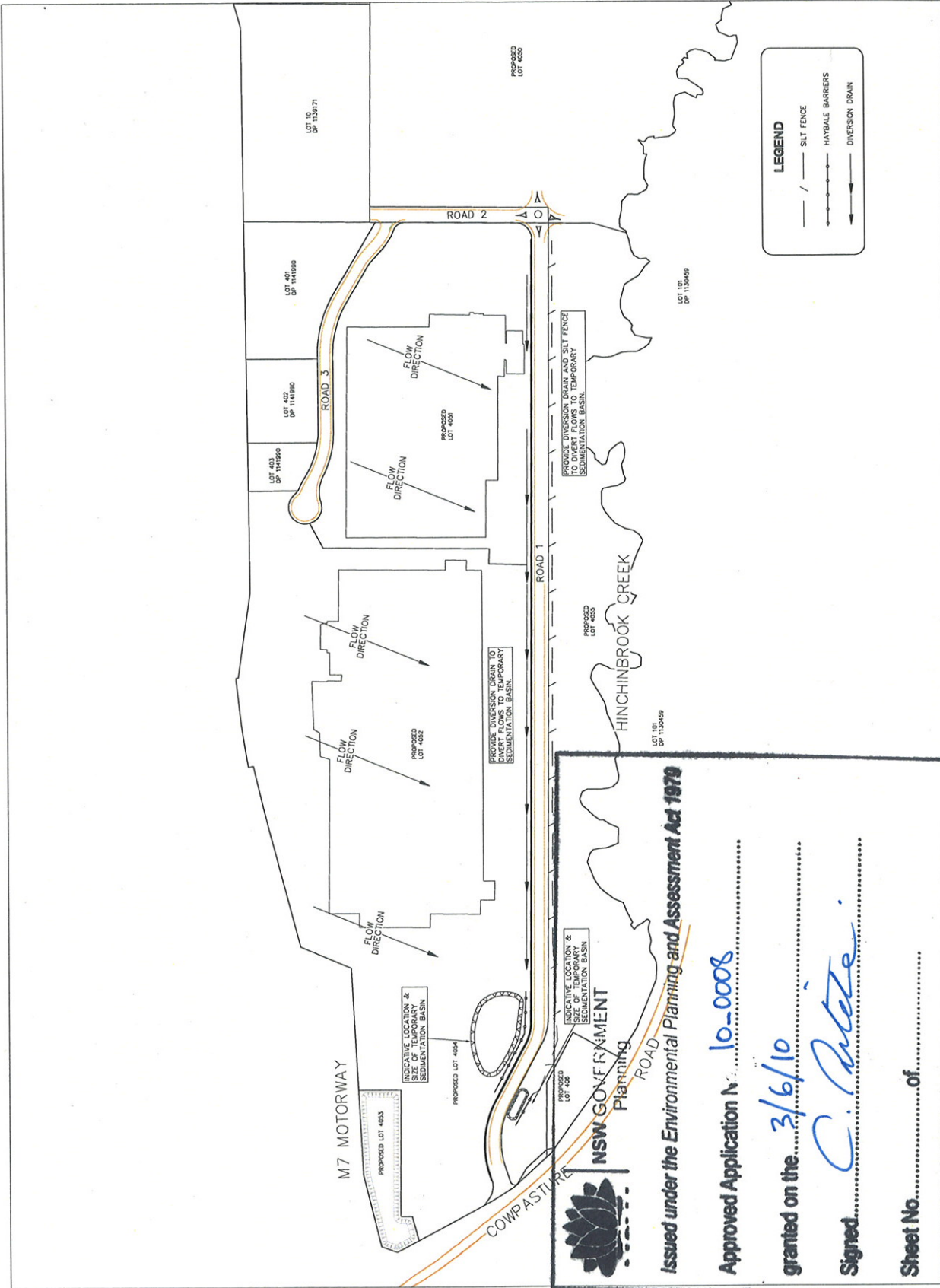
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PLAN TITLE		PRELIMINARY CUT TO FILL PLAN	
SURVEYED	N/A	DATUM	N/A
PROJECT No.	150126	DISCIPLINE	SK
NUMBER	031	NO.	A



CLIENT
 Central Coast
 2000-2001
 P.O. Box 3717,
 Tuggerah N.S.W. 2259
 Phone: (02) 4305 4300
 Fax: (02) 4305 4301
 www.centralcoast.nsw.gov.au
 A/N 02 129 445 398



REV.	DATE	REVISION	DESIGN	CHECK	VERIFY	SCALE
A	12/02/10	Preliminary Issue to Client for Review				





NSW GOVERNMENT
Planning

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Approved Application N° 10-0008

granted on the 3/6/10

Signed C. Pate

Sheet No. of

REV.	DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALES	CLIENT				PROPERTY DESCRIPTION				PROJECT			
A	12/07/10	Preliminary Issue to Client for Review	GD/AL	GD	GD	GD	HW	 Central Coast 2 Liberty Close, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: centralcoast@johnson.com.au ABN 62 123 445 398				 PART OF LOT 400 D.P. 1141990 COW PASTURE ROAD HOXTON PARK				FORMER HOXTON PARK AIRPORT			
B	17/02/10	Preliminary Issue to Client for Review	GD/AL	GD	GD	GD	HW												
C	17/02/10	Preliminary Issue for Part 3a	GD/AL	GD	GD	GD	HW												
HORIZONTAL SCALE 1:2500 @ A1								SURVEYED				N/A				DATUM			
100mm AT FULL SIZE								N/A				N/A				150126 - SK - 024			
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- NOTES:
1. ALL SLOPE IN SITE REGRADING AREAS AND ROAD RESERVES TO BE STOCKPILED ON SITE AS DIRECTED.
 2. ALL TOPSOIL TO BE REMOVED BY EITHER EXCAVATOR OR SCRAPER AND MOVED DIRECTLY TO STOCKPILE LOCATION.
 3. STOCKPILE AREA TO BE FULL FENCED WITH SILT PROOF FABRIC AT ALL TIMES.
 4. IMPORTED MATERIAL TO BE PLACED DIRECTLY INTO SITE REGRADING AREAS. IMPORTED MATERIAL IS NOT TO BE STOCKPILED.
 5. STOCKPILES ARE TO BE REMOVED AS SOON AS PRACTICABLE AND SITES REINSTATED.
 6. ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE REINSTATED.
 7. ALL SITE REGRADING IS TO BE CARRIED OUT UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER.
 8. SILT FENCES AND HAY BATTING TO BE PLACED WHERE DIRECTED BY COUNCIL'S ENGINEER AND MAINTAINED AT ALL TIMES.
 9. WHERE PRACTICAL, CATCHPOLES OR SMALL LEAVES ARE TO BE CONSTRUCTED TO MINIMISE EXTERNAL RUNOFF ENTERING THE SITE.
 10. DISTURBED AREAS TO BE KEPT TO A MINIMUM.
 11. CONTROL CLEAN WATER FROM ABOVE THE SITE, THROUGH THE SITE AND AROUND THE SITE.
 12. KEEP CLEAN WATER SEPARATE FROM DIRT WATER.

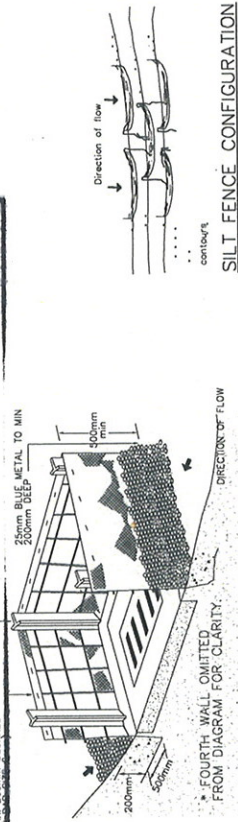
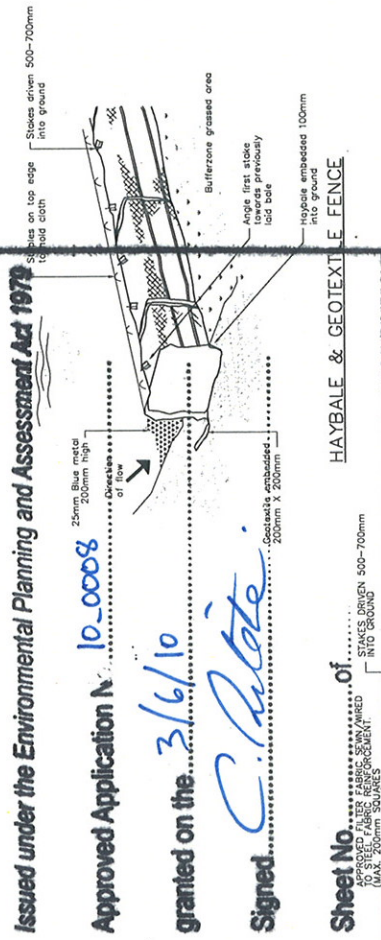
ISSUED UNDER THE **Environmental Planning and Assessment Act 1979**

Approved Application N° 10-0008

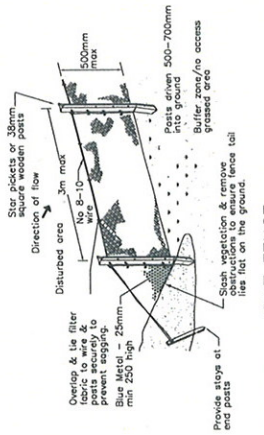
granted on the 3/6/10

Signed *C. Polite*

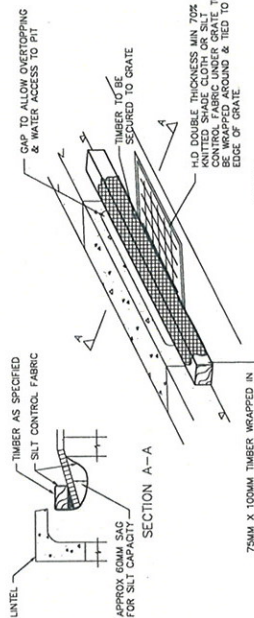
Sheet No. 10 of 10



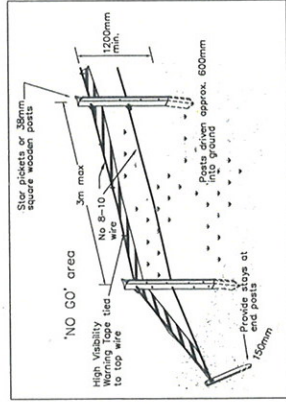
STORM INLET SEDIMENT TRAP



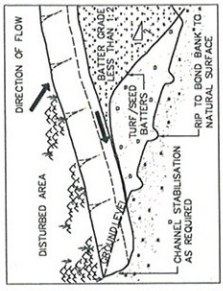
SILT FENCE



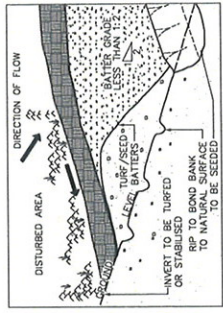
KERB INLET CONTROL
(FOR NARROW STREETS)



BARRIER FENCE

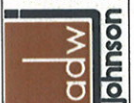


DIVERSION DRAIN



DIVERSION BANK

REV. DATE AMENDMENT A 17/02/10 Preliminary issue to Client for Review B 17/02/10 Preliminary issue for Part 3a	CLIENT Central Coast Council 17/02/10 P.O. Box 371 Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: centralcoast@centralcoast.nsw.gov.au centralcoast.com.au ASN 62 123 442 338	PROPERTY DESCRIPTION PART OF LOT 400 D.P. 114/980 COW PASTURE ROAD HOXTON PARK	PROJECT FORMER HOXTON PARK AIRPORT	PROJECT NO. 150126	DISCIPLINE SK	NUMBER 025	REV. B	PROJECT TITLE EROSION AND SEDIMENTATION CONTROL STANDARD DETAILS
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adw

JOHNSON

HORIZONTAL SCALE 1:2500 @ A1

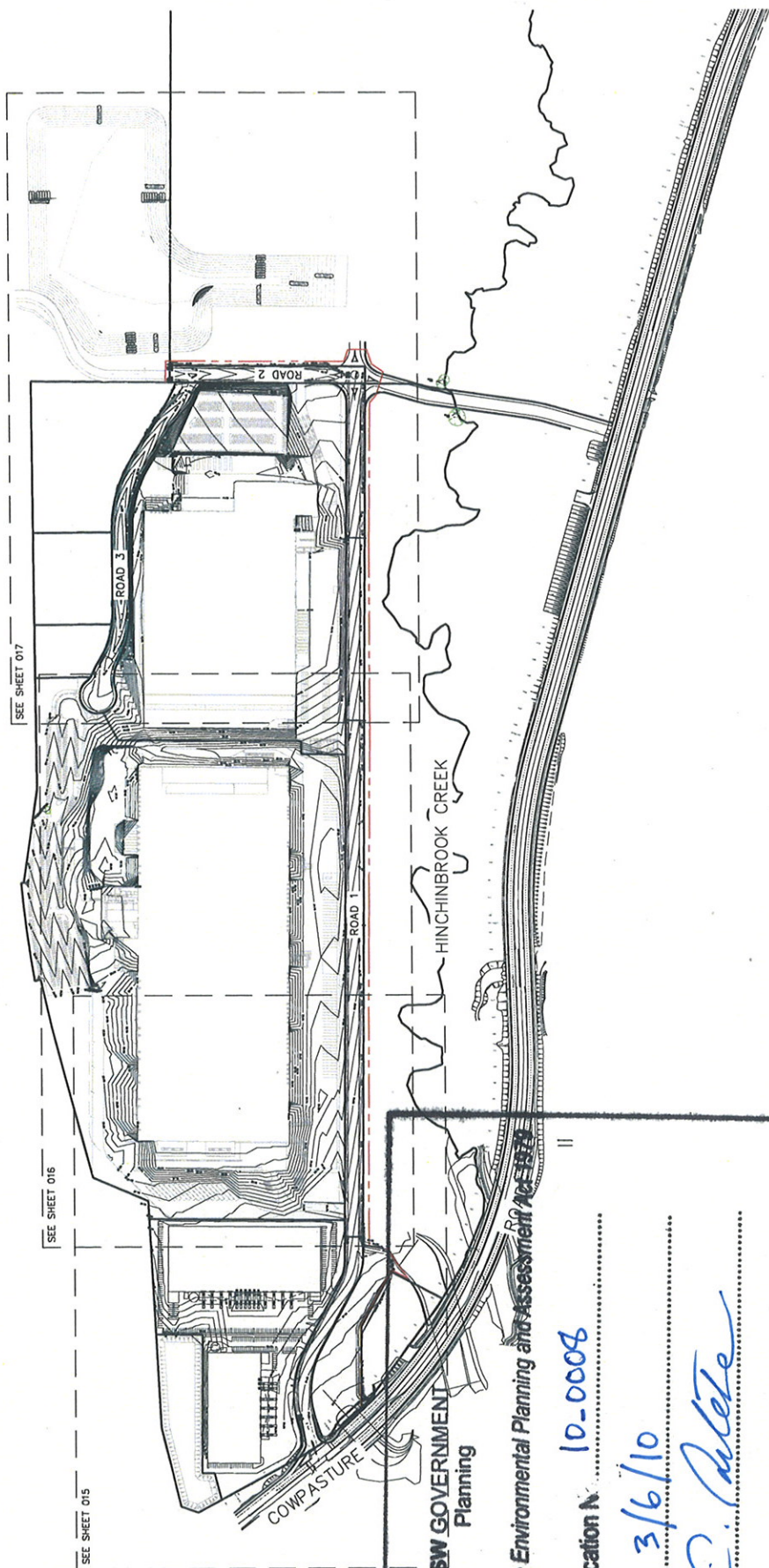
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M7 MOTORWAY





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Planning

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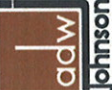
Approved Application N° 10-0008

granted on the 3/6/10

Signed *C. Palete*

Sheet No. *10-0008* **of** *10-0008*

PROJECT		FORMER HOXTON PARK AIRPORT	
PLAN TITLE		ROAD AND EARTHWORKS DETAIL	
PROPERTY DESCRIPTION		PART LOT 400 D.P. 1441980 COASTSIDE ROAD HOXTON PARK	
SURVEYED		N/A	N/A
DATE		N/A	N/A
PROJECT NO.		150126	SK
REV.		014	B



adw
johnson

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1:1000
1:2500
1:5000

DRAWN	CHECK	DESIGN	VERIFY	SCALE
CD/AL	CD	CD	CD	HW
CD/AL	CD	CD	CD	HW

ALL DIMENSIONS ARE IN METRES. DO NOT SCALE.
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C-SK-015(B)

10mm AT FULL SIZE

M7 MOTORWAY

FUTURE WATER
QUALITY BASIN

PROPOSED
BUILDING PAD
INDICATIVE PAD RL35.95

PROPOSED
BUILDING PAD
INDICATIVE PAD RL36.45

PROPOSED BIG W
WAREHOUSE
INDICATIVE PAD RL39.34

PROPOSED
FLOODWAY

COMPASTURE

CULVERT
BANK 1

CULVERT
BANK 2

BRIDGE OVER
HINCHINBROOK

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. 10-0008

Created on the 3/6/10

C. Pate

LEGEND

- EXISTING CONTOURS
(CONTOUR INTERVAL 0.5m)
- DESIGN CONTOURS FOR
FLOODING (CONTOUR INTERVAL 0.25m)
- LIMIT OF WORKS

REV	DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALE	CLINT	PROPERTY DESCRIPTION	PROJECT NO.	DATE	N/A	DATE	NUMBER	REV.
A	11/02/10	Preliminary Issue to Client for Review	CD/ALL	CD	CD	CD	1:1000 / 1:2000	adw	Capital Coast 2 Bounty Cove, P.O. Box 3717, Hoppers Creek, VIC 3286 Tel: (03) 4325 4350 Fax: (03) 4325 4359 www.capitalcoast.com.au email: cost@capitalcoast.com.au ASN 121 452 403 338	150126	N/A	N/A	150126	015	B
B	16/02/10	Preliminary Issue for Part 2A	CD/ALL	CD	CD	CD		Johnson	FORMER HOXTON PARK AIRPORT PART LOT 400 D.P. 1141960 ROAD AND EARTHWORKS DETAIL DETAIL SHEET SHEET 2 OF 4	150126	N/A	N/A	150126	015	B

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Planning

M7 MOTORWAY

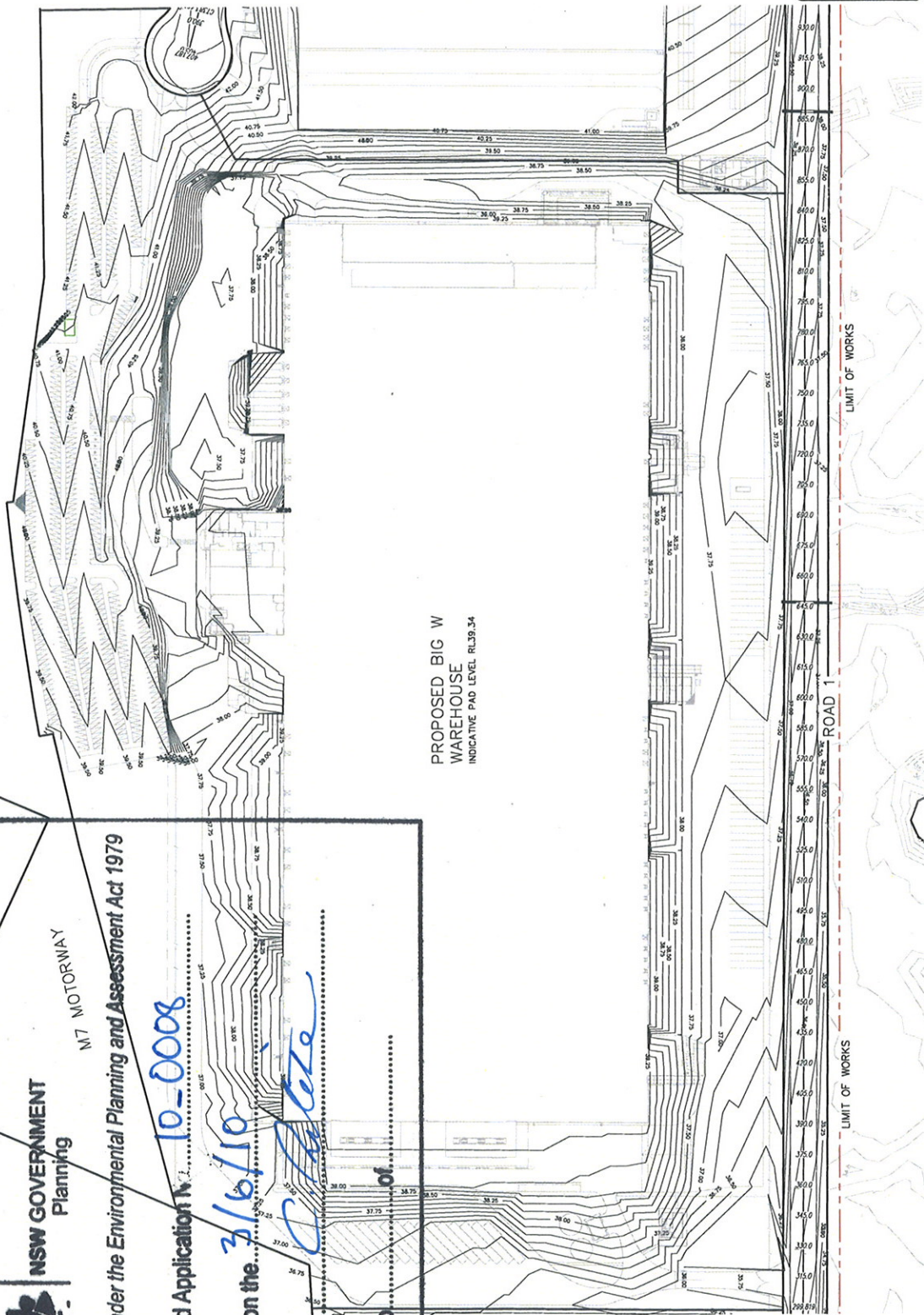
Approved under the Environmental Planning and Assessment Act 1979

Approved Application N 10-0008

granted on the 3/6/10

Signed [Signature]

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PROPOSED BIG W
WAREHOUSE
INDICATIVE PAD LEVEL RL39.34

LEGEND

EXISTING CONTOURS
(CONTOUR INTERVAL 0.5m)

DESIGN CONTOURS FOR
BULK EARTHWORKS ONLY
(CONTOUR INTERVAL 0.25m)

LIMIT OF WORKS

PROJECT		FORMER HOXTON PARK AIRPORT	
PLAN TITLE		ROAD AND EARTHWORKS DETAIL	
PROPERTY DESCRIPTION		PART LOT 400 D.P. 1141890 CON PASTURE ROAD HOXTON PARK	
DRAWING CHECK DESIGN VERIFY SCALES	CD/AL	CD	PJ
	CD/AL	CD	CD
DATE		16/02/10	
AMENDMENT		Preliminary issue to Client for Review	
A		Preliminary issue for Part 3A	
ALL DIMENSIONS ARE IN METRES. DO NOT SCALE		Plot Date: 16/02/10 - 07:44	
Plotted By: gwydd		God File: S:\150126 - Hoxton Park Drawings\1001\1001-016.dwg	
CLIENT		Central Coast 2 Beauty Close, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4200 4399 Fax: (02) 4200 4399 www.centralcoast.nsw.gov.au Email: centralcoast@centralcoast.nsw.gov.au	
DRAWING		adw johnson	
MIRVAC		mirvac	
SURVEYED		N/A	N/A
DATE		N/A	N/A
PROJECT NO.		150126	SK
NUMBER		016	B
REV.			

M7 MOTORWAY

LEGEND

- EXISTING CONTOURS (CONTOUR INTERVAL 0.5m)
- DESIGN CONTOURS FOR BULK EARTHWORKS ONLY (CONTOUR INTERVAL 0.25m)
- LIMIT OF WORKS

PROPOSED REGIONAL BASIN 6

PROPOSED DSE WAREHOUSE
INDICATIVE PAD LEVEL RL41.09



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Approved Application No. 10-0008

granted on the 3/6/10

Signed: C. Pateta

Sheet No. of

C-SK-017[B]

10mm AT FULL SIZE

MIRVAC		FORMER HOXTON PARK AIRPORT	
Central Coast 2 P.O. Box 3717, Tuggerah N.S.W. 2259 Phone (02) 4355 4350 www.centralcoastnsw.com.au www.ccoasthous.com.au ABN 62 728 445 318		PART LOT 400 D.P. 1141980 CON PASTURE ROAD HOXTON PARK	
adw johnson		ROAD AND EARTHWORKS DETAIL BASE PLAN SHEET 4 OF 4	
DRAWN CHECK DESIGN VERIFY SCALES		PROJECT No. 150126 - SK - 017	
REV. DATE. REVISION		REVISION	
1. 16/02/10 Preliminary issue to Client for Review		1. 16/02/10 Preliminary issue to Client for Review	
2. 19/02/10 Preliminary issue for Part 3A		2. 19/02/10 Preliminary issue for Part 3A	
ALL DIMENSIONS ARE IN METRES. DO NOT SCALE.		ALL DIMENSIONS ARE IN METRES. DO NOT SCALE.	
Plotted By: gawed		Plot Date: 19/02/10 - 07.45	
Cust File: S:\150126 - Hoxton Park Drawings\EDC-C-SK-017[0].dwg		Cust File: S:\150126 - Hoxton Park Drawings\EDC-C-SK-017[0].dwg	

LEGEND

- EXISTING ELECTRICITY
- EXISTING SEWER
- EXISTING WATER
- PROPOSED ELECTRICITY
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED REC/WATER

PROPOSED SERVICES SUBJECT TO NOTICE OF REQUIREMENTS AND FINAL DESIGN

- Existing statements have been plotted from registered plans and have not been confirmed by
- Existing temporary easements are to be
- entirely new easements with the creation of new
- The existing services have been assumed to be
- entirely new easements with the creation of new
- be confirmed by survey prior to any works on site



M7 MOTORWAY

EXISTING TELECOMMUNICATIONS TOWER (OPTUS)

LOT 401
DP 1141990

LOT 402
DP 1141990

LOT 403
DP 1141990

PROPOSED LOT 402
10.82 ha

PROPOSED LOT 402
10.87 ha

PROPOSED LOT 404
48.246m²

PROPOSED LOT 405

LOT 101
DP 1134509

HINCHINBROOK CREEK

ROAD

COVAPSTURE

PROPOSED WATER MAINS FROM SITE TO COVAPSTURE EXISTING 1500 MAIN ON COVAPSTURE ROAD

- EASEMENT FOR WATER SUPPLY PURPOSES 3.0 x 21 M² WIDE
- EASEMENT FOR ACCESS AND DRAINAGE PURPOSES 20 M² WIDE
- EASEMENT FOR DRAINAGE 10 M² WIDE AND VARIABLE (VISE DP 1141990)
- EASEMENT FOR DRAINAGE 10 M² WIDE AND VARIABLE (VISE DP 1141990)
- EASEMENT FOR OVERHEAD POWER LINES 1 M² WIDE (VISE DP 1141990)
- EASEMENT FOR UNDERGROUND CABLES 1 M² WIDE (VISE DP 1141990)
- EASEMENT FOR TRANSPORTATION SERVICE 10 M² WIDE (VISE DP 1141990)

NSW GOVERNMENT Planning

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granted on the 3/6/10

Signed

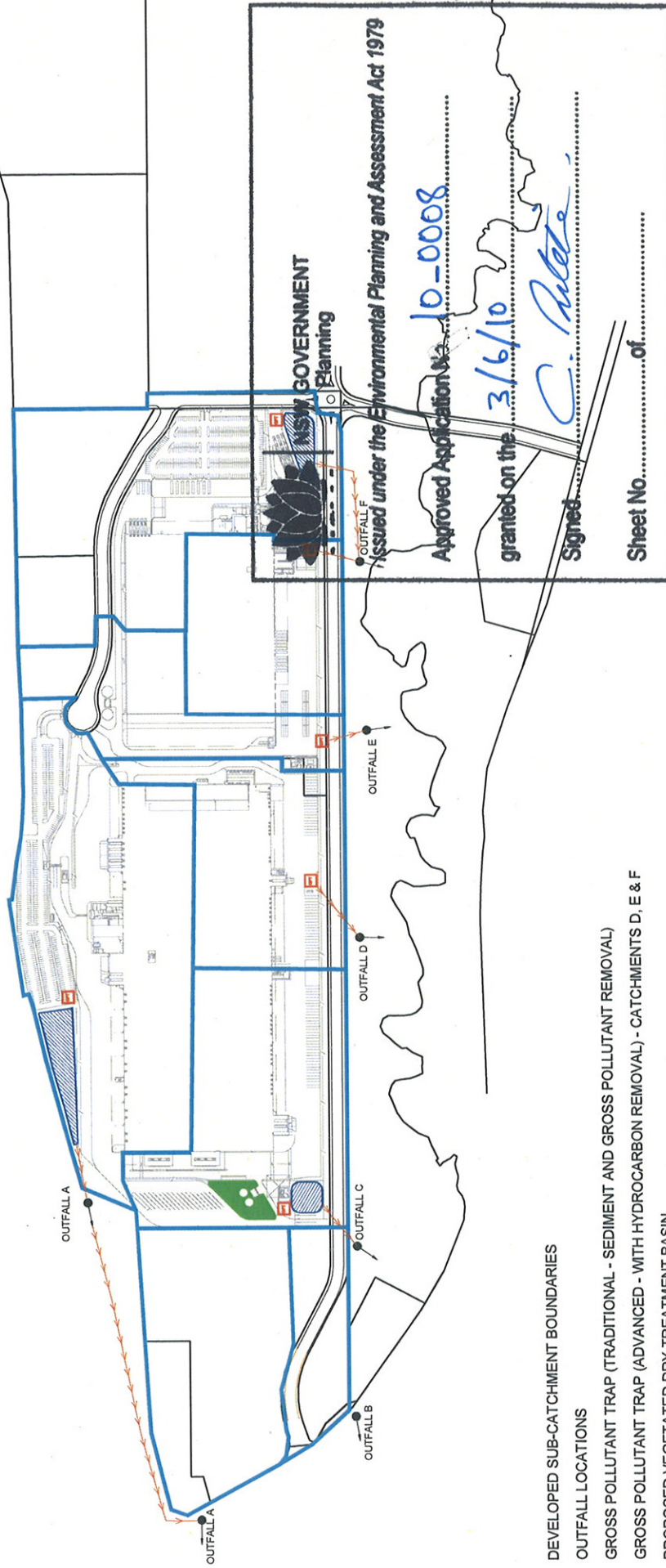
Sheet No. of

PROPERTY DESCRIPTION		PROJECT	
PART OF LOT 400 D.P. 1141990 COW PASTURE ROAD HOXTON PARK		FORMER HOXTON PARK AIRPORT PROPOSED INDUSTRIAL DEVELOPMENT EXISTING AND PROPOSED SERVICES PLAN	
SURVEYED	N/A	DATUM	N/A
PROPOSED NO.	150126	DESIGN NO.	SK
NUMBER	032	PLAN	B

Central Coast
P.O. Box 3717
Tuggerah N.S.W. 2259
Phone: (02) 4305 4300
Fax: (02) 4305 4301
email: central@adwjohnson.com.au
www.adwjohnson.com.au
ABN 62 129 445 398

REV	DATE	DESCRIPTION	BY	CHECK	DESIGN	TERMS	SCALE
0	16/02/10	Issue to Client for Review					1:5000 / 1:4000
		Preliminary Issue for Part 3A					

Client: ADW Johnson
Project: Proposed Warehouse and Distribution Facilities
Project: Stormwater Management Plan
Location: Cowpasture Road, Hoxton Park NSW



LEGEND:

- DEVELOPED SUB-CATCHMENT BOUNDARIES
- OUTFALL
- GROSS POLLUTANT TRAP (TRADITIONAL - SEDIMENT AND GROSS POLLUTANT REMOVAL)
- GROSS POLLUTANT TRAP (ADVANCED - WITH HYDROCARBON REMOVAL) - CATCHMENTS D, E & F
- PROPOSED VEGETATED DRY TREATMENT BASIN
- LANDSCAPE BUFFER AREA

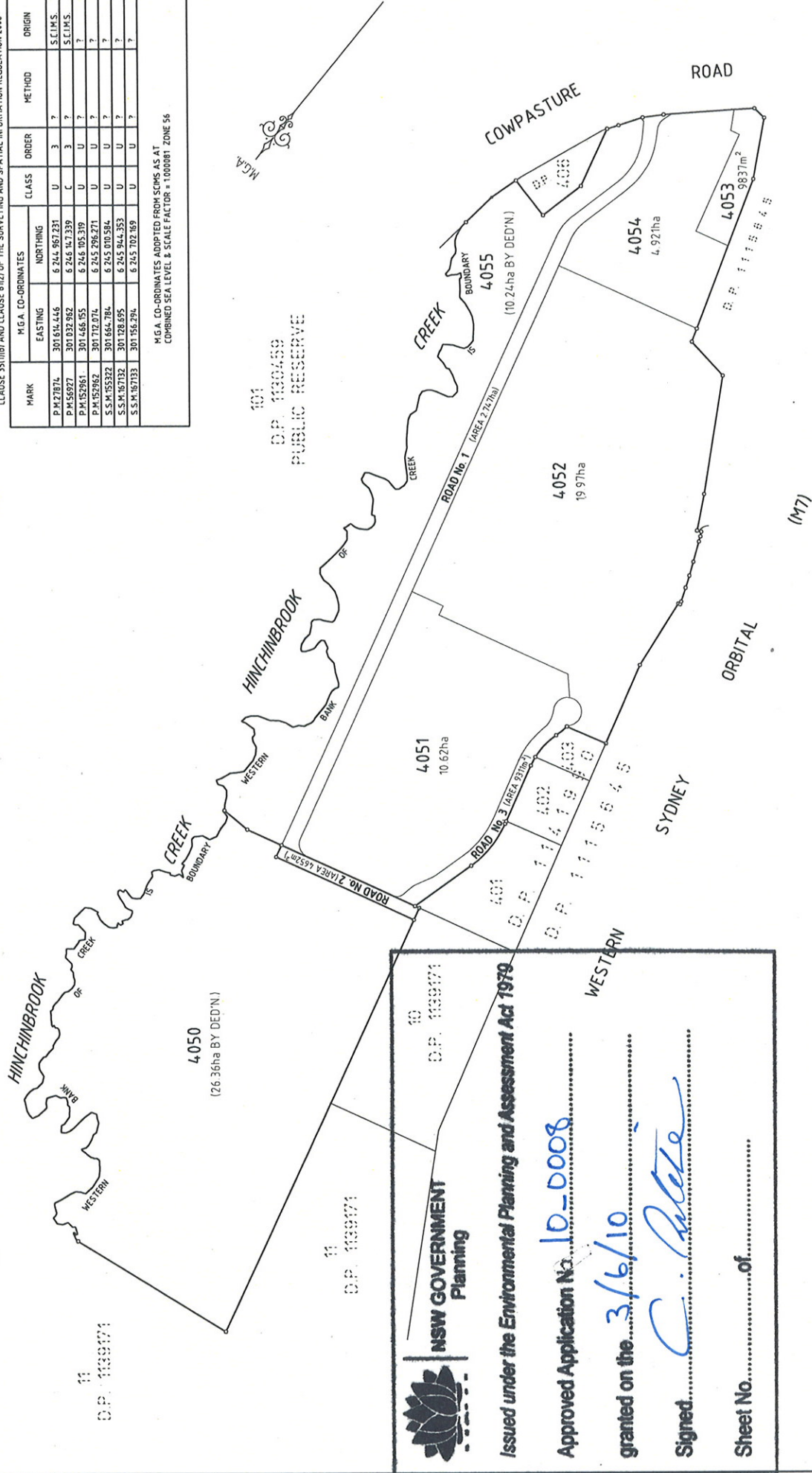
0 75 150 m
Scale 1:3000 @ A3

**APPENDIX 2:
PLAN OF SUBDIVISION**

CLAUSE 35(1)(b) AND CLAUSE 61(2) OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2006

MARK	M.G.A. CO-ORDINATES		CLASS	ORDER	METHOD	ORIGIN
	EASTING	NORTHING				
P.M. 27874	301 614 446	6 244 967 231	U	3	?	S.C.I.M.S.
P.M. 56927	301 032 962	6 244 147 339	C	3	?	S.C.I.M.S.
P.M. 152961	301 466 555	6 244 105 319	U	?	?	?
P.M. 152962	301 712 074	6 245 296 271	U	?	?	?
S.S.M. 155322	301 664 784	6 245 070 584	U	?	?	?
S.S.M. 167132	301 128 695	6 245 944 353	U	?	?	?
S.S.M. 167133	301 156 294	6 245 702 169	U	?	?	?

M.G.A. CO-ORDINATES ADAPTED FROM SCIMS AS AT COMBINED SEA LEVEL & SCALE FACTOR = 1.000081 ZONE 56





NSW GOVERNMENT
Planning

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Signed *C. Pater*

Sheet No. of

NOTE: BEARINGS, DIMENSION AND AREAS ARE SUBJECT TO FINAL SURVEY.

Surveyor: GAVIN PAUL DRENNAN
Date of Survey:
Surveyor's Ref: 150126-DP-010-A

PLAN OF SUBDIVISION OF LOTS 404 & 405
D.P.

LGA: LIVERPOOL CITY
Locality: CECIL PARK
Subdivision No:
Lengths are in metres. Reduction Ratio: 1:4000

Registered
D.P.

**PRELIMINARY
DRAFT PLAN FOR
PART 3a
PURPOSES ONLY**

**APPENDIX 3:
STATEMENT OF COMMITMENTS**

4.0 Revised Statement of Commitments

Following the above comments, Mirvac Projects Pty Limited has revised the commitments relating to the project as outlined in Table 1.

Table 1 – Revised Statement of Commitments

Subject	No.	Commitments	Timing
Contamination	1.	A Construction Environmental Management Plan (CEMP) will be prepared by an environmental consultant and implemented. The plan will provide details on the following best practices in relation to the development of "Unexpected Finds Protocols" to provide clear guidance to site works for the management of unexpected findings during the site development process.	Prior to excavation / construction works
	2.	A post-demolition validation of the site will be conducted so as to confirm that items such as asbestos, additional USTs or signs of chemical contamination are not present on the site.	Post demolition and prior to excavation / construction works
Work Place Travel Plans	3.	Work Place Travel Plans will be prepared for each business on the site and issued to staff.	During staff orientation procedures.
Bushfire Protection	4.	A Positive Covenant, created under the provisions of the <i>Conveyancing Act 1919</i> , will be placed on the title of the land which will require compliance with the management prescriptions detailed in the Bushfire Report.	Prior to issue of a final occupation certificate
	5.	The proposed buildings will be designed and constructed in accordance with the recommendations of the Bushfire Consultant. Details of protection measures will be provided on construction drawings.	Prior to issue of a Construction Certificate.
	6.	A Bushfire Emergency Evacuation Plan will be created for the buildings on the site.	Prior to issue of an Occupation Certificate
Non-Indigenous Heritage Interpretation	7.	The recommendations in the Heritage Interpretation Plan and Strategy, will be implemented and will include the following: » Interpretation signage which is easily distinguishable from directional signage; » Name the new roads aviation specific names (subject to approval of relevant authority); » Use of signage and other media which symbolise the WWII use of the site;	Within 3 months of final occupation.

Subject	No.	Commitments	Timing
		» Alignment and landscaping of new north/south access road.	
	8.	Interpretative measures to be implemented in the areas occupied by the northern detention basin and B1 zone will be provided with the detailed project applications for those areas.	Submitted with applications for those parts of the site.
Construction Management	9.	The Construction and Environmental Management Plan will be updated to reflect the requirements of any approval or change in scope of the project.	Following issue of approval and prior to issue of a CC.
	10.	All construction undertaken on the site will comply with the CEMP.	During construction.
Aboriginal heritage	11.	» If impacts of site 45-5-0774 are proposed in relation to drainage works in this area, the Mirvac Group, through the registered Aboriginal stakeholder groups collect the stone artefacts comprising the site at this location; » Aboriginal Archaeological records shall be updated if the above artefacts are removed.	Prior to and during construction works.
	12.	Recommendations made in relation to the construction of the northern detention basin and bridge over Hinchinbrook Creek will be addressed in future applications for those specific works.	During the preparation of a Project Application for the relevant scope of works.
Salinity	13.	A Salinity Investigation will be undertaken on the site. The investigation will be reported and include a Salinity Management Plan.	Following the completion of Bulk Earthworks.
Geotechnical	14.	The proposed earthworks will be undertaken in accordance with the geotechnical recommendations of Douglas Partners.	Prior to and during bulk earthworks.
Noise	15.	Fixed mechanical plant equipment will be selected and treated so as to comply with the established noise criteria for the project.	Prior to issue of a final occupation certificate.
	16.	Staff will be trained in relation to correct methods of container handling, prior to commencing work on site so as to reduce the potential for generation of adverse noise.	During staff orientation procedures.

Subject	No.	Commitments	Timing
	17.	During construction works, noise mitigation measures will be implemented where required so as to ensure that works are carried out in accordance with the recommendations of Renzo Tonin and Associates Pty Limited. During non-standard hours, works which involved equipment activities above L_{Aeq} 110dB(A) will be minimised or acoustically treated.	Through the duration of construction works.
Ecology	18.	The recommendations made by GHD in relation to the construction of the northern detention basin and bridge across Hinchinbrook Creek will be addressed as part of the detailed PAs for those works.	During the preparation of a Project Application for the relevant scope of works.
Energy Efficiency	19.	The proposed buildings will be constructed so as to be energy and water efficient as discussed in AECOM's ESD Report. The proponent commits to achieving a 15% reduction in greenhouse gas emissions	Within 3 months of final occupation of each warehouse building.
Waste Management	20.	A Waste Management Plan will be prepared for the two Mirvac Residual lots when the detailed Project Application is prepared.	Part of Project Application for Mirvac Residual lots.
Estate Entrance	21.	Detailed plans for the Cowpasture Road entrance to the site will be prepared and submitted to the Department of Planning for approval. The plans will include information regarding: • Landscaping; • Signage / site identification elements; • Heritage interpretation elements; and • Lighting.	Within 3 months of the date of approval of the Concept Plan.