

Your ref: MP10_0125
File no: MC-05-114/3

3 February 2011

Planning NSW
GPO Box 39
Sydney NSW 2001

Attention: Emma Barnet

Dear Ms Barnet ,

**Coca Cola Amatil's Distribution Centre, Eastern Creek
Plastic Manufacturing Facility, MP10_0125**

I refer to the Planning NSW letter dated 13 December 2010 seeking comments regarding an application from Goodman Property Services (Aust) Pty Ltd who on behalf of Coca Cola Amatil, propose to further develop part of Coca-Cola Amatil's Distribution Centre located with the M7 Industrial Estate.

The proposal involves:

- Minor earthworks and site preparation works;
- Construction of the base building, being initially 7,500sqm warehouse (with approval to expand to 10,000sqm);
- Relocation of previously approved cold store to the western end of the building;
- Fit out of manufacturing plant and equipment for use as a manufacturing facility;
- Minor landscape works;
- Reconfiguration of internal shared access;
- Augmentation of power services to the site to enable the manufacturing plant to operate.

A review of the plans and supporting documentation has been undertaken by Council officers and you are advised that in principle no objection is raised to the proposal, however the following issues should be considered in the assessment of the application.

Parking

Consideration should be given to provision of additional on site car parking spaces to accommodate the increase in floor area on the site. SEPP 59 – Eastern Creek Precinct Plan (Stage 3) provides the following car parking requirements:

Industrial - Buildings 7,500sqm or less – 1 space per 100sqm GFA

Building greater than 7,500sqm GFA – 1 space per 200sqm GFA only for the area in excess of 7,500sqm where there is a specific end user which would not demand a higher rate and where employee parking is adequately catered for.

Accordingly an increase in the overall GFA of the site of 10,000sqm would generate a requirement of 87.5 spaces. No additional parking is provided on site (with the exception of an indication that a future car park is proposed adjoining the existing car park for 300 spaces).

The applicant has failed to adequately demonstrate that the site has sufficient on site car parking, the submitted statement states *“matters relating to Traffic and Transport, including parking, were largely addressed during prior industrial estate and / or subject site approvals and development”*.

Conditions of consent

It is recommended that the following conditions of consent be included on the determination notice of any approval:

1.1 Advisory

1.1.1 The applicant is advised to consult with:

- (a) Sydney Water Corporation Limited
- (b) Integral Energy
- (c) Natural Gas Company
- (d) The relevant local telecommunications carrier

regarding any requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on the land or on the adjacent public road(s).

All approved building construction plans attached to the Construction Certificate should be submitted to and stamped by a Sydney Water Corporation Limited Customer Centre or a Sydney Water Quick Check Agent as an indication that the proposal complies with the Sydney Water requirements. Sydney Water may also require the applicant to obtain a Trade Waste Approval as part of the operation of the approved development. Enquiries should be made to ascertain the Sydney Water requirements for the eventual operation of the approved use.

1.1.2 Information regarding the location of underground services may be obtained from the Sydney “Dial Before You Dig” service, telephone number 1100, fax number (02) 9806 0777. Inquirers should provide the street/road name and number, side of street/road name and the nearest cross street/road name.

1.1.3 Prior to any demolition works, all services or utilities should be disconnected in consultation with the relevant service provider.

2. Pre Construction Certificate Matters

- 2.1.1 Plans and specifications submitted for issue of a Construction Certificate shall demonstrate compliance with the requirements of;
- o Food Act 2003 and Regulations there under.
 - o Australian Standard 4674-2004 *Design, construction and fit-out of food premises*.

3. During Construction

- 3.1.1 On completion of the installation of the ventilation system, a Compliance Certificate is to be submitted to Council certifying that the system has been installed and commissioned in accordance with the approved details.

4. Operational

- 4.1 Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the Department of Environment and Conservation's Environmental Noise Management - NSW Industrial Noise Policy and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant that is a member of the Association of Australian Acoustic Consultants and shall be submitted to Council for consideration.
- 4.2 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 4.3 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 4.4 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.
- 4.5 The proprietor is to ensure that all food handling complies with the requirements of the Food Act 2003 and Regulations there under.
- 4.6 Upon commencement of trading, notify NSW Food Authority of the food business.
- 4.7 The cool room shall be maintained in accordance with the requirements of;
- o Food Act 2003 and Regulations there under.
 - o Australian Standard 4674-2004 *Design, construction and fit-out of food premises*.

Should you require any further information regarding this matter, please contact Council's Assistant Team Leader Planning Approvals - South, Sara Smith 9839 6000.

Yours sincerely,

Pauline Daw
Team Leader
Planning Approvals – South