

ASSESSMENT REPORT

Section 75W Modification Dick Smith Warehouse Facility Plans

1 BACKGROUND

On 3 June 2010, the Minister for Planning approved a proposal from Mirvac Projects Pty Ltd (Mircac) under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act), for the Hoxton Park Warehouse Project, located in the Liverpool local government area (LGA).

As part of this approval, Mirvac was granted Concept approval (10_0007) and approval for three separate project applications, to enable the development of the site for industrial use. The Project Approvals include: the Stage 1 Infrastructure Project (10_0008), the Big W Warehouse Facility Project (10_0009), and the Dick Smith Warehouse Facility Project (10_010).

Together, the Hoxton Park Warehouse Project approvals provide for the construction and operation of a range of warehouses and distribution facilities, including associated infrastructure and stormwater management for the site. The approved layout for the industrial estate is shown in Figure 1.

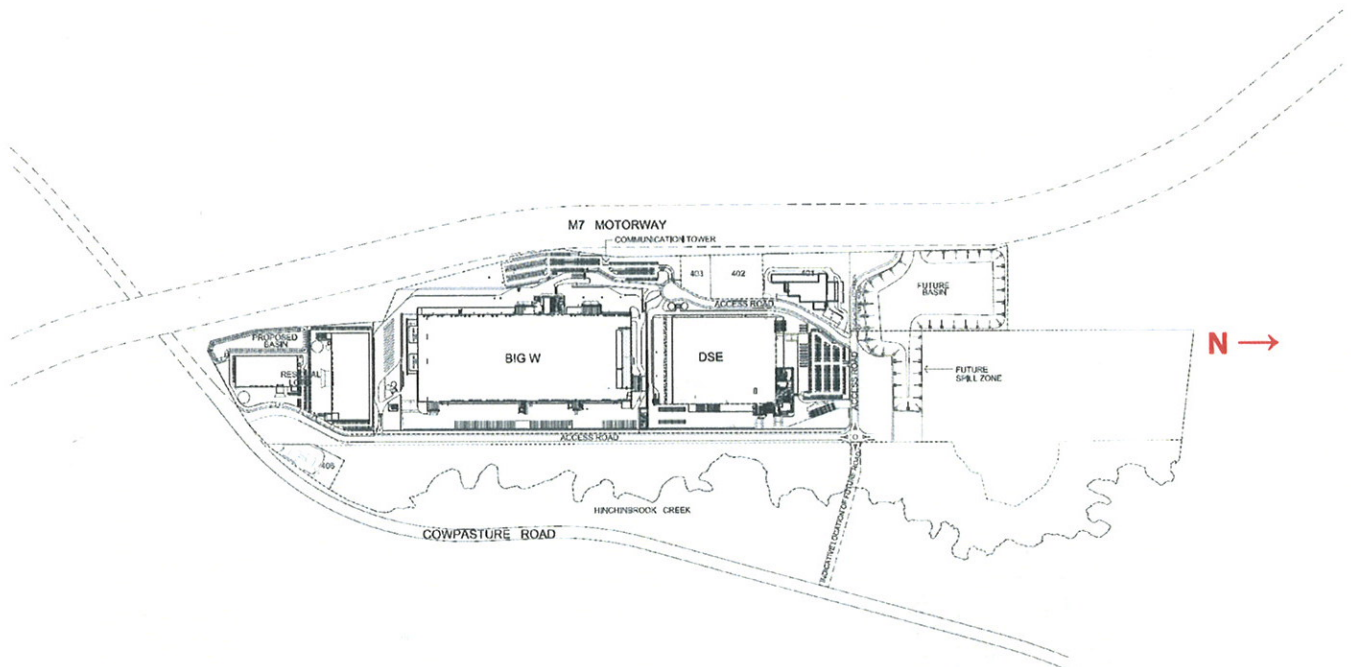


Figure 1: Approved Hoxton Park (Len Waters) Industrial Estate Layout

Following the detailed design phase for the Dick Smith Warehouse Facility, a number of minor external changes are required, including the addition of a gatehouse; driveway and boundary adjustments; cladding and roof colour changes; and external lighting adjustments.

On 29 November 2010, Mirvac submitted an application to the Department to modify the Minister's approval for the Dick Smith Warehouse Facility Project (10_0010) under Section 75W of the EP&A Act.

Table 1: Proposed Changes to Dick Smith Warehouse Facility Project

No.	Item	Description
1	Addition of a gatehouse	New item introduced for security reasons.
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. There is a risk that the approved Zincalume colour would be too reflective, therefore in order to be safe, colour proposed to be changed to Surfmist which is less reflective.
6	External Lighting Adjustments	External lighting level adjustments to meet Occupational Health and Safety requirements.

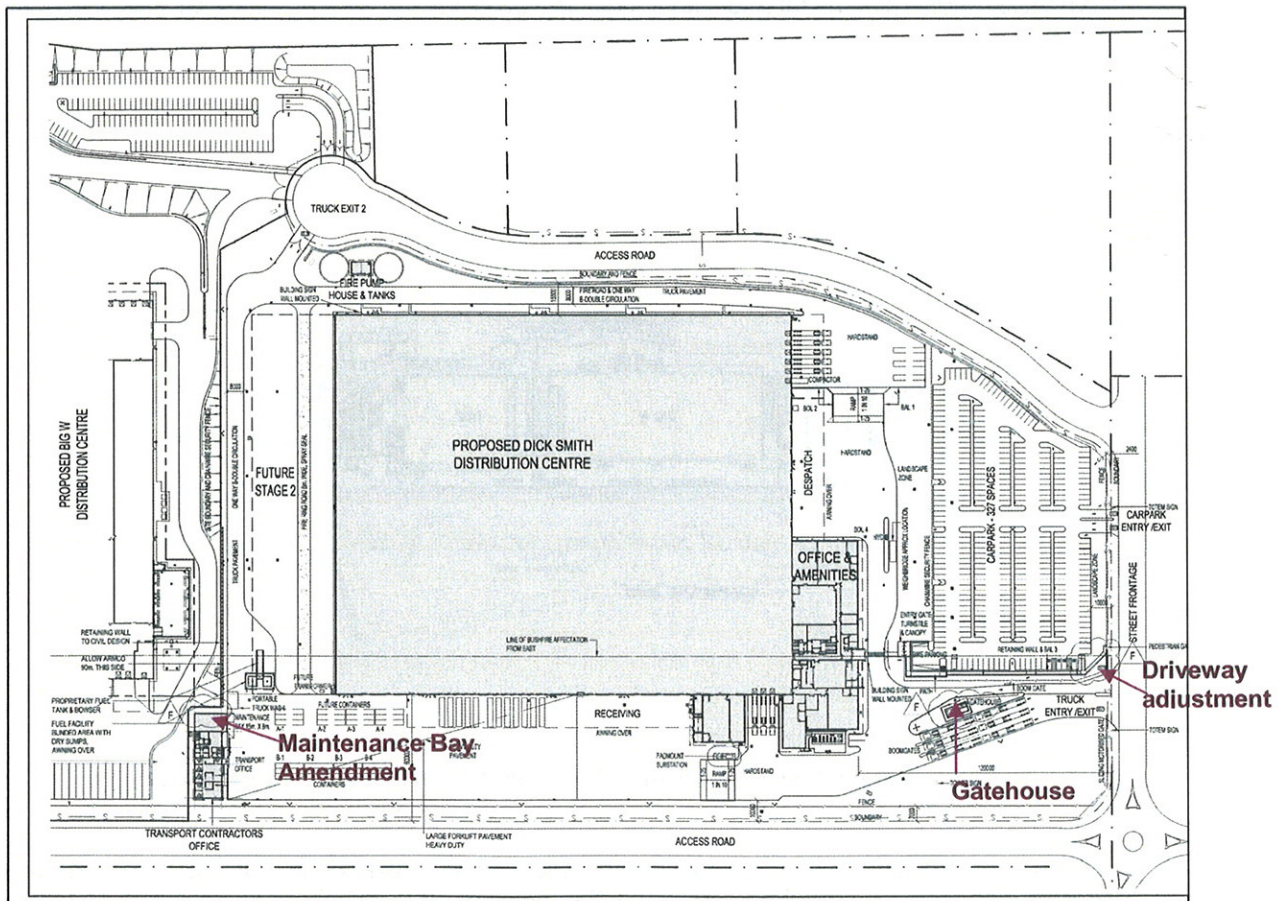


Figure 2: Amended Dick Smith Warehouse Facility Site Plan

5 RECOMMENDED CONDITIONS

The Department has drafted recommended conditions for the modification. Mirvac has reviewed and accepted these conditions.

6 CONCLUSION

The Department has assessed the modification application and supporting information on the proposal in accordance with the relevant requirements of the EP&A Act, including the objects of the EP&A Act and the principles of ecologically sustainable development.

The assessment has found that there is a demonstrable need for the modification application and the benefits sufficiently outweighs its costs.

Consequently, the Department is satisfied that the proposed modification is minor and should be approved.

7 RECOMMENDATION


It is RECOMMENDED that the Executive Director, Major Projects Assessment:

- **approve** of the proposed modification under Section 75W of the EP&A Act; and
- **sign** the attached instruments (tagged A).



Chris Ritchie
Manager, Industry

21/1/11



Chris Wilson
Executive Director

Haley Rich
Mining & Industry Projects

23.1.11