

Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation dated 14 September 2011, the Planning Assessment Commission of New South Wales approves the modification referred to in Schedule 1, subject to the conditions in Schedule 2.



Garry West
Member of the Commission

Sydney 8 March 2013

SCHEDULE 1

Project Plan Approval: MP 10_0140 granted by the Deputy Director-General on 1 February 2011.

For the following: Metcash distribution centre including:

- 3 warehouse buildings built in five stages;
- car parking;
- office accommodation; and
- landscaping.

Land: Lot 34 in DP 1169557

Modification: Amendments involving:

- an increase in the height and gross floor area of the approved stage 5 extension to warehouse 1;
- additional trailer parking;
- site landscaping;
- development staging in seven stages;
- amendments to the definitions and conditions 2, 5, 13 and 23; and
- non-reflective building materials to be used on the southern elevation.

The project approval is modified as follows:

SCHEDULE 2

1. In the definitions, under “Huntingwood West Employment Lands – Development Design Controls”, delete “and the Bungarribee Industrial Estate: Stage 1 Infrastructure Project (06_0203 Mod 1)” and insert “as modified by 06_0203 MOD1 and 06_0203 MOD2”.
2. In condition 2 (b) of schedule 2 after the words “see Appendix A” , insert the words “and plans numbered 12051 02 (C), 12051 03 (C), 12051 04(C), 12051 05 (C), 12051 06 (C), 12051 06a (C), 12051 07 (D), 12051 08 (C), 12051 09 (C), 12051 10 (D), 12051 11 (D), 12051 800 (E) and SS12-2226 101 (D).”
3. In condition 2 (d) of schedule 2 delete the word “and”.
4. In condition 2 of schedule 2, delete clause (e) and replace with new clauses (e) and (f) as follows:
 - (e) EA titled ‘Section 75W Modification Project Application (MP10_0140), Metcash Distribution Centre High Bay Extension’ prepared by McKenzie Group Consulting dated November 2012; and
 - (f) conditions of this approval.
5. In condition 5 of schedule 2 after the words “EA”, insert the words “except where modified by the EA titled ‘Section 75W Modification Project Application (MP10_0140), Metcash Distribution Centre High Bay Extension’ prepared by McKenzie Group Consulting dated November 2012.”
6. In condition 13 of schedule 2 in between the words “EA” and “unless”, insert the words “except where modified by the EA titled ‘Section 75W Modification Project Application (MP10_0140), Metcash Distribution Centre High Bay Extension’ prepared by McKenzie Group Consulting dated November 2012 and plan 12051 07 (D)”.
7. In condition 23 of schedule 3, delete table 2 and replace with new table 2 as follows:

Location	Day	Evening	Night	
	L_{Aeq} (15min)		L_{Amax}	L_{Aeq} (1min)
Receiver 1 47 Pikes Lane	42	42	42	67
Receiver 2 711 Great Western Highway	39	39	39	64

8. After condition 27 of schedule 3 insert new condition 27A as follows:

27A. All building materials on the southern elevation of warehouse 1 must not be reflective to ensure no adverse impacts or distractions to motorists.