

Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure, under the delegation executed on 14 September 2011, I hereby modify the concept approval referred to in Schedule 1, in the manner detailed in Schedules 2 and 3.



Heather Warton
Director
Industry, Social Projects and Key Sites

Sydney 24 October 2013

SCHEDULE 1

Application No: 06_0225
Proponent: Hanson Construction Materials Pty Ltd
Approval Authority: Minister for Planning
Land: Lot 5 in DP1145808
Concept Plan: Hanson Asphalt and Concrete Production & Recycling Facility

SCHEDULE 2: ADMINISTRATIVE TERMS OF APPROVAL

1. In the list of definitions delete:

Concept Plan	Concept plan for the proposed Environmental Assessment Redevelopment of Lot 11 in DP 558723, part Lot 1 in DP 400697 and part Lot 2 in DP 262213 dated November 2006, prepared by Planning Workshop Australia
DECCW	Department of Environment, Climate Change and Water
Department	Department of Planning
Minister	Minister for Planning
Project	The development as described in the EA
RTA	Roads and Traffic Authority

and insert in alphabetical order:

Concept Plan	Concept plan for the proposed redevelopment of Lot 5 in DP1145808, as depicted in Appendix 1.
Department	Department of Planning and Infrastructure
EA	The Environmental Assessment titled " <i>Redevelopment of Lot 11 in DP 558723 and Lot 1 in DP 400697 and Lot 2 in DP 262213, Eastern Creek</i> ",

prepared for Hanson Materials Pty Ltd and prepared by Planning Workshop Australia; dated 16 November 2006

EPA	Environment Protection Authority
Minister	Minister for Planning and Infrastructure
MOD 1	Continued use of the existing Fulton Hogan Asphalt Plant and carry out subdivision into 14 Lots; undertake bulk earthworks; construct utility services; relocate and construct the Internal Estate Road; remove and reconfigure existing buildings, stockpiles, dams and sedimentation basins as described in the Environmental Assessment dated June 2012 with the title "Wallgrove Redevelopment 2012, Section 75W Planning Assessment Report Modified Concept and Project Plan", prepared by Hanson Heidelberg Cement Group; and the RTS
Project	The development as described in the EA, as modified by MOD 1 and the RTS
RMS	Roads and Maritime Services
RTS	"Response to Submissions" letter dated 10 September 2012 with the title " <i>Hanson Concrete and Asphalt Facility, Eastern Creek – Site layout Modifications (CP 06_0025 MOD1)</i> ", and attached Appendices 1-4

2. Replace all references to "DECCW" with "EPA" or "OEH".
3. Replace all references to "RTA with RMS".

GENERAL TERMS OF APPROVAL

4. Replace the term of approval 1 in Schedule 2 with the following:
 1. Concept plan approval is granted for:
 - (a) subdivision of the site;
 - (b) bulk earthworks across the site;
 - (c) provision of the Precinct Plan collector road and Internal Estate Road;
 - (d) provision of a range of associated infrastructure to provide essential services to the site;
 - (e) development of an Asphalt and Concrete Production & Recycling Facility, consisting of:
 - i. Maintenance and Fuel Depot and Workshop;
 - ii. Concrete Recycling Facility importing and processing up to 100,000 tonnes per annum; and
 - iii. Asphalt/Emulsion Plant with a production capacity up to 360,000 tonnes per annum.
 - iv. Concrete Batch Plant with a production capacity up to 144,000m3 per annum;
 - v. Office and Laboratory;
 - vi. Materials Storage Depot (with import up to 36,000 tonnes of material per annum)
 - vii. Proposed future development of Lots 7-11.

Note: The general scope of this approval is depicted in the modified concept master plan (see Appendix 1)

LIMITS ON APPROVAL

5. Replace the term of approval 3 in Schedule 2 with the following:
 3. This approval does not allow any component of the concept plan to be carried out without further consent being obtained.

SCHEDULE 3: FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS

FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS

6. Replace the term of approval 1 in Schedule 3 with the following:
 1. The proponent shall prepare application(s) for industrial facilities including:
 - Concrete batch plant;
 - Logistics/ Fuel Depot & Workshop;
 - Concrete Recycling / Materials Depot;
 - Asphalt / Emulsion Plant; and
 - Office and Plant.
7. In the term of approval 2(e) in Schedule 3, insert two new bullet points following bullet point 1 as follows:
 - a Rainwater Supply, Pipe and Fixture Plan (RSPF) prepared in accordance with Council's requirements including certification from an hydraulic engineer, that 80% of non-potable uses are to be met through rainwater; and
 - for Lot 11, the RSPF Plan shall include a contamination assessment and report from an EPA accredited Site Auditor determining the suitability of on-site water for irrigation or re-use.
8. In the term of approval 2(n) in Schedule 3, insert one new bullet point following bullet point after the third bullet:
 - a detailed traffic safety assessment, prepared in consultation with Council and RMS which includes details in relation to access to the Precinct Plan Road;
9. Replace the term of approval 2(o) in Schedule 3 with the new term of approval 2(o):
 - (o) a comprehensive air quality assessment taking into account current industrial sensitive receptors and all potential emissions; including demonstrating compliance with Section 129 of the POEO Act;
 - the applications for the concrete production and recycling facilities shall include details for a dust auditing program to demonstrate compliance with the relevant criteria, and contingencies should an exceedence be identified;
10. Replace Appendix 1 with the following:

Appendix 1: Modified Concept Plan

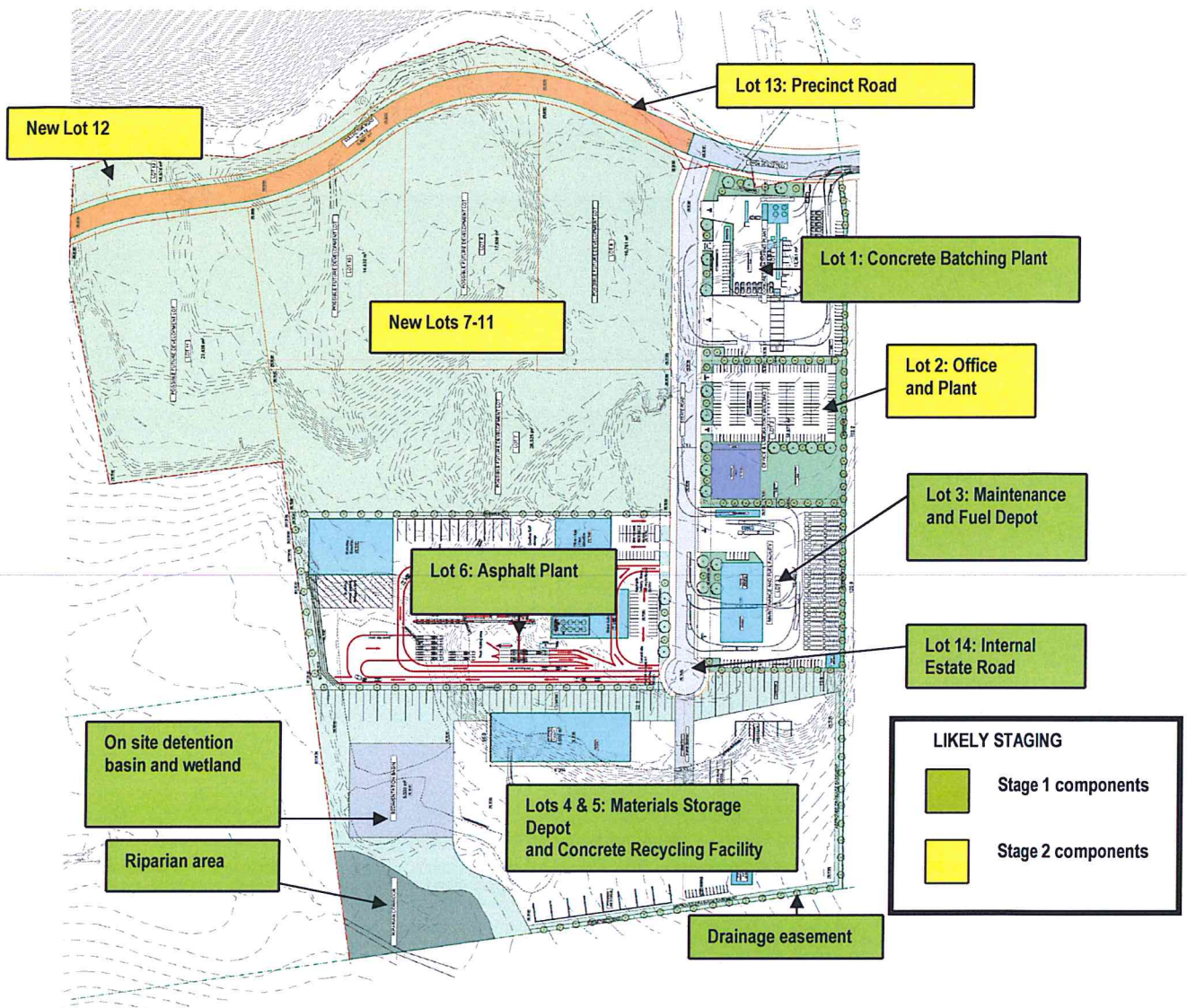


Figure 1: Key components of the modified Concept Plan