

Environmental Assessment Report - Executive Summary

Purpose of Report

This Environmental Assessment Report (EAR) is submitted to the Minister for Planning pursuant to Section 75W of the Environmental Planning and Assessment Act 1979 (EP&A Act). Specifically this application seeks to modify Project Approval 10_0010 to account for minor external changes to the approved Dick Smith building.

Proposed Modifications

The following amendments are sought to the Dick Smith Warehouse Facility and associated infrastructure (MP10_0010):

- Addition of a gatehouse;
- Driveway adjustment;
- Boundary adjustment;
- Cladding colour change;
- Roof colour change; and
- External lighting level adjustments.

Environmental Assessment

The proposed modifications are very minor in nature and pose no changes to the previous environmental assessments undertaken. They are therefore recommended for approval.

Environmental Assessment Report

Introduction

This Environmental Assessment Report (EAR) is submitted to the Minister for Planning pursuant to Section 75W of the Environmental Planning and Assessment Act 1979 (EP&A Act). Specifically this application seeks to modify Project Approval 10_0010 to account for minor external changes to the approved Dick Smith building.

Hoxton Park – Industrial Site

The Hoxton Park Industrial site is located within the Liverpool LGA approximately 6.5km west of the Liverpool CBD on Cowpasture Road within the new industrial suburb of Len Waters Industrial Estate (Formerly known as the Hoxton Park Aerodrome).

The Concept Plan site as approved in Project Approvals 10_0007 & 10_0008, is bounded by the M7 Motorway to the west, Cowpasture Road to the south, Hinchinbrook Creek to the east and the proposed residential suburb of Elizabeth Hills to the north.

The Dick Smith building is located within the Concept Plan Site.

Dick Smith Warehouse Facility and associated infrastructure - MP10 0010

On 3 June 2010, the Planning Assessment Commission (PAC) granted Dick Smith Warehouse Facility and associated infrastructure approval.

Proposed Modifications and Reasoning behind the changes

The proposed modifications to Project Approval 10_0010 and reasoning behind the changes are as follows;

| No. | Item | Description |
|-----|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Addition of a gatehouse | New item introduced for security purposes. |
| 2 | Driveway adjustment | Minor amendment to improve turning circle on exiting. |
| 3 | Boundary adjustment | Minor adjustment to meet compliance with boundary distances from structures. |
| 4 | Cladding colour | Dick Smith yellow replaced with Sun Rise Silver Metallic. Majority of warehouse now proposed to be occupied by alternate Woolworths business unit therefore Dick Smith yellow no longer relevant. |
| 5 | Roof colour | Zincalume replaced with Surfmist. Risk that approved Zincalume would be too reflective, therefore in order to be safe, colour proposed to be changed to Surfmist which is less reflective. |
| 6 | External lighting level adjustments | External lighting level adjustments to meet Occupational Health and Safety requirements. |

Modifications to conditions of consent – MP10 0010

In order to effect the above amendments to the Dick Smith Warehouse Facility and associated infrastructure Project Approval, it is proposed that a revised set of drawings supersede the existing stamped plans. The revised set of drawings to supersede the existing stamped plans are as follows;

| No. | Title | Revision | Date | Completed by |
|------------|---------------------------------------|-----------------|-------------|---------------------|
| | Cover Sheet | | | MNIA Architects |
| DA01 | Site Plan | F | 11 Oct 10 | MNIA Architects |
| DA02 | Floor Plan | D | 21 Sept 10 | MNIA Architects |
| DA03 | Office Part Floor Plan Sheet 1 | D | 21 Sept 10 | MNIA Architects |
| DA04 | Office Part Floor Plan Sheet 2 | D | 21 Sept 10 | MNIA Architects |
| DA05 | Battery Charging Area Plans | D | 21 Sept 10 | MNIA Architects |
| DA08 | Transport Office Plans and Elevations | C | 21 Sept 10 | MNIA Architects |
| DA09 | Gatehouse Plans and Elevations | A | 16 Sept 10 | MNIA Architects |
| DA10 | Colour Elevations | D | 25 Nov 10 | MNIA Architects |
| DA11 | Site Signage | E | 25 Nov 10 | MNIA Architects |

Environmental Assessment

The proposed modifications are very minor in nature and pose no changes to the previous environmental assessments undertaken.

With respect to the external lighting adjustments, as per Shelmerdines Consulting Engineers advice dated 5 November 2010 – Refer Annexure A, the proposed development will not generate any adverse light spill exceeding the limits allowable under AS4282: 1997.

Statement of Commitments

No changes are proposed as a result of this S75W application to the statement of commitments that relate to Project Approval 10_0010.

Conclusion

The following amendments are sought to the Dick Smith Warehouse Facility and associated infrastructure (MP10_0010):

- Addition of a gatehouse;
- Driveway adjustment;
- Boundary adjustment;
- Cladding colour change;
- Roof colour change; and
- External lighting level adjustments

The proposed modifications are very minor in nature and pose no changes to the previous environmental assessments undertaken.

In light of the above and in the absence of any adverse environmental impacts, this application is recommended for approval.

ANNEXURE A

**Shelmerdines Consulting Engineers
Exterior Lighting and Signage Letter
5 November 2010**



Shelmerdines

Consulting Engineers

5 November 2010
DT/ST: 5040

Mirvac
Level 26
60 Margaret Street
SYDNEY NSW 2000

Attention: Mr Adrian Checchin

Dear Sir

**BIG W DISTRIBUTION CENTRE AND DICK SMITH DISTRIBUTION CENTRE
HOXTON PARK NSW
EXTERIOR LIGHTING AND SIGNAGE**

In reference to our previous Part 3A lighting report, the following increases to the external lighting levels have been requested from the Client, for the Dick Smith Distribution Centre site:—

- | | | | |
|-------------------------------|---|--------------------------------|--------|
| a. Truck Dock Area | — | Average Horizontal Illuminance | 58 lux |
| b. Truck Only Movement Areas | — | Average Horizontal Illuminance | 11 lux |
| c. Staff/Visitor Carpark Bays | — | Average Horizontal Illuminance | 12 lux |

The increases in lighting levels have been requested from the Client due to Occupational Health and Safety reasons relating to the container area and movements on the site. The revised lighting has been designed by the Electrical Consultant to comply with the relevant Australian Standards, and we therefore are of the opinion that the proposed development will not generate any adverse light spill exceeding the limits allowable under AS4282:1997.

Please do not hesitate to contact the undersigned should you require any further information.

Yours faithfully
SHELMERDINES

David Taylor