



8 March 2013

Mr Sam Haddad
Director General
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mr Haddad

Metcash Distribution Centre Modification (MP10_0140 Mod 1)

I refer to the Executive Director's letter dated 4 March 2013 referring the above modification application to the Planning Assessment Commission for determination under Ministerial delegation.

Ms Gabrielle Kibble AO, nominated me to constitute the Commission to consider and determine this application.

I have considered the application and the Department's Assessment Report and associated documents. I note that Blacktown City Council (council), the Roads and Maritime Services and Sydney Metro Airports raised no objection to the proposed modification. The issue raised by the Council in relation to the use of non-reflective materials on the southern elevation has been addressed via a new condition of consent. As to the issue of adequacy of tree planting along the building frontage, I note the Department's assessment concluded that the 20m landscaped buffer is sufficient to provide screening and breaking up the bulk of the frontage.

I also note that the Design Review Panel considered the application and agreed that the modification should be approved. The Assessment Report concluded that there will be minimal traffic impact on the surrounding road network and the predicted increase in noise levels is considered acceptable given the existing background noise levels.

I am satisfied that the Department's assessment has addressed the identified issues adequately and the recommendation to grant conditional approval is reasonable.

The modification application is approved as recommended subject to minor amendment to Schedule 1 to clarify the addition of a new condition. The file and signed instrument of approval are returned.

Yours sincerely

Garry West
Planning Assessment Commission

cc. Mr Brad Hazzard MP
Minister for Planning and Infrastructure
Minister Assisting the Premier on Infrastructure NSW
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