

18 December 2012

Heather Warton
Director Regional
Department of Planning & Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attn: Ray Lawlor, Environmental Planning Officer

Dear Heather,

**ENVIRONMENTAL ASSESSMENT – DEXUS ESTATE INDUSTRIAL PARK PROJECT (MP 08_0259):
MODIFICATION (MOD 5) – SUPERLOT C AMENDMENT AND
ROCHE FACILITY PRE-CONSTRUCTION CONDITIONS**

1 Introduction

On 8 November 2009, the then Minister for Planning approved a proposal from DEXUS Funds Management Limited (DEXUS) under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act), for the DEXUS Estate Industrial Park Project within the Greystanes Southern Employment Lands.

The approval allows the development of the DEXUS Estate comprising a range of warehouse and distribution facilities across the site. The originally approved masterplan for the estate is shown on **Figure 1**.



Figure 1: DEXUS Estate Masterplan – As Originally Approved



The DEXUS Estate is to be developed on a staged basis in line with the securing of end-users for the facilities and/or market demand. The approval has been tailored in accordance with this staged development approach, and includes a number of conditions requiring certain matters to be completed to the satisfaction of the Director-General of the Department of Planning and Infrastructure (or other authorities) prior to the commencement of construction of each facility.

To date, 10 end-user facilities have either been approved by the Department or are pending approval, namely the (listed in order of approval)(see **Figure 2**):

- Solaris Paper Facility in Superlot B;
- Symbion Health Facility in Superlot B;
- DEXUS Estate Data Centre Facility (now known as Fujitsu Data Centre) in Superlot A;
- Warehouse A and Warehouse B (superceded by Blackwoods Facility) in Superlot B;
- Warehouse 8 and Warehouse 9 in Superlot C;
- Brady Australia and Voith Turbo Facilities in Superlot A;
- Warehouse 10 in Superlot C (provisional approval); and
- Blackwoods Facility in Superlot B (pending approval) (superceeds Warehouse B).

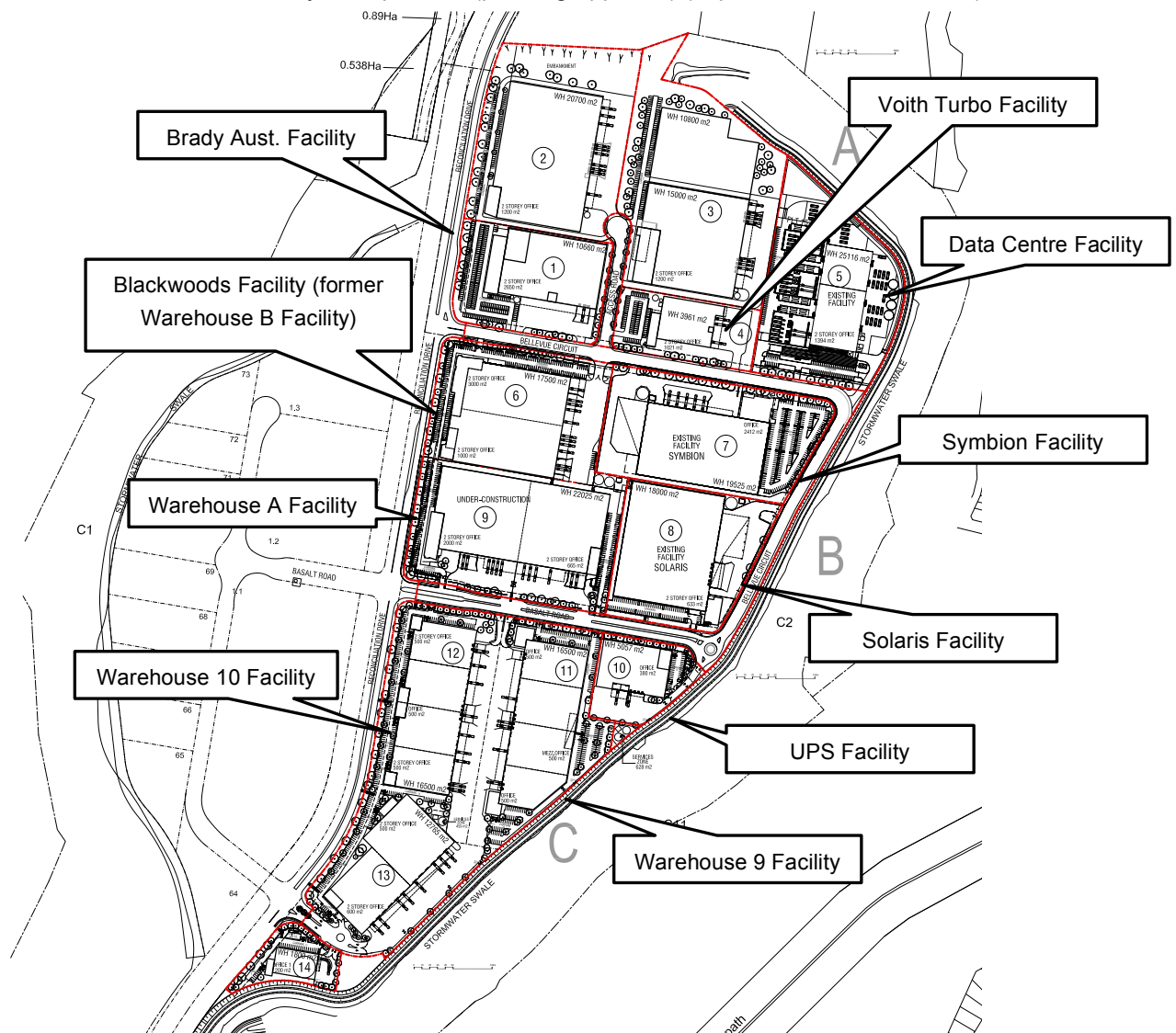


Figure 2: DEXUS Estate Masterplan – As Approved in MOD 3



The project approval has been modified four times to accommodate these facilities, including:

- MOD 1 – approved by the Department on 20 August 2010. This modification allowed the Solaris Paper Facility to undertake manufacturing uses in the facility;
- MOD 2 – approved by the Department on 14 March 2012. This modification involved a change to the masterplan layout of Superlot C, including deletion of the southern portion of Bellevue Circuit on the eastern side of the superlot;
- MOD 3 – approved by the Department on 4 May 2012. This modification involved a change to the masterplan layout of Superlot A, including subdividing 2 lots into 4 lots, and addition of an access road to service the additional lots, as well as allowing light industrial use in the Brady and Voith Turbo Facilities; and
- MOD 4 – which was lodged with the Department on 24 October 2012 and is pending approval. This modification involves an amendment and expansion of the approved Fujitsu Data Centre Facility in Superlot A. The proposed changes are restricted to the data centre building and do not involve any broader changes to the estate.

The amended masterplan for the DEXUS Estate, based on these modifications (up to MOD 3) and the facilities approved to date, is shown on **Figures 2 and 3**.

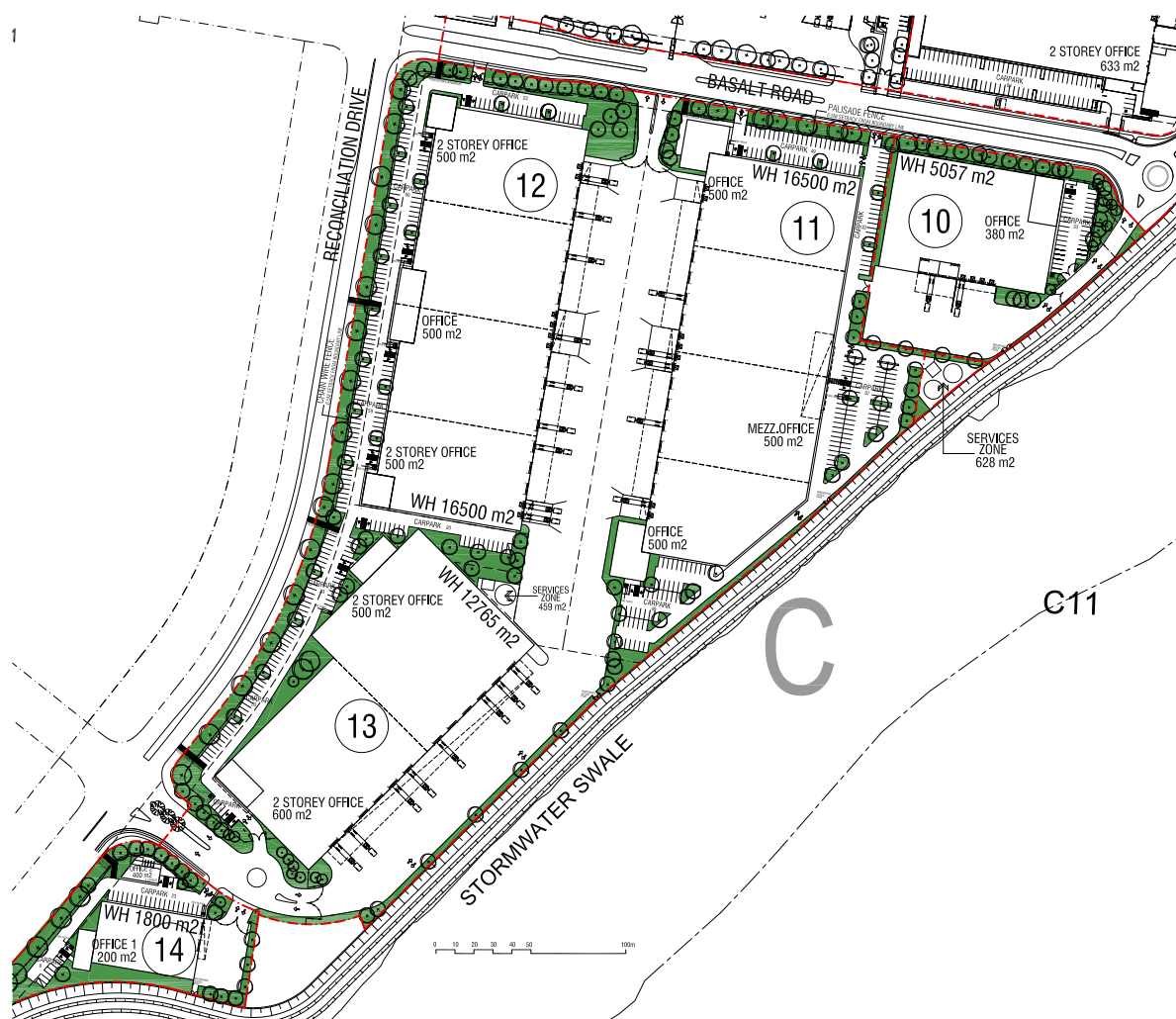


Figure 3: Superlot C Masterplan – As Approved (in MOD 3)



DEXUS is now proposing to develop a new warehouse and distribution facility on the estate for Roche Diagnostics Australia Pty Limited (Roche). Roche Diagnostics Australia Pty Limited and Roche Products Pty Limited are part of the international Roche Group which was founded in 1896 in Switzerland. Roche is one of the world's leading research-based healthcare companies.

The Roche Facility in Superlot C the DEXUS Estate would be used for warehousing and distribution and ancillary office. The proposal involves some changes to the approved master plan for the DEXUS Estate to facilitate the facility, most notably the splitting of the approved warehouse on Lot 13 into 2 detached buildings¹, and extension of the 'southern' access road from Reconciliation Drive further into the site.

This southern access road originally extended all the way around the eastern side of Superlot C in the originally-approved project (see **Figure 1**), but was subsequently curtailed as part of the MOD 2 application. It is now proposed to reinstate part of the road to provide separate accesses to the proposed 2 detached buildings.

The proposal also involves minor changes to the broader DEXUS Estate masterplan, including updating the development data on Superlot A and B to reflect the pending applications for the Fujitsu Data Centre Facility and Blackwoods Facility, respectively.

Consultation with the Department has indicated that the proposed changes to the masterplan layout, particularly the proposed masterplan layout changes to Superlot C, require a formal modification to the project approval under (the former) Section 75W of the EP&A Act.

Both the proposed modification, and the pre-construction requirements for the Roche Facility, are addressed in this planning report.

2 Proposed Modification

Proposed Changes to the DEXUS Estate Industrial Park Project

DEXUS proposes to modify the project approval for the DEXUS Estate Industrial Park Project under Section 75W of the EP&A Act to:

- amend the DEXUS Estate masterplan layout for Superlot C, including:
 - subdividing Lot 13 into 2 separate development lots (ie. Lot 13 and Lot 14);
 - developing 2 detached warehouse and distribution facilities on the newly creating lots;
 - extending the southern access road to service the 2 new lots; and
- updating the master plan building layout on Superlots A to C to reflect the recently approved and proposed buildings, including the proposed Fujitsu Data Centre Facility and Blackwoods Facility.

It is noted that the southern access road has been designed to accommodate all vehicle sizes up to and including B-doubles and has been designed, and would be constructed, in accordance with AS2890. The access road has a reserve width of 13 metres and a pavement width of 9.5 metres (ie. 2 x 4.75m lanes), with provision for a 1.2 metre footpath on one side of the road. At this stage, DEXUS proposes to retain the road as an internal estate access road and does not propose to dedicate the road as a public road.

¹ The current masterplan shows 2 attached tenancies in the warehouse on Lot 13 (see Figure 3).



The proposed revised masterplan for the DEXUS Estate is shown on **Figures 4 and 5**. A full set of revised architectural design plans – based on the proposed masterplan – is attached as **Appendix N1**. A revised Landscape Masterplan for the estate and Superlot C is attached as **Appendix N2**.

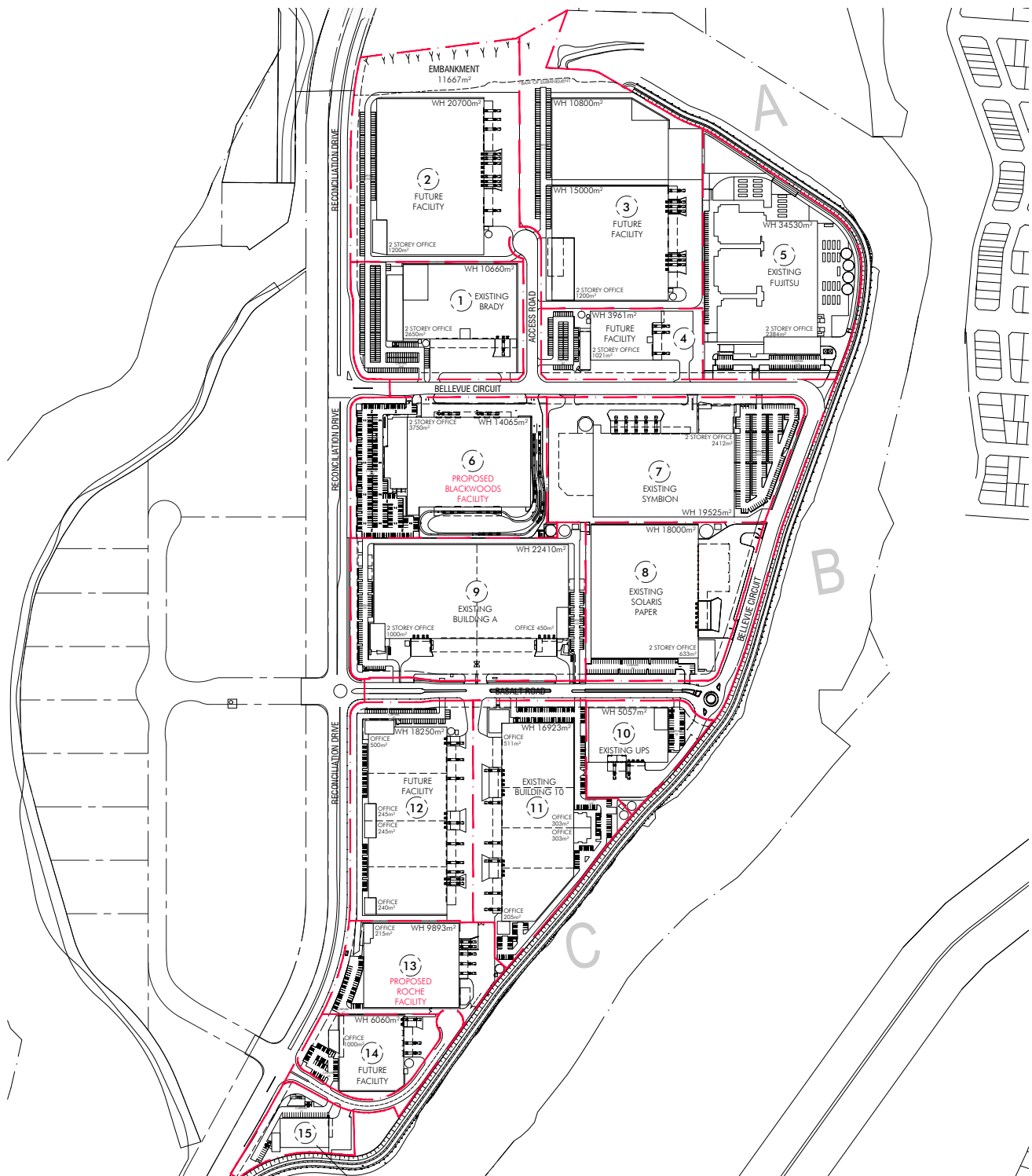
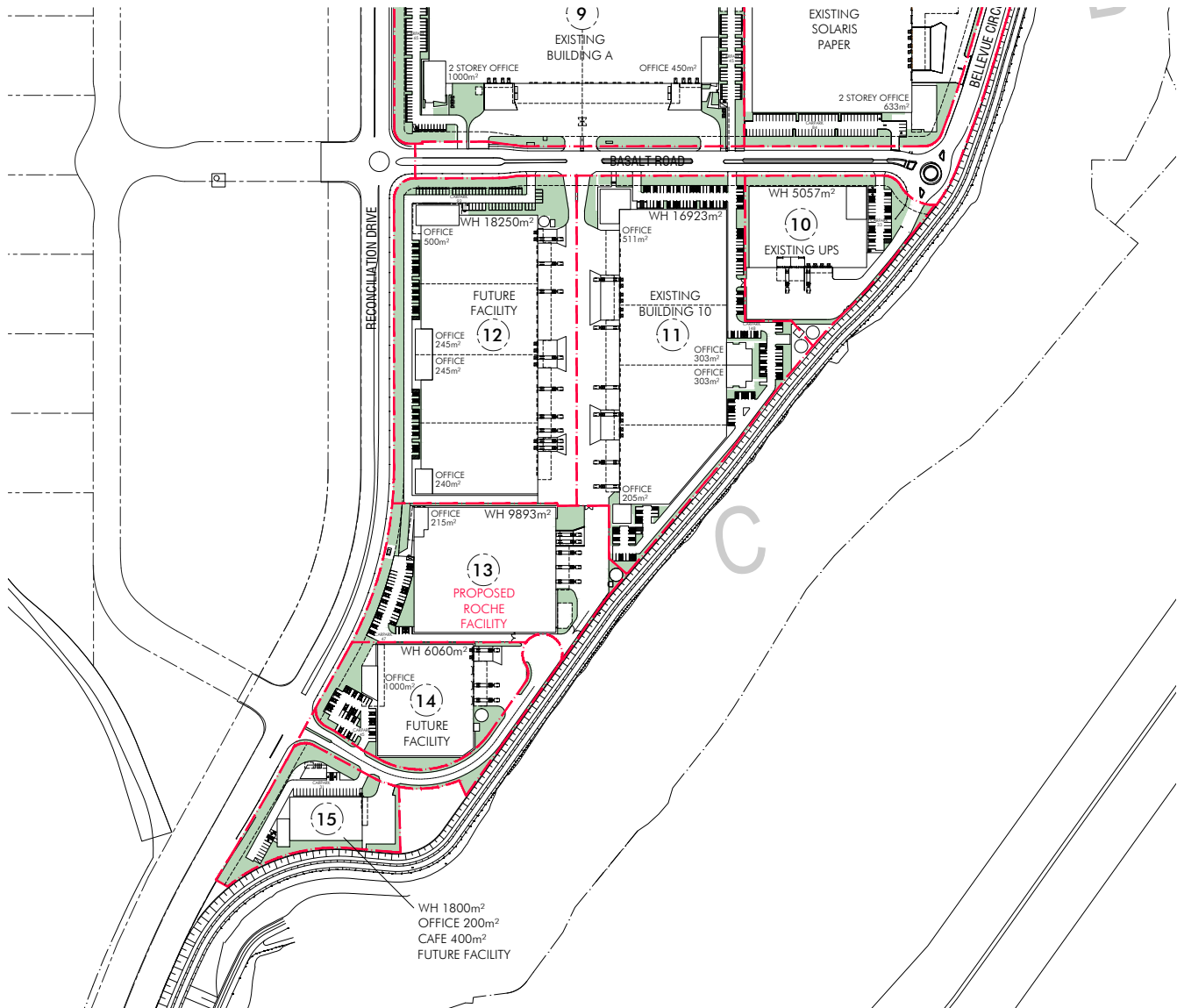


Figure 4: DEXUS Estate Masterplan – As Proposed (MOD 5)



MOD 4 proposal) and the proposed modification (ie. MOD 5).

Table 1: DEXUS Estate Project Summary

Aspect	Project as Approved/Pending ¹	Project as Proposed
Project Summary	Construction and use of the DEXUS Estate Industrial Park, within the Greystanes Southern Employment Lands, for warehouse and distribution and manufacturing purposes (Solaris Paper Facility, Brady Facility and Voith Turbo Facility).	Construction and use of the DEXUS Estate Industrial Park, within the Greystanes Southern Employment Lands, for warehouse and distribution and industrial/manufacturing purposes (Solaris Paper Facility, Brady Facility and Voith Turbo Facility).
Proposed Use	Warehousing and distribution, and industrial/manufacturing (Solaris Paper Facility, Brady Facility and Voith Turbo Facility), with	Warehousing and distribution, and industrial/manufacturing (Solaris Paper Facility, Brady Facility and Voith Turbo Facility), with



Aspect	Project as Approved/Pending¹	Project as Proposed
	ancillary office and estate manager's office.	ancillary office and showroom (Blackwoods Facility), and estate manager's office.
<i>Subdivision</i>	Subdivision of the site to create 14 development lots (some of which may be combined and separated by leasing boundaries), 2 service lots and roads	Subdivision of the site to create 15 development lots (some of which may be combined and separated by leasing boundaries), 2 service lots and roads
<i>Earthworks</i>	Detailed earthworks associated with infrastructure and facility construction. It is noted that the site is currently being rehabilitated and levelled as part of Boral's quarrying approval, ready for industrial development.	No change
<i>Facility Description</i>	The masterplan provides for: • construction of 14 freestanding warehouse facilities across the site, ranging in size from 2,400m² to 28,300m² gross floor area (GFA), including ancillary offices. Some of these facilities would be configured to potentially accommodate more than one tenancy; • construction of a 400m² estate manager's office; and • a total of 226,453m² of warehouse GFA and 24,545m² of ancillary office GFA across the estate.	The proposed masterplan provides for: • construction of 15 freestanding warehouse facilities across the site, ranging in size from 2,400m² to 28,300m² gross floor area (GFA), including ancillary offices. Some of these facilities would be configured to potentially accommodate more than one tenancy; • construction of a 400m² estate manager's office; and • a total of 228,337m² of warehouse GFA and 23,940m² of ancillary office GFA across the estate.
<i>Staging</i>	DEXUS seeks flexibility in the staging of the project, with facilities across the site to be developed in line with market demand for individual facilities.	No change
<i>Capital Investment Value</i>	\$150,000,000	No change
<i>Employees</i>	Construction – Approximately 800 full-time equivalents Operation – Approximately 2,000 full-time equivalents	No change
Infrastructure and Services:		
<i>Access and Roads</i>	Construction of internal road network comprising two main access roads – Bellevue Circuit and Basalt Road – and additional access roads servicing Lots 2 & 3 in Superlot A, and Lots 13 & 14 in Superlot C. No external roadworks are required.	No change, apart from the extension of the estate access road servicing Lots 13 to 15 in Superlot C.
<i>Stormwater</i>	Construction of on-lot and internal estate stormwater drainage infrastructure. The estate infrastructure would drain to existing Greystanes SEL stormwater infrastructure, which includes a perimeter open swale and precinct detention/harvesting basin.	No significant change
<i>Potable Water</i>	The reticulated potable water supply in Reconciliation Drive would be adequate to service the project.	No significant change



Aspect	Project as Approved/Pending¹	Project as Proposed
Sewer	The site would be connected to reticulated sewer in Reconciliation Drive	No significant change
Electricity	The estate is able to be serviced from electrical supplies in Reconciliation Drive. The project includes a number of passive and active energy savings measures, in accordance with the Greystanes SEL concept plan.	No significant change
Telecom-munications	The site would be connected to telecommunications infrastructure in Reconciliation Drive.	No significant change
Gas	The project is not proposed to be connected to a reticulated gas supply, although provision for future gas supplies would be provided in the road verges.	No significant change

1 Based on Table 3.1 of the Environmental Assessment (dated June 2009) for the original project, as amended by MODs 1 to 4 (NB. MOD 4 is currently pending approval).

Table 2: DEXUS Estate Masterplan Development Schedule

	Originally Approved Masterplan	MOD 4 Masterplan	Proposed MOD 5 Masterplan	Difference¹
Areas (m²)				
- Site Area	472,312	473,563	473,563	No change
- Site Area (exc. roads)	430,576	440,734	441,712	+978
- Warehouse Area	220,865	226,453	228,337	+1,884
- Office/Showroom Area	20,900 (9%)	24,545 (10%)	23,940 (9%)	-605
- Total Building Area	241,765	250,998	252,277	+1,279
- Awning Area	12,875	15,595	14,571	-1,024
- Hardstand Area	124,250	138,122	128,425	-9,697
- Landscaping Area	67,785 (16%)	63,372 (14%)	60,479 (14%)	-2,893
Site Cover (inc. awning)	54%	59% (average)	60%	+1%
Floor Space Ratio	51%	57%	57%	No change
No. Office Levels	1-2	1-3	1-3	No change
Building Height (m)	15-40	15-40	15-40	No change
Car Parking Sp. Required ³	1,264	1,430	1,402	-28
Car Parking Sp. Provided	1,403	1,786	1,773	-13
Employees	2,000	2,000	2,000	No change
Hours of Operation	24 hours, 7 days	24 hours, 7 days	24 hours, 7 days	No change

Table 3: Superlot C Development Schedule

	Originally Approved Superlot	MOD 4 Superlot	Proposed MOD 5 Superlot	Difference¹
Areas (m²)				
- Site Area	107,714	121,455	122,433	+978
- Warehouse Area	46,550	52,622	57,941	+5,319 ²
- Office Area	5,400 (10%)	5,080 (9%)	4,725 (8%)	-355
- Total Building Area	51,950	57,702	62,666	+4,964
- Awning Area	2,775	5,107	4,521	-586



	Originally Approved Superlot	MOD 4 Superlot	Proposed MOD 5 Superlot	Difference¹
- Hardstand Area	33,040	42,175	36,745	-5,430
- Landscaping Area	22,785 (21%)	17,050 (14%)	16,537 (14%)	-513
Site Cover (inc. awning)	51%	52%	55%	+3%
Floor Space Ratio	48%	48%	51%	+3%
No. Office Levels	1-2	1-2	1-2	No change
Building Height (m)	Up to 15	Up to 15	Up to 15	No change
Car Parking Sp. Required ³	294	310	312	+2
Car Parking Sp. Provided	364	488	396	-92

Notes to Tables 2 and 3:

- 1 Some of the differences are due to a re-calculation of the various areas by the project architect, as well as due to a minor adjustment to the internal estate boundaries.
- 2 This increase is largely due to an increase in the size of the buildings on Lot 13 and 14 as compared to the original building on Lot 13, as well as an increase in the size of Warehouse 10 on Lot 12 (previously approved).
- 3 Based on the car parking rates in the Greystanes SEL Urban Design Plan, namely 1 space per 300m² of warehouse floor space, 1 space per 40m² of office floor space and 1 space per 20m² of retail floor space.

Proposed Changes to Approval Instrument

The proposed modification would require relatively minor amendments to the project approval instrument, including amendments to:

- *Condition 2 of schedule 2 – Terms of Approval:* to update the approved drawings and EA documentation;
- *Condition 1 of schedule 3 – Subdivision:* to update the identified subdivision plan (to MP08.06 Rev. B);
- *Appendix 1 – Site Plan:* to update the site plan (to MP08.01 Rev. B); and
- *Appendix 2 – Subdivision Plan:* to update the subdivision plan (to MP08.06 Rev. B).

3 Proposed Roche Facility

Description of the Facility

As outlined in Section 1 above, DEXUS is proposing to develop a new warehouse and distribution facility for Roche on Lot 13 in Superlot C of the DEXUS Estate.

The facility would be used for warehousing and distribution of pharmaceutical products, with ancillary office space. The warehouse would include an ambient temperature warehouse along with a temperature-controlled warehouse (coolroom and freezer) for storage of some pharmaceutical products. The coolroom would be maintained at an average temperature of 5 degrees Celcius, and the freezer would be maintained at an average temperature of -20 degrees Celcius.

The layout of the planned facility is shown on **Figures 6 to 8**, and a full set of architectural design plans is attached in **Appendix N7**. The facility has been designed to a high standard by Nettleton Tribe Architects, in accordance with the requirements of condition 2 of schedule 3 of the project approval. The architect's design statement for the facility is attached in **Appendix N9**.

Development details of the Warehouse 10 Facility are outlined in **Table 4**. The table includes detail on the cumulative development of Superlot C, as well as the total approved development 'envelope' of Superlot C.



Table 4: Roche Facility Details

Aspect	Site Detail – Roche Facility	Cumulative Superlot C Detail	Total Masterplan Superlot C Detail¹
End User	Roche	UPS, Warehouse 9 TBA tenants, Warehouse 10 TBA tenants, Roche	Not defined
Proposed Use	Warehousing and distribution, with ancillary office	Warehousing and distribution, with ancillary office	Warehousing and distribution, with ancillary office, estate manager's office
Areas (m²)			
- Site Area	17,979	99,636	122,433
- Warehouse Area	9,893	50,081	57,941
- Office Area	215 (2%)	3,125 (6%)	4,725 (8%)
- Total Building Area	10,108	53,206	62,666
- Awning Area	372	4,042	4,521
- Hardstand Area	2,815	23,502	36,745
- Landscaping Area	2,368 (13%)	12,378 (12%)	16,537 (14%)
Site Cover (inc. awning)	58	54% (average)	55%
Floor Space Ratio	56	53%	51%
No. office levels	1	1-2	1-2
Building Height (m)	12.2	12.2 (max.)	15 (max.)
Minimum Setbacks	15m to Reconciliation Dr	7.5m to Basalt Rd >3m to Bellevue Ct >15 metres to Reconciliation Dr	7.5m to Basalt Rd 3m to Bellevue Ct 15 metres to Reconciliation Dr
Parking Spaces Required ²	39	247	312
Parking Spaces Provided	47	320	396
Employees	25	295 ³	Not Defined
Hours of Operation	24 hours, 7 days	24 hours, 7 days	24 hours, 7 days

1 Based on the areas as proposed in MOD 5

2 Based on 1 space per 300m² of warehouse floor space, 1 space per 77m² of workshop/industrial space and 1 per 40m² of office floor space.

3 Contains estimates (based on car parking spaces for Warehouses 9 and 10)