

Project Approval

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

I, the Minister for Planning, approve the project referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent and/or minimise environmental impacts;
- set standards and performance measures for acceptable environmental performance; and
- provide for the ongoing environmental management of the project.

Frank Sartor MP
Minister for Planning

Sydney	2006
SCHEDULE 1	
Application No:	06_164
Proponent:	Macquarie Goodman Management Ltd
Approval Authority:	Minister for Planning
Land:	Part Lot 250 and 252 DP 1082988
Project:	Construction and operation of a chilled distribution centre and associated infrastructure

SCHEDULE 2

DEFINITIONS

BCA	Building Code of Australia
Council	Blacktown City Council
DEC	Department of Environment and Conservation
Developer Agreement	The developer agreement, dated 23 June 2005, which was executed by the Minister, Macquarie Goodman Management Ltd, The Austral Brick Company Pty Ltd, and Macquarie Goodman Vineyard Pty Ltd
Department	Department of Planning
Director-General	Director-General of the Department (or delegate)
EA	Environmental Assessment of the <i>Coles Myer Chilled Distribution Centre</i> , prepared by Macquarie Goodman, and dated July 2006
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning & Assessment regulation 2000</i>
Minister	Minister for Planning
Precinct Plan	<i>Eastern Creek Precinct Plan (Stage 3)</i>
Project	Construction and operation of a chilled distribution centre and associated infrastructure
Proponent	Macquarie Goodman Management Ltd
RTA	Roads and Traffic Authority
Site	Land to which application applies.

ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

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

Terms of Approval

2. The Proponent shall carry out the project generally in accordance with the:
 - a) EA;
 - b) the site and architectural plans in Appendix 1: DA 02(B), DA 03(B), DA 04(A), DA 05(B), DA 06(A), DA 07(B), DA 08(B), DA 09(A), DA 10(A), DA 11(A), DA 12(A), M7 SK 115(A), M7 SK 116(A), M7 SK 117 (A), M7 SK 120(A), M7 SK 121(A), M7 SK 122(A), M7 SK 123(A);
 - c) landscape plans in Appendix 2: L 06513-01Rev B & 02 Rev C;
 - d) civil plans in Appendix 3: 05350-EV01, 05350-EV02, and QCN-C002;
 - e) subdivision plan in Appendix 4: 111 055 024 (09); and
 - f) conditions of this approval.

Note: This approval does not extend to the construction of the proposed extension (or Stage 2) of the chilled distribution centre or resource recovery unit. The construction of these buildings must be the subject of subsequent planning approvals.

3. If there is any inconsistency between the above, the conditions of this approval and then the most recent plans shall prevail to the extent of the inconsistency.

Subdivision

4. The Proponent may subdivide the land in general accordance with the subdivision plan numbered 111055024 (09). However, prior to obtaining a subdivision certificate, the Proponent shall prepare a final subdivision plan for the land to the satisfaction of the Director-General. This plan must be prepared in consultation with the RTA and Council, and should reflect the final layout of the proposed public road network on the land.

Note: The easements in the subdivision plan must nominate Council as the authority to release, vary or modify the easement. The form of the easement must be in accordance with Council's standard recitals for terms of easements, or the standard form for easements accepted by the Department of Lands.

Structural Adequacy

5. The Proponent shall ensure that all new buildings and structures on the site are constructed in accordance with the relevant requirements of the BCA.

Notes:

- *Under Part 4A of the EP&A Act, the Proponent is required to obtain construction and occupation certificates for the proposed building works.*
- *Part 8 of the EP&A Regulation sets out the requirements for the certification of the project.*

Protection of Public Infrastructure

6. 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.

Operation of Plant and Equipment

7. The Proponent shall ensure that all plant and equipment used on the site is:
- a) maintained in a proper and efficient condition; and
 - b) operated in a proper and efficient manner.

Developer Agreement

8. Prior to carrying out any operations on the site, or as otherwise agreed with the Director-General, the Proponent shall implement the relevant aspects of the developer agreement to the satisfaction of the Director-General.

Pre-Operation Compliance Audit

9. Prior to the commencement of operations, the Proponent shall submit work as executed plans to the Department for all the development associated with the project. These plans must be prepared by a suitably qualified and experienced expert, and must 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.

SPECIFIC ENVIRONMENTAL CONDITIONS

TRANSPORT

External/Public Road Works

10. Prior to operations, the Proponent shall design and construct the proposed road network to the satisfaction of the RTA and Council.
11. Following construction, the Proponent shall dedicate these roads to Council.

Notes:

- *The Proponent is required to obtain approval under Section 138 of the Roads Act 1993 for the proposed intersections with Old Wallgrove Road.*
- *While this approval gives "in principle approval for the proposed road network shown in the plan M7 SK 115(A), it only gives approval for the construction of the road works shown in the plan M7 SK 117(A) - see Appendix 1.*
- *The proposed road works are to be implemented in two stages. Stage 1 involves constructing the proposed access off Old Wallgrove Road, Central Road 3, the interim road, and part of Central Road 2. Stage 2 involves constructing the remainder of Central Road 2 to replace the interim road, and would only be carried out once the land currently being used in association with the quarry to the south of the site has been satisfactorily rehabilitated.*
- *The proposed road works should comply with the RTA's Road Design Guide and Council's Works Specification – Civil and Engineering Guide for Development.*

Internal Road Network and Parking

12. The Proponent shall ensure that:
- a) the internal road network and parking associated with the chilled distribution centre is designed, constructed and maintained in accordance with the latest versions of the Australian Standards AS 2890.1:2004 and AS 2890.2:2002;
 - b) access to the car park driveway at the bend of Central Road 3 is restricted to left-in/left-out movements only through the provision of a suitably design closed median island; and
 - c) the driveways to the chilled distribution centre from Central Road 3 are modified into combined entry/exits with a minimum width of 8 metres each.

Vehicle Queuing

13. During the life of the project, the Proponent shall ensure that project does not result in any vehicles queuing on the public road network.

Construction Traffic

14. During construction, the Proponent shall ensure that :
 - a) all trucks entering or leaving the site with loads have their loads covered;
 - b) the trucks associated with the construction works do not track dirt onto the public road network.

SOIL AND WATER

Water and Sewer Services

15. Prior to construction, the Proponent shall make suitable arrangements with Sydney Water for the provision of water and sewer services to the project.

Erosion and Sediment Control

16. 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) implement the concept erosion and sediment control plans 05350-EV01 and 05350-EV02 – see Appendix 3.

Stormwater Management System

17. Prior to operations, the Proponent shall design and construct the stormwater management system for the project to the satisfaction of Council.
18. Following construction, the Proponent shall:
 - a) dedicate the components of this system that will form part of the public drainage network to Council; and
 - b) maintain the efficiency and effectiveness of this system throughout the life of the development.

Notes:

- *This approval is only for the stormwater management works shown in the plans numbered QCN-C002, and M& SK 120(A) and M7 SK 121(A) - see Appendices 1 and 3.*
 - *The proposed stormwater management works are to be implemented in two stages. Stage 1 involves constructing a temporary drain from the chilled distribution centre complex to the approved drainage detention basins on the northern side of Reedy Creek. Stage 2 involves constructing a permanent drain once the land currently being used in association with the quarry to the south of the site has been satisfactorily rehabilitated.*
 - *The proposed stormwater management works should comply with Council's Works Specification – Civil and Engineering Guide for Development.*
19. Prior to operations, the Proponent shall install a dual pipe system on site to enable roof and hardstand stormwater to be collected separately.
 20. During operations, the Proponent shall participate in any regional roofwater harvesting initiatives to the satisfaction of the Director-General.

Bunding

21. The Proponent shall store and handle all hazardous chemicals, dangerous goods, fuels and oils, strictly in accordance with:
 - a) all relevant Australian Standards, particularly AS 1940;
 - b) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
 - c) the DEC's technical bulletin on *Bunding and Spill Management*.

Note: In the event of an inconsistency between these requirements, the Proponent shall comply with the most stringent requirement.

Restrictions on Importing Fill

22. The Proponent shall ensure that any fill imported onto the site for use in bulk earthworks is classified virgin excavated natural material (VENM).

VISUAL

Signage

23. Prior to installing any signage on the site, the Proponent shall submit detailed plans of this signage to the Director-General for approval. These plans must be prepared in consultation with Council, and be generally consistent with the requirements in the Precinct Plan. Following approval, the Proponent must ensure that the signage is installed in accordance with the approved plans.

Fencing

24. Prior to installing any fencing on the site, the Proponent shall submit detailed plans of this fencing to the Director-General for approval. These plans must be prepared in consultation with Council, and be generally consistent with the requirements in the Precinct Plan. Following approval, the Proponent must ensure that the fencing is installed in accordance with the approved plans.

Landscaping

25. During construction, the Proponent shall:
- a) minimise the vegetation clearing on the site; and
 - b) implement suitable measures to protect the vegetation that is scheduled to be retained on the site.
26. Prior to carrying out any operations on the site, the Proponent shall implement the landscape plans for the project (see Appendix 2).
27. During the life of the project, the Proponent shall:
- a) maintain the landscaping on the site to the satisfaction of the Director-General; and
 - b) ensure that the landscaping on the site does not impede driver sight distance of vehicles entering or leaving the site.

Lighting

28. The Proponent shall ensure that the lighting associated with the project:
- a) complies with the latest version of Australian Standard *AS 4282(INT) - Control of Obtrusive Effects of Outdoor Lighting*; and
 - b) is mounted, screen and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

NOISE/DUST

29. During the life of the project, the Proponent shall carry out all reasonable and feasible measures to minimise the noise and/or dust generated by the project.
30. The Proponent shall only carry out construction on the site between 7am and 6pm Monday to Friday, and 7am and 3pm on Saturdays. No construction is allowed on site on Sundays or public holidays.

WASTE

31. During the life of the project, the Proponent shall implement reasonable and feasible measures to minimise the waste generated by the project.

HERITAGE

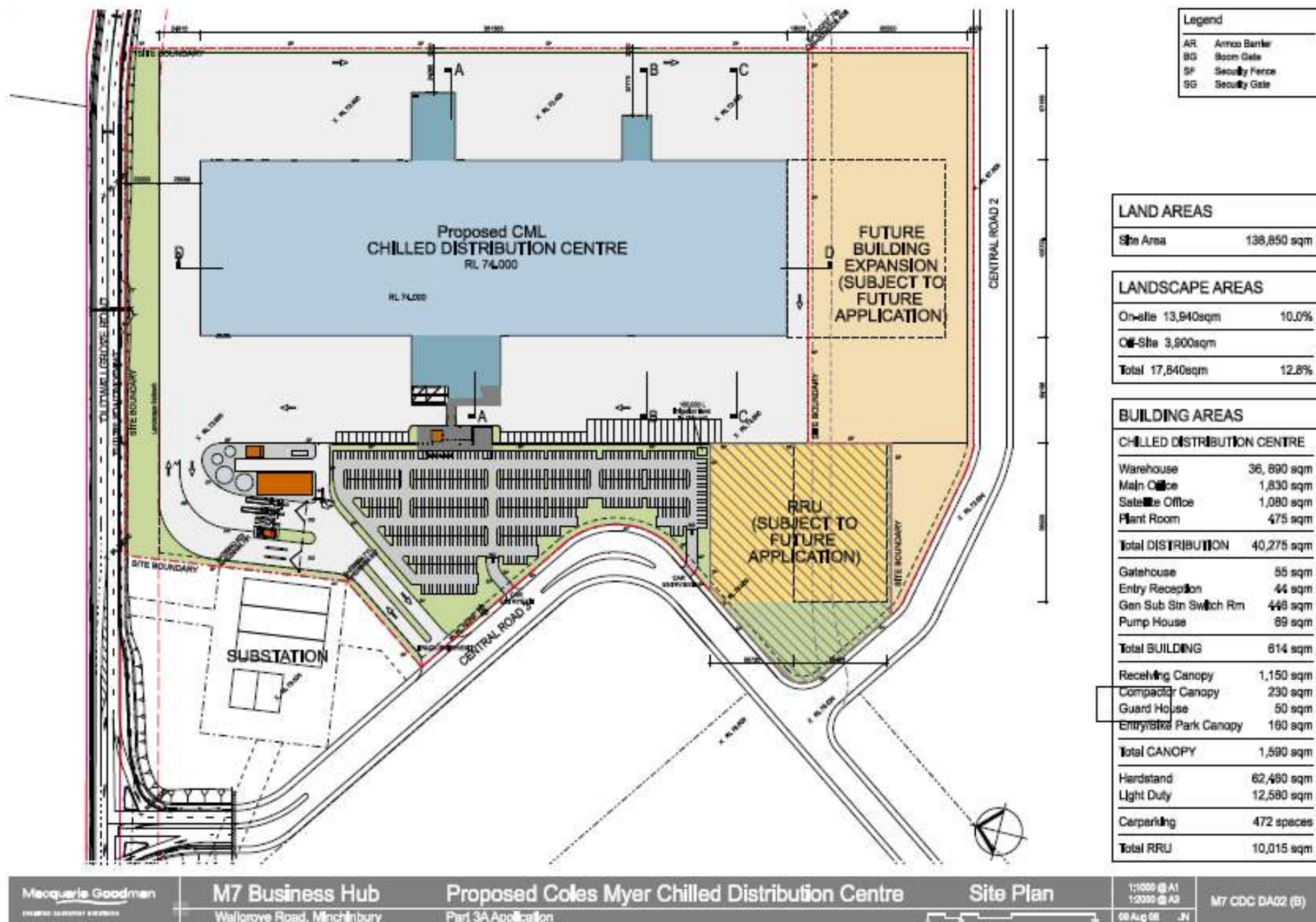
32. The Proponent shall not destroy or relocate any Aboriginal object on the site without the written approval of the Director-General.

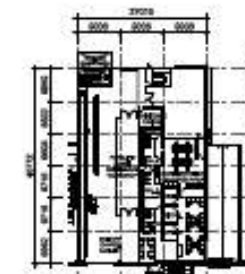
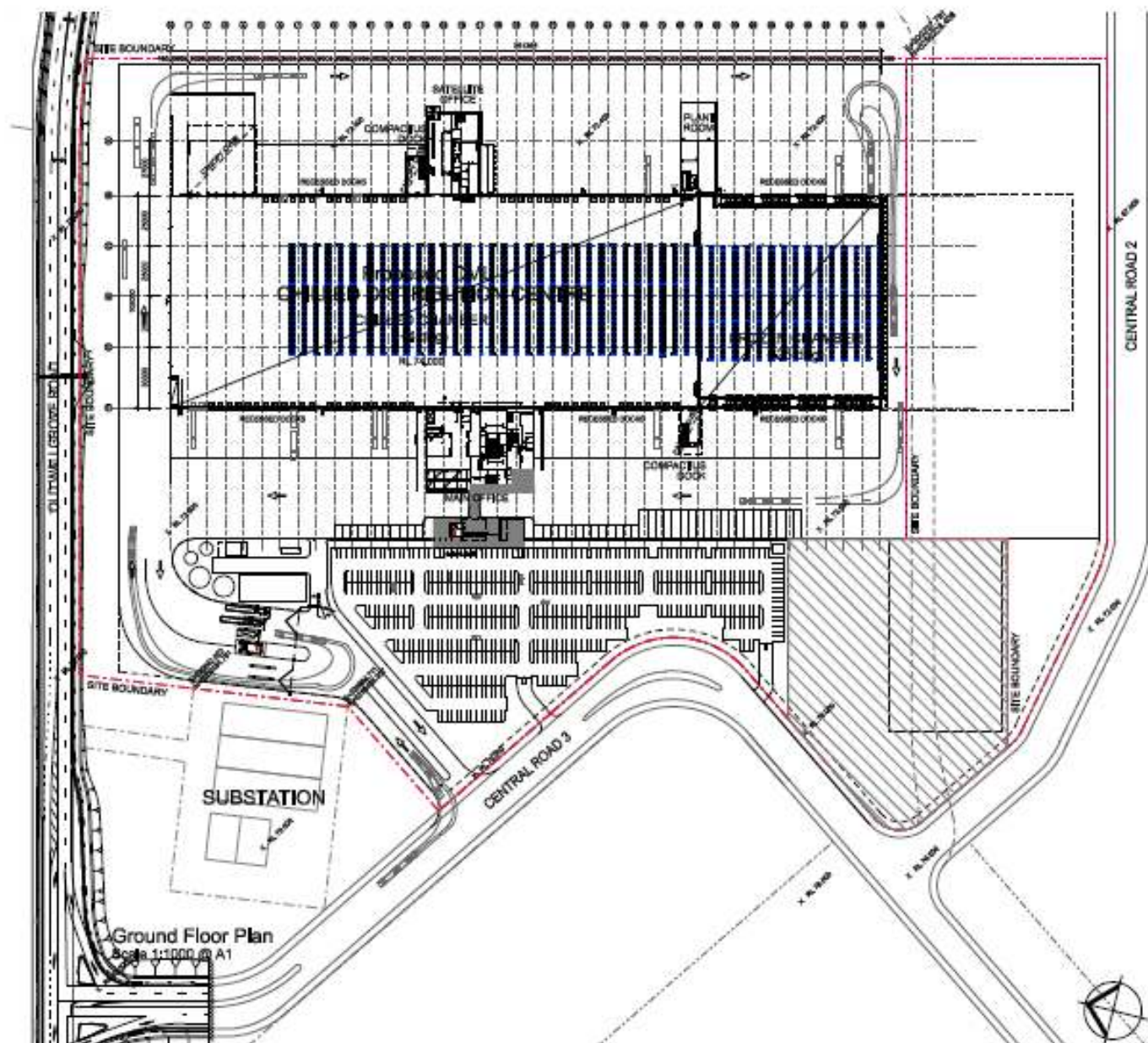
ENVIRONMENTAL MANAGEMENT STRATEGY

33. Prior to construction, the Proponent shall prepare (and following approval implement) an Environmental Management Strategy for the project to the satisfaction of the Director-General. This strategy must:

- a) describe in broad terms the proposed environmental management strategy for the project;
 - b) identify the person who would be responsible for overseeing the environmental management of the project, and provide contact details for this person;
 - c) describe the procedures that would be implemented to:
 - keep the relevant agencies informed about the progress of the project;
 - receive, handle, respond to, record and report any complaints about the project;
 - resolve any disputes that may arise during the project; and
 - respond to any non-compliances.
34. The Proponent shall update this strategy to the satisfaction of the Director-General:
- a) prior to operations on the site; and
 - b) every 3 years thereafter, or as directed by the Director-General.

**APPENDIX 1:
ARCHITECTURAL AND SITE PLANS**





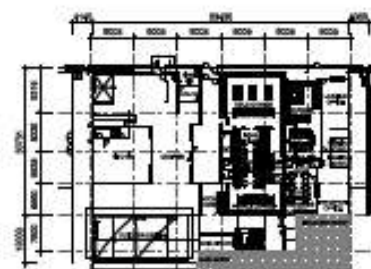
Ground Floor Plan - Satellite
Scale 1:500 @ A1



Ground Floor Plan
Compactus Dock
Scale 1:500 @ A1

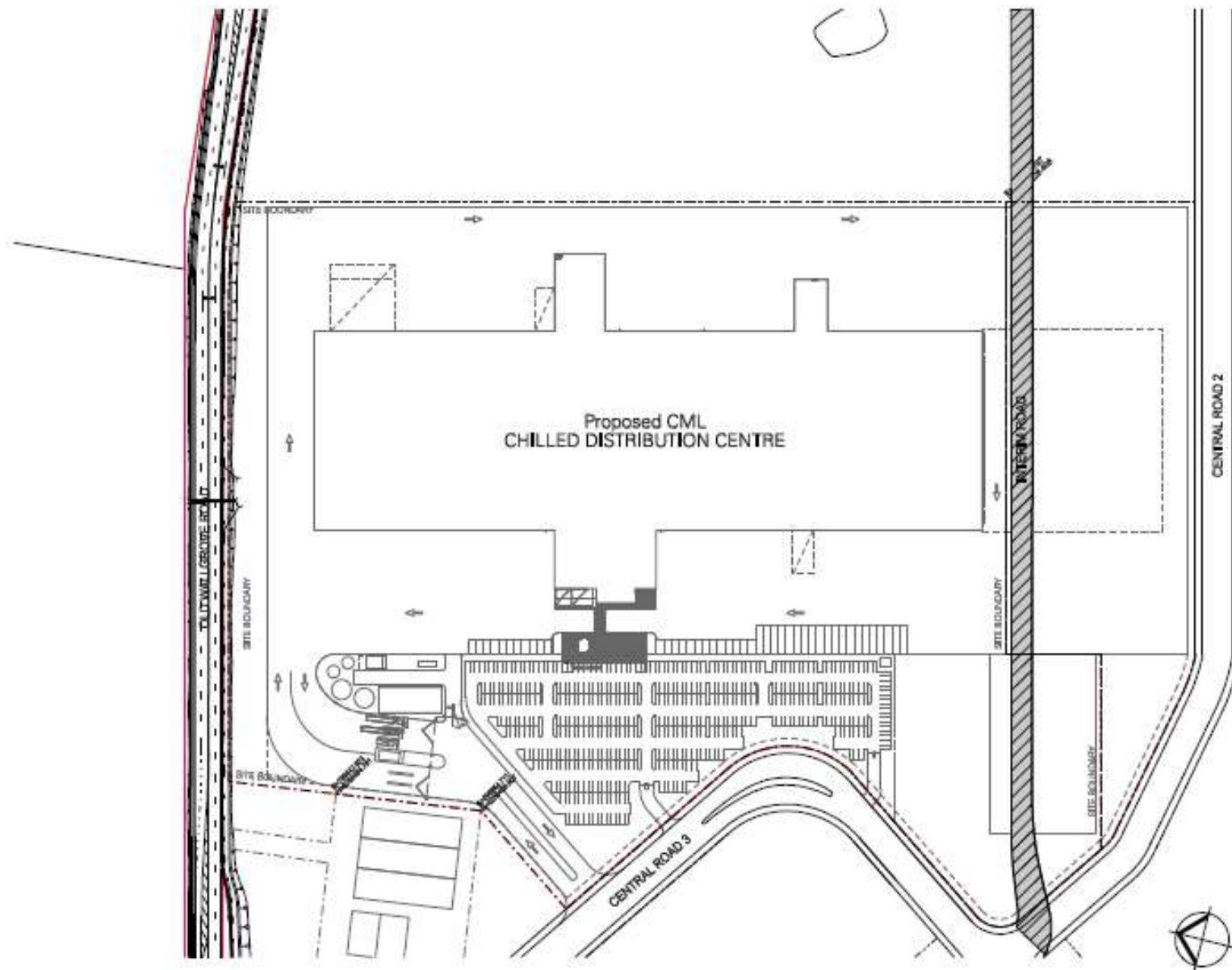


Ground Floor Plan
Plant Room
Scale 1:500 @ A1

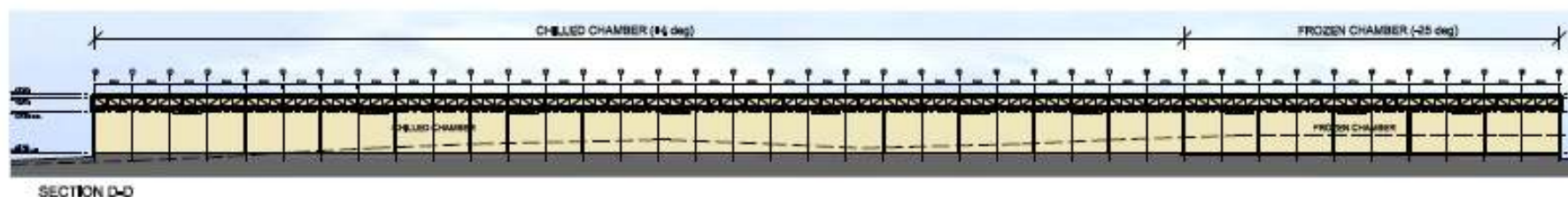
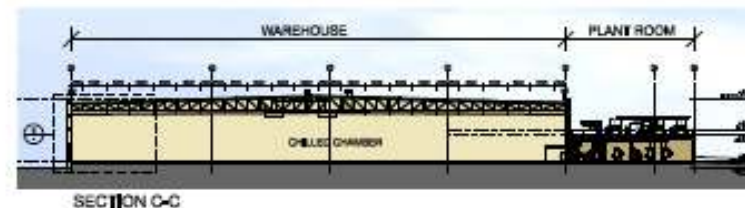
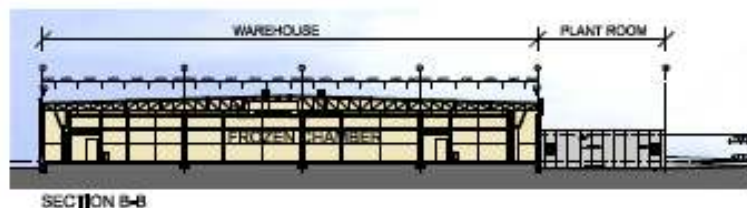
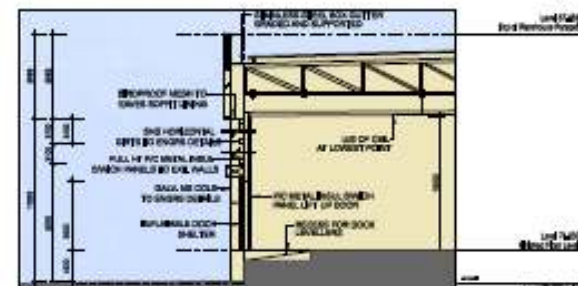
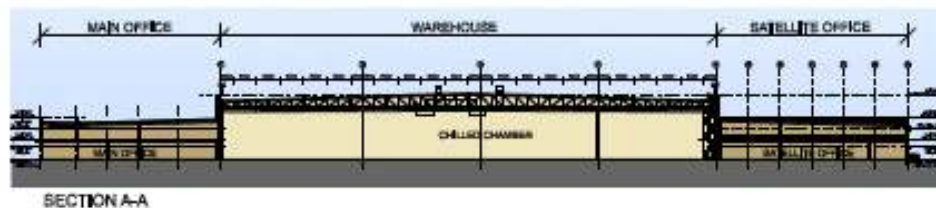
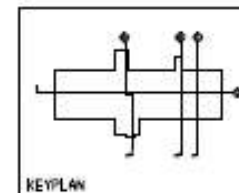


Ground Floor Plan - Main Office
Scale 1:500 @ A1

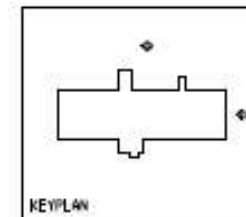




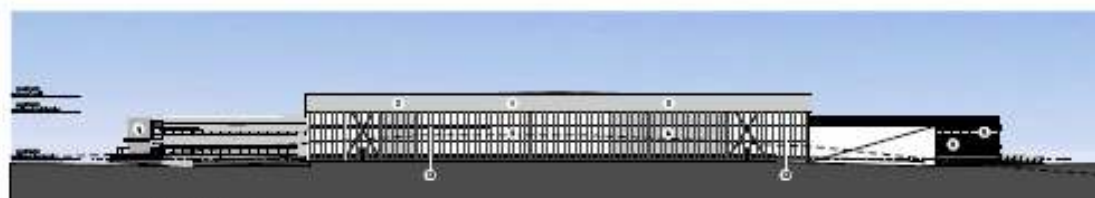
Macquarie Goodman PLANNING CONSULTANTS	M7 Business Hub Wallgrove Road, Minchinbury	Proposed Coles Myer Chilled Distribution Centre Part 3A Application	Interim Road 	1:1000 @ A1 1:2000 @ A3 25 JUL 08 JN	M7 CDC DA05 (B)
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Macquarie Goodman ARCHITECTURAL SERVICES	M7 Business Hub Wallgrove Road, Murchinbury	Proposed Coles Myer Chilled Distribution Centre Part 3A Application	Sections	1:500 @ A1 1:1000 @ A3	M7 CDC DA08 (A)
				25 JUL 08 JN	



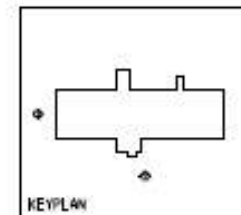
01 East Elevation



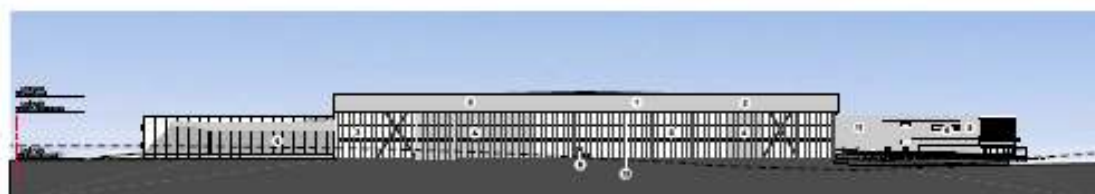
02 South Elevation

External Finishes Legend	
①	Coloured ducting - White Grey
②	Coloured ducting - Deep Green
③	Brushed Steel Finish/Carbon Grey
④	Brushed Steel Finish/Aluminium Grey
⑤	Spandrel/Glass/Grey/Green/White/Black
⑥	Black/Grey/Aluminium/Carbon/White
⑦	Steel/Grey/Aluminium/Carbon/White
⑧	Steel/Grey/Aluminium/Carbon/White
⑨	Steel/Grey/Aluminium/Carbon/White
⑩	Steel/Grey/Aluminium/Carbon/White
⑪	Steel/Grey/Aluminium/Carbon/White
⑫	Steel/Grey/Aluminium/Carbon/White

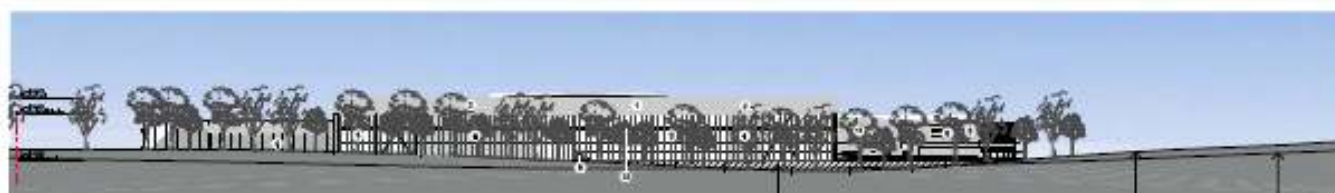
Macquarie Goodman ENGINEERING & CONSTRUCTION SOLUTIONS	M7 Business Hub	Proposed Coles Myer Chilled Distribution Centre	ELEVATIONS	1:500 @ A1 1:1000 @ A3	M7 CDC DA07 (B)
	Wallgrove Road, Minchinbury	Part 3A Application		08 Aug 08	
				JN	



01 West Elevation



02 North Elevation



03 North Elevation - From Old Wallgrove Road

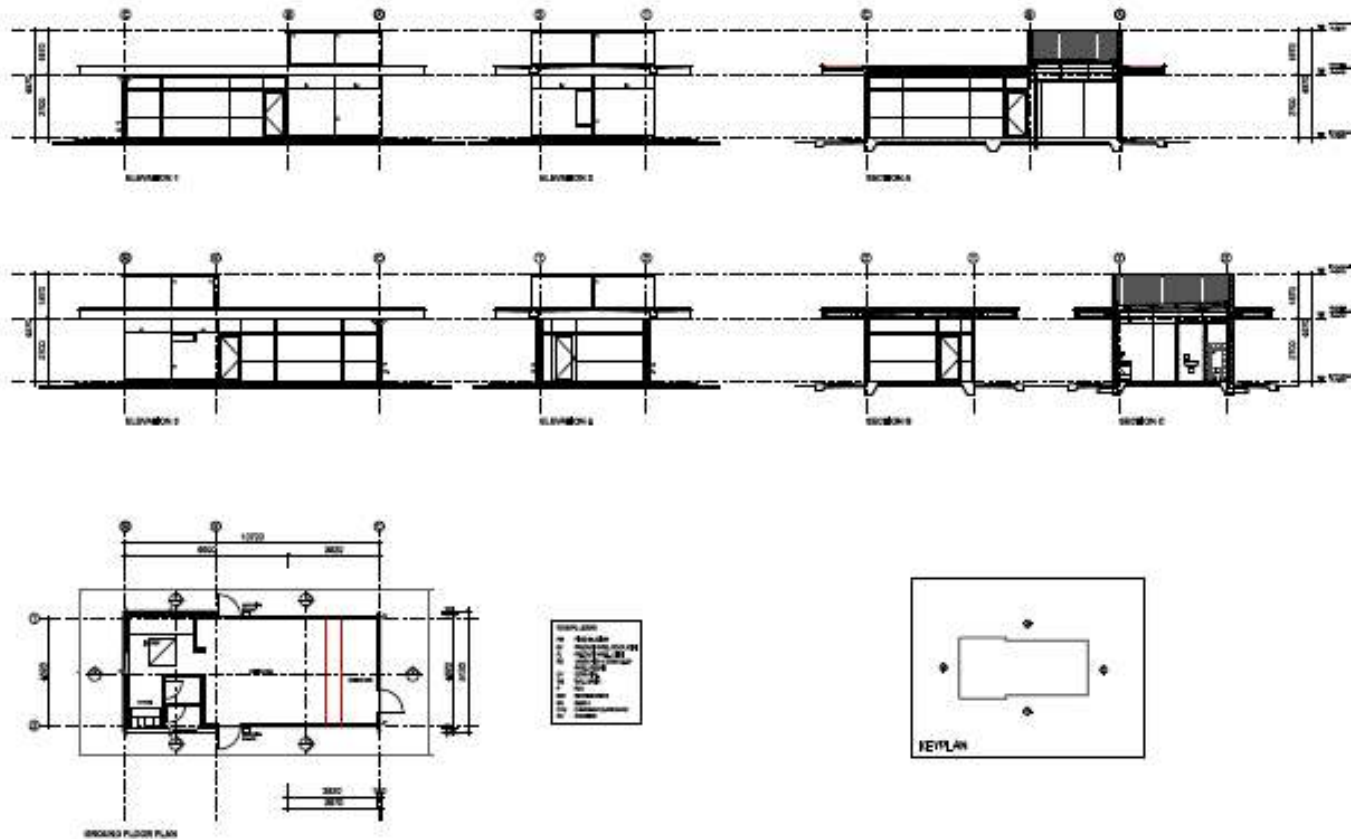
extent of reinforced concrete block retaining wall shown hatched colour charcoal

existing ground line

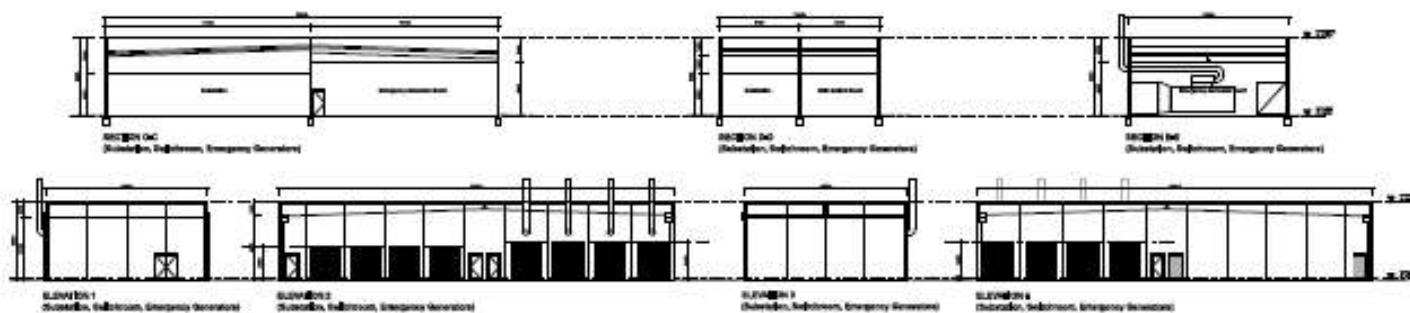
centreline of Old Wallgrove Road

External Finishes Legend	
①	Coloured Brick - Red Grey
②	Coloured Brick - Deep Green
③	Brick - Red
④	Brick - Dark Grey
⑤	Concrete - Grey
⑥	Concrete - Dark Grey
⑦	Concrete - Light Grey
⑧	Concrete - Dark Green
⑨	Concrete - Dark Green
⑩	Concrete - Dark Green
⑪	Concrete - Dark Green
⑫	Concrete - Dark Green
⑬	Concrete - Dark Green
⑭	Concrete - Dark Green
⑮	Concrete - Dark Green
⑯	Concrete - Dark Green
⑰	Concrete - Dark Green
⑱	Concrete - Dark Green
⑲	Concrete - Dark Green
⑳	Concrete - Dark Green
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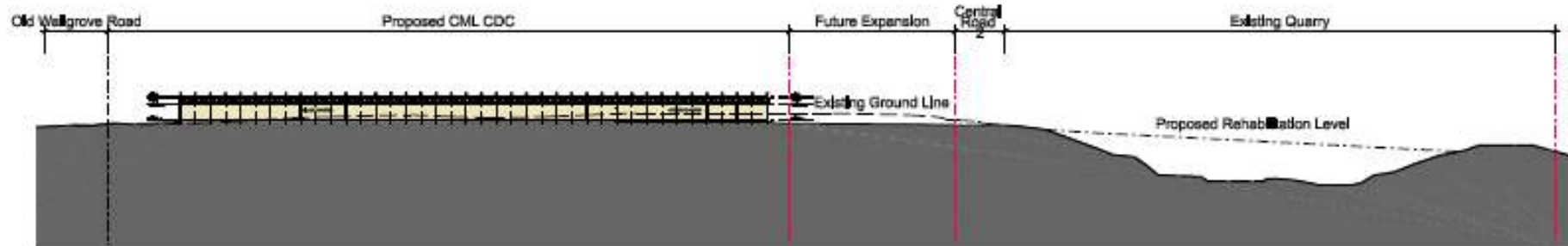
Macquarie Goodman strategic business solutions	M7 Business Hub Wallgrove Road, Minchinbury	Proposed Coles Myer Chilled Distribution Centre Part 3A Application	ELEVATIONS
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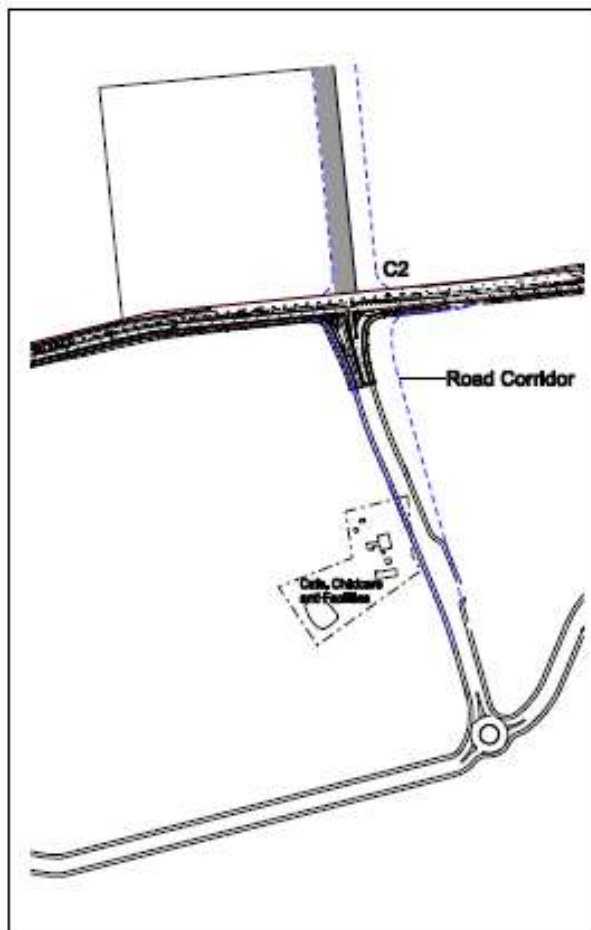
Macquarie Goodman ARCHITECTURAL STUDIO	M7 Business Hub Wallgrove Road, Minchinbury	Proposed Coles Myer Chilled Distribution Centre Part 3A Application	Gatehouse	1:100 @ A1 1:500 @ A3 25 Jun 08 JN	M7 CDC DA09 (A)
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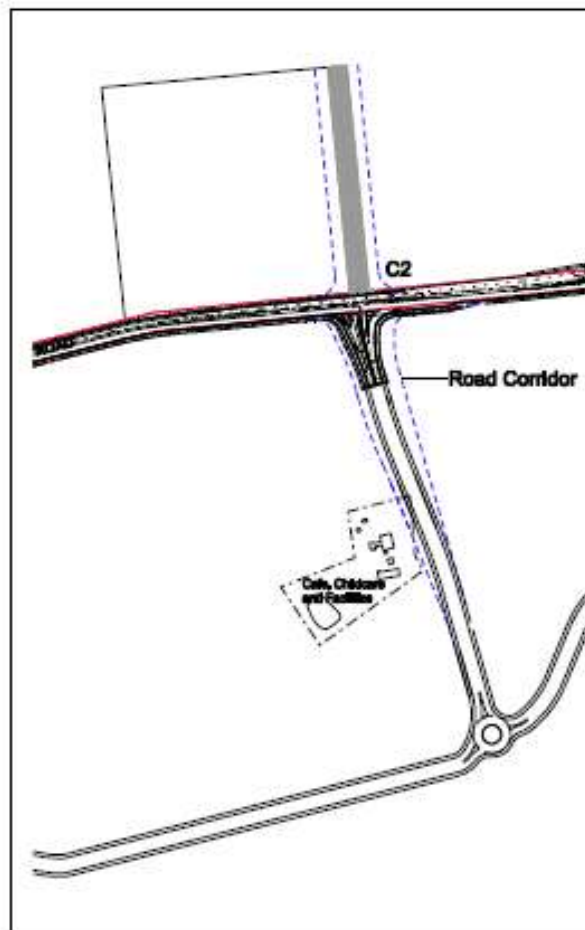




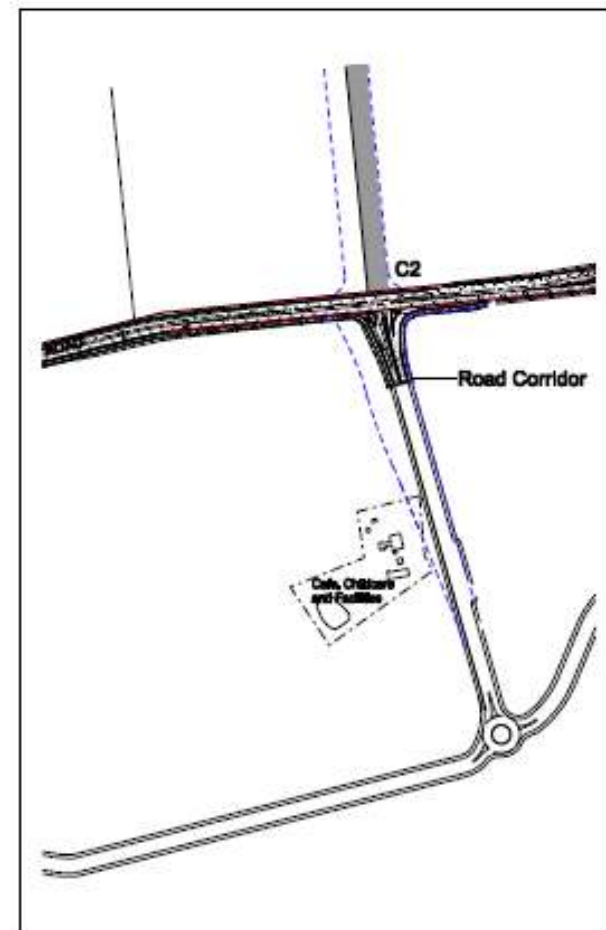
Macquarie Goodman ENGINEERING CONSULTANTS	M7 Business Hub Wallgrove Road, Minchinbury	Proposed Coles Myer Chilled Distribution Centre Part 3A Application	Site Section	1:1250 @ A1 1:2500 @ A3 25 Jun 08 JN	M7 CDC DA12 (A)
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100% Mirvac / 0% Jacfin

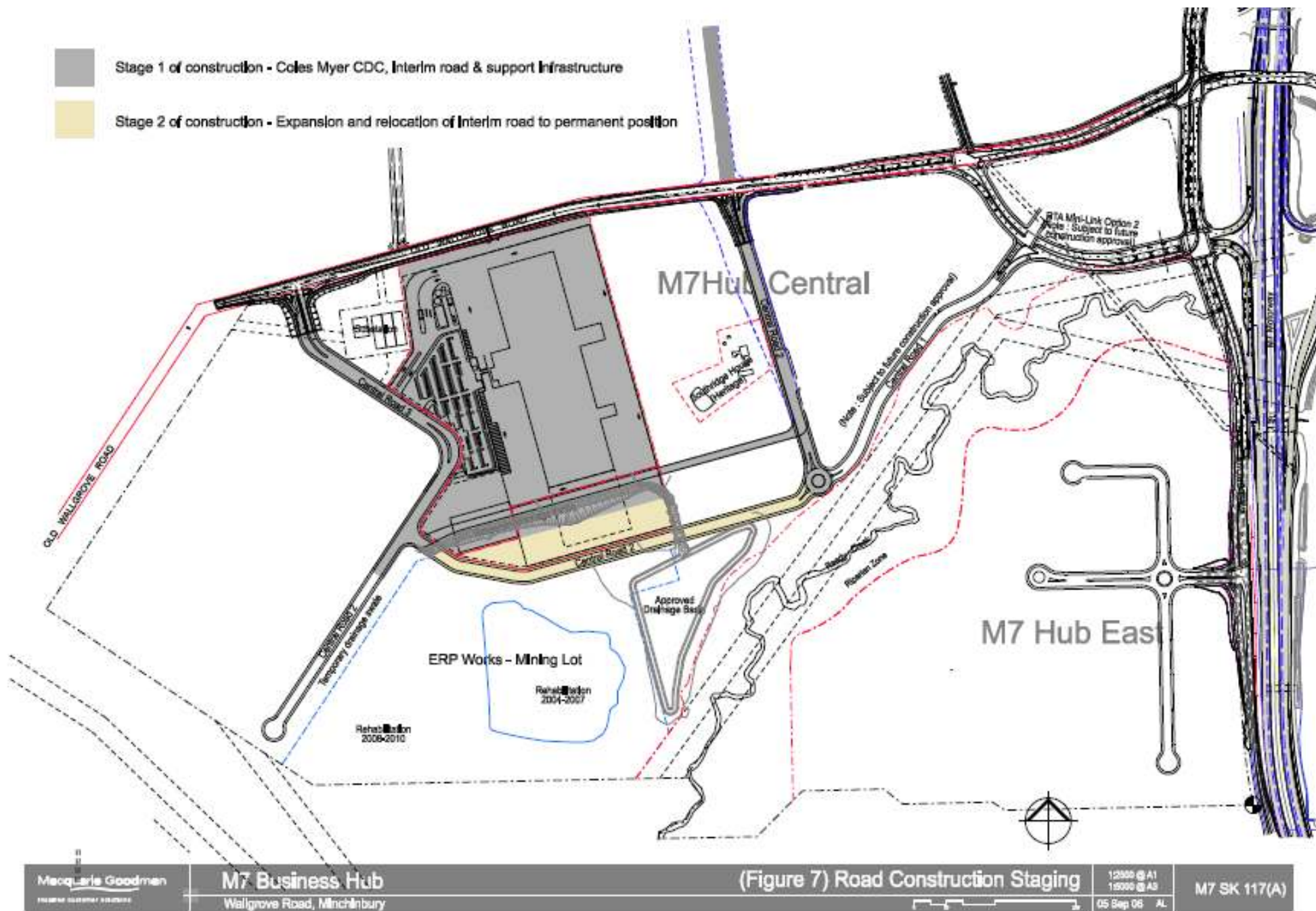


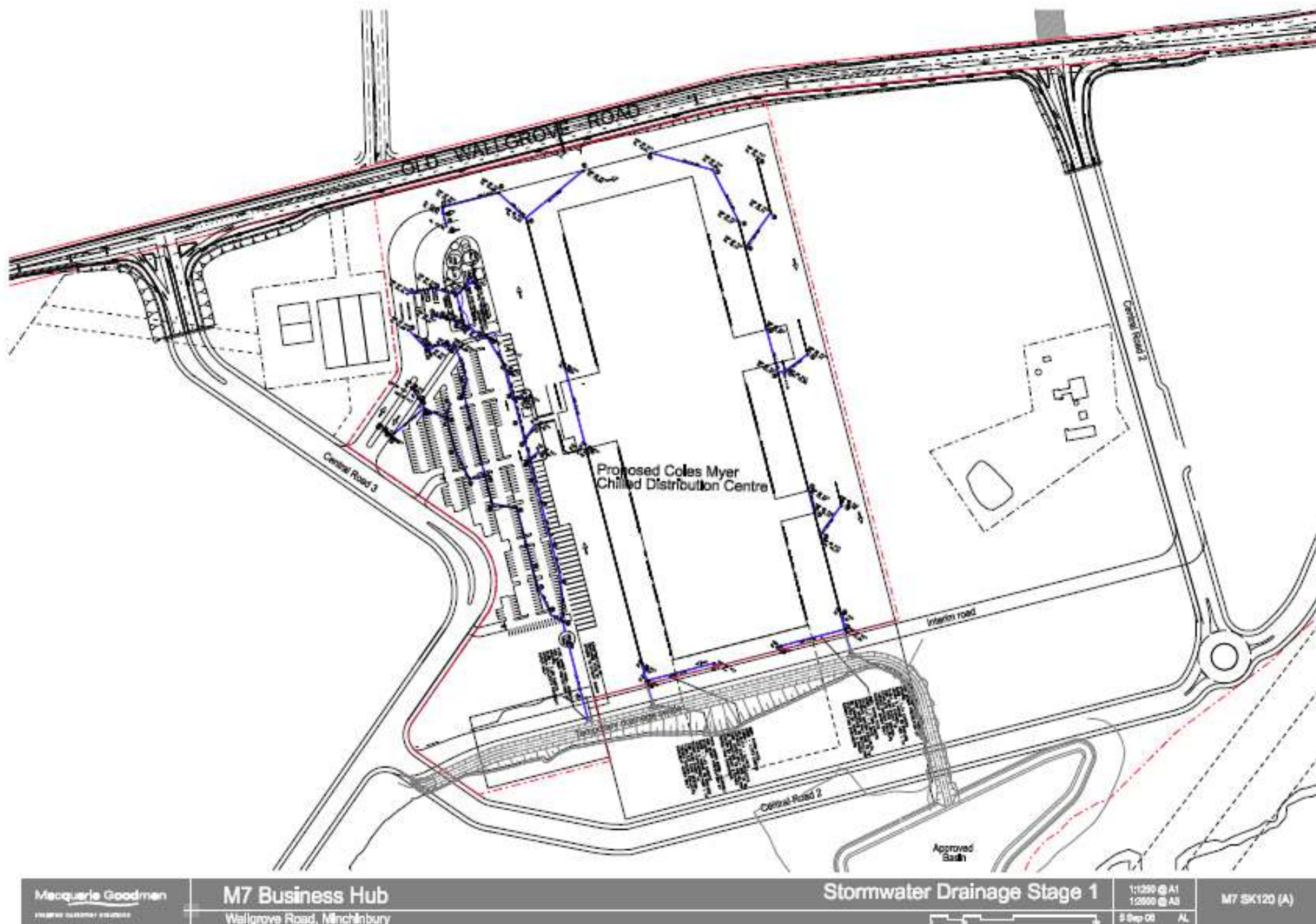
50% Mirvac / 50% Jacfin

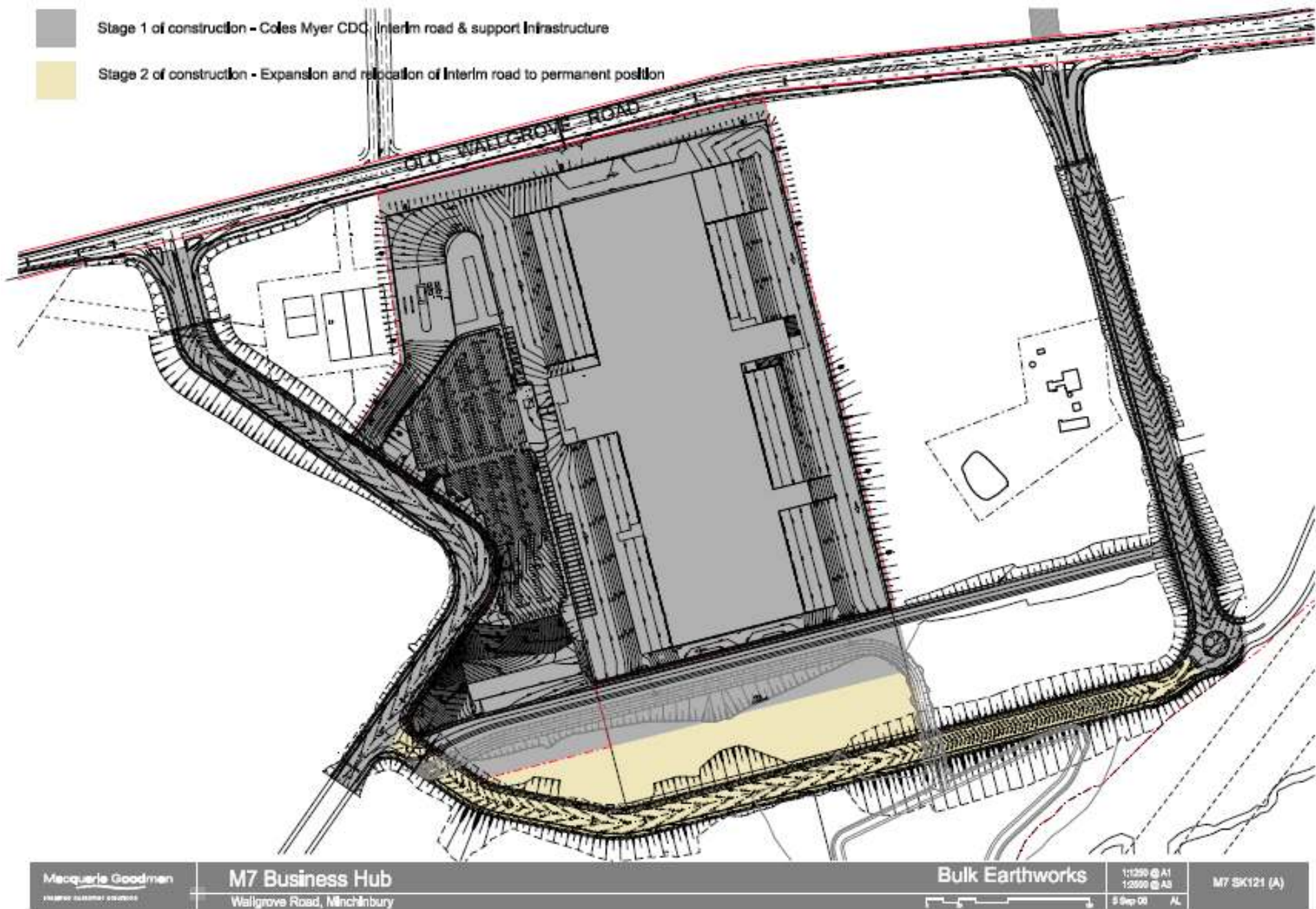


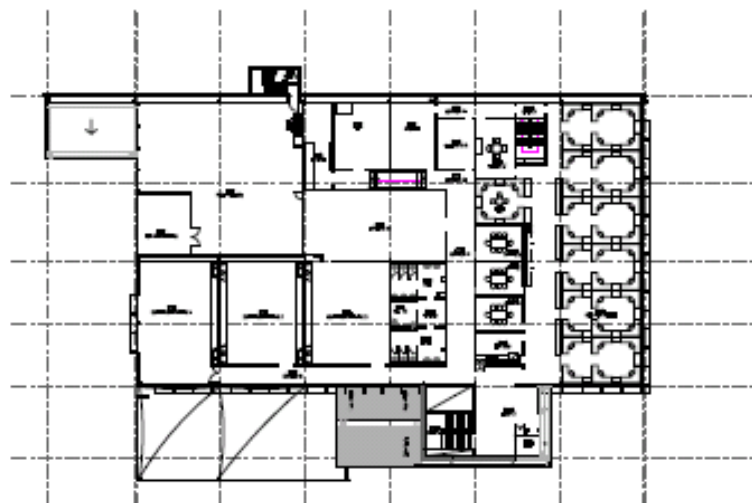
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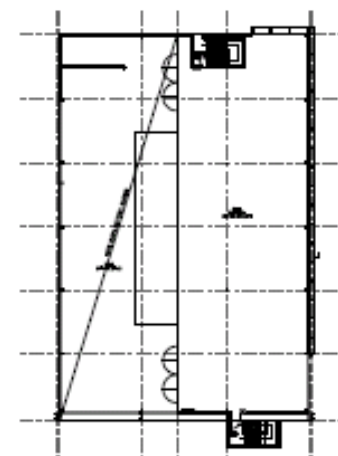






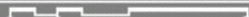


**Main Office & Amenities
First Floor Plan**



**Satellite Office
First Floor Plan**



Macquarie Goodman INSPIRING CUSTOMER SOLUTIONS	M7 Business Hub Wallgrove Road, Minchinbury	Coles Myer CDC First Floor Office Plans 	1:250 @ A1 1:500 @ A3 5 Sep 06 JN	M7 SK122(A)
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West Elevation



North Elevation - from Old Walgrove Road

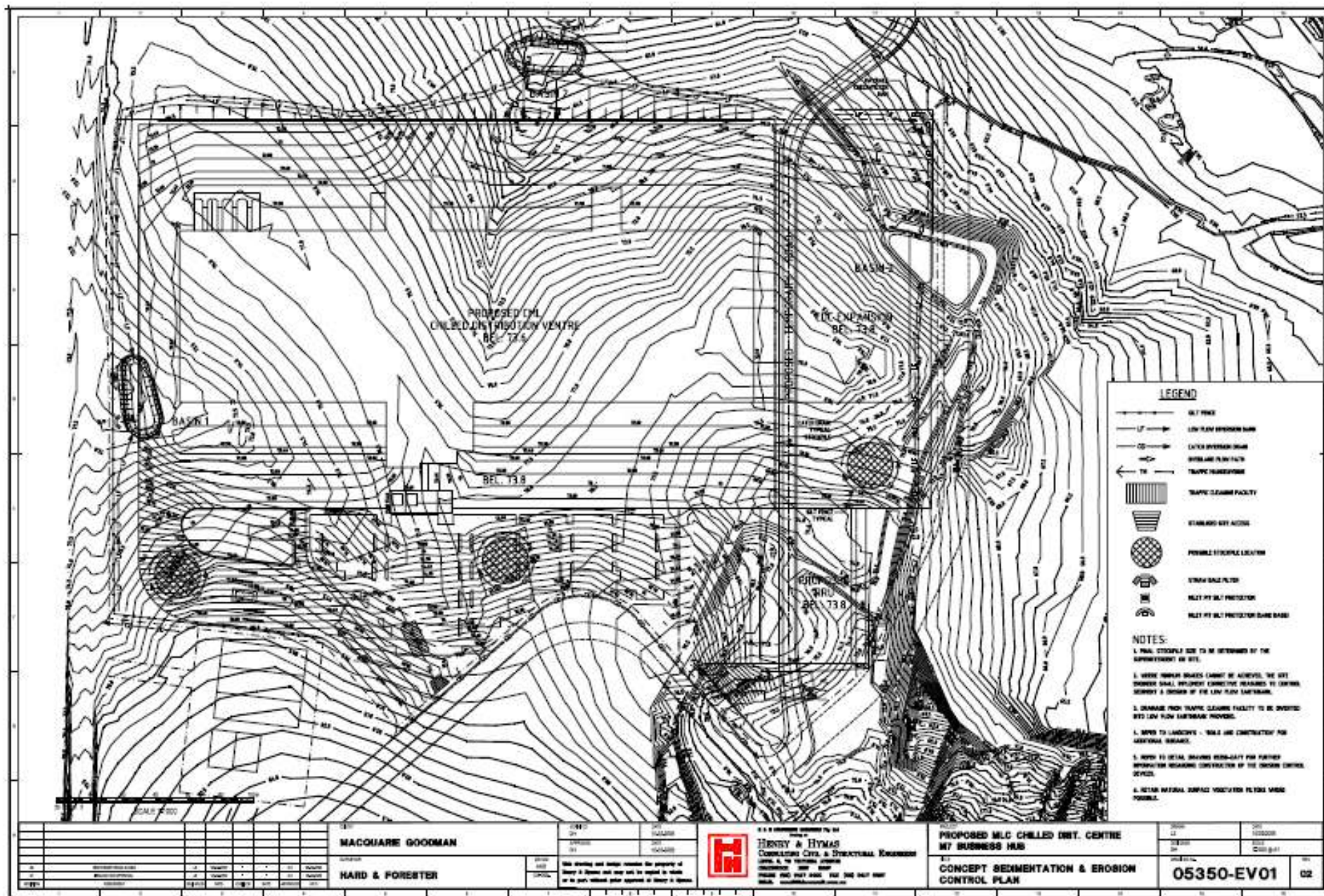
Macquarie Goodman complete property solutions	M7 Business Hub Walgrove Road, Minto	Coles Myer CDC Elevation Studies	NTS 05 Sept 08 JF	M7 SK123 (A)
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APPENDIX 2: LANDSCAPE PLANS



	62-68 William Street, East Sydney, NSW 2011 T: 61 2 8244 8900 F: 61 2 8244 8988	Scale: NTS		Dwg Ref No: L 06513-02 Rev C Date: March, 2006	SITE CONTEXT CML Chilled Distribution Centre Client: Macquarie Goodman
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APPENDIX 3: CIVIL PLANS



APPENDIX 4: SURVEY PLANS

DRAFT SUBDIVISION ONLY

1. THIS PLAN HAS BEEN PREPARED FROM INFORMATION PROVIDED TO BARR & SPOONER.

2. THIS PLAN IS DRAFT ONLY AND IS NOT CHECKED OR ENDORSED BY THE LAND TITLES OFFICE, UNLESS A DECLARATION HAS BEEN MADE PRIOR TO ACCEPTANCE & REGISTRATION.

3. THE BOUNDARY POSITIONS, DIMENSIONS & AREAS MAY CHANGE PRIOR TO REGISTRATION.

4. EASEMENTS, RESTRICTIONS ETC. MAY CHANGE PRIOR TO REGISTRATION.

5. THIS PLAN IS SUBJECT TO COUNCIL APPROVAL.

NOTE:
IT IS INTENDED TO DESIGNATE LOT 461 TO THE PUBLIC AS ROAD.

(A) EASEMENT FOR UNDERGROUND CABLES 10 WIDE VIDE DP 108621

(C) RIGHT OF CARRIAGEWAY 10 WIDE AND VARIABLE VIDE DP 182586

(B) PROPOSED EASEMENT FOR TRANSMISSION LINE 30 WIDE VIDE (D.P. 224280)

(E) EASEMENT FOR TRANSMISSION LINE 30.48 WIDE VIDE (L. 11947)

(F) EASEMENT FOR TRANSMISSION LINE 30.48 WIDE VIDE BLOCK 3897 NO. 385

(D) EASEMENT FOR AVEY 15.23 METRES WIDE & VARIABLE WIDTH VIDE T8110

(A) RIGHT OF ACCESS 12 WIDE & VARIABLE WIDTH VIDE DP 181621

(H) EASEMENT FOR UNDERGROUND CABLES 12 WIDE & VARIABLE WIDTH VIDE DP 108625

11/05/24	09
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WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION