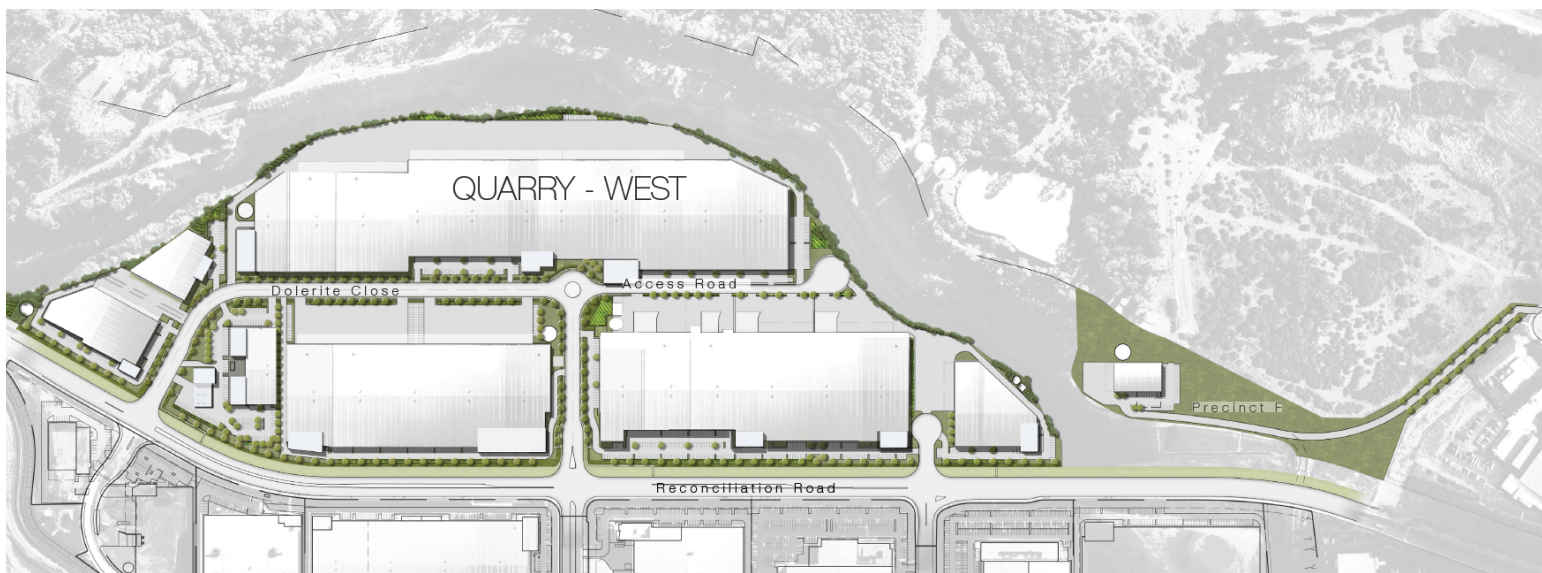


QuarryWEST Project, DEXUS Estate Response to Submissions

July 2015





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striving for balance between economic, social and environmental ideals...

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DISCLAIMER

This document was prepared for the sole use of DEXUS Quarry West Subtrust and the regulatory agencies that are directly involved in this project, the only intended beneficiaries of our work. No other party should rely on the information contained herein without the prior written consent of PJEP Environmental Planning and DEXUS Quarry West Subtrust.



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1 INTRODUCTION

DEXUS Quarry West Subtrust, part of the DEXUS Property Group (DEXUS), is proposing to develop a world class industrial and business park on a 26 hectare portion of the Greystanes Southern Employment Lands (Greystanes SEL) in Western Sydney. The project is known as the QuarryWEST project.

The Environmental Impact Statement (EIS) for the project was publicly exhibited by the Department of Planning & Environment (the Department) from 16 April to 19 May 2015.

This Response to Submissions document has been prepared by DEXUS to provide a response to the key issues raised in submissions.

2 SUBMISSIONS SUMMARY

The Department received 18 submissions in response to the exhibition, including:

- 9 from government authorities; and
- 9 from the general public.

None of the government authorities objected to the project, whilst 7 of the 9 public submissions did object to the project.

A summary of the submissions received during the exhibition period is presented in the following table.

Table 1: Summary of Submissions

Stakeholder	Stance	Issues Raised ¹	Issue Specifics
Agency Submissions			
Department of Primary Industries (NSW Office of Water, NOW)	Does not object	Soil and water	<ul style="list-style-type: none"> • Recommends that DEXUS be required or commits to contributing to riparian rehabilitation along Prospect Creek • Supports proposed water harvesting and conservation measures • Requests clarification of groundwater data
Transport for NSW (TfNSW)	Does not object	Traffic and parking	<ul style="list-style-type: none"> • Recommends additional swept paths using vehicle PBS Level 2B (ie. up to 30m in length) • Recommends Construction Traffic Management Plan be prepared in consultation with TfNSW prior to construction
Roads and Maritime Services (RMS)	Does not object	Traffic and parking	<ul style="list-style-type: none"> • Requests justification for right turn bay on Reconciliation Road into Dolerite Close, and demonstration that the traffic signal warrants are met • Requests electronic copy of SIDRA modelling
Environment Protection Authority (EPA)	Does not object / concerns	General	<ul style="list-style-type: none"> • Adequacy of the EIS and compliance with the Secretary's Environmental Assessment Requirements
		Soil and water	<ul style="list-style-type: none"> • Site specific water quality impacts, soil and water discharges, water balance (quality/quantity), treatment, management methods, re-use, erosion and sedimentation and groundwater
		Air quality	<ul style="list-style-type: none"> • Recommends air quality impact assessment



Stakeholder	Stance	Issues Raised¹	Issue Specifics
Heritage Division, Office of Environment and Heritage (OEH)	Does not object	Historical heritage	<ul style="list-style-type: none"> • Recommends additional Heritage Impact Assessment and baseline archaeological assessment • Considers that the proposed heritage interpretation measures are consistent with the Heritage Interpretation Strategy for the Greystanes SEL
Endeavour Energy	Does not object	Infrastructure and services	<ul style="list-style-type: none"> • Notes that the Quarries Zone Substation has been designed to accommodate the development • Notes that standard electrical application and maintenance requirements will be required
Sydney Water	Does not object	Infrastructure and services	<ul style="list-style-type: none"> • Notes that the existing potable water and wastewater infrastructure would accommodate the development • Notes that standard water and wastewater application and maintenance requirements will be required
Holroyd Council	Does not object	Design and visual	<ul style="list-style-type: none"> • Notes that design excellence, outdoor staff areas and adequate sight lines are required • Recommends a setback of 7.5 metres to Reconciliation Road, Dolerite Close, Basalt Road, Access Road and Bellevue Circuit • Supports overall landscaping concept, but does not support use of exotic species
		Heritage	<ul style="list-style-type: none"> • Supports heritage interpretation, but recommends that the proposed gazania planting be replaced by a native grass species
		Traffic and parking	<ul style="list-style-type: none"> • Recommends assessment of Dolerite Close / Basalt Road intersection • Recommends optimisation of intersections with Level of Service of E to improve performance • Notes that detailed road design and swept paths will be required prior to road construction • Recommends a Traffic Management Plan be prepared in consultation with Council prior to construction • Notes that the existing Reconciliation Road / Bellevue Circuit cul-de-sac intersection does not provide right turn movements into the cul-de-sac, that the signallisation would need to be relocated, and that the design of the intersection shall be to RMS requirements • Recommends that Basalt Road be designed with a 30 metre corridor • Recommends that Dolerite Close be designed with a 20 metre corridor • Notes detailed requirements regarding vehicular crossings and services
		Recommended Conditions	<ul style="list-style-type: none"> • Provides a range of standard engineering/civil recommended conditions
Blacktown Council	Does not object	Design and visual	<ul style="list-style-type: none"> • Notes general requirement to comply with EIS and commitments • Recommends increased design quality and articulation for Building B
		Hazards	<ul style="list-style-type: none"> • Recommends that Statement of Commitments includes crime prevention measures
		Recommended Conditions	<ul style="list-style-type: none"> • Provides a range of standard engineering/civil recommended conditions



Stakeholder	Stance	Issues Raised¹	Issue Specifics
Public Submissions			
D and N Cullen Emerton, Pemulwuy	Does not object	Traffic and parking	<ul style="list-style-type: none"> Does not support the opening of Batu Wargun Drive to access Reconciliation Road (by Holroyd Council), due to concerns about increased traffic
A Sparks, Pemulwuy	Objects		
Name withheld, Pemulwuy (3 x similar submissions)	Objects	Traffic and parking Noise	<ul style="list-style-type: none"> Increased traffic Increased noise and emissions Does not agree with 24 hour operations
Name withheld, Pemulwuy	Does not object	Noise	<ul style="list-style-type: none"> Increased noise Residents should be provided with contact information for noise enquiries and management
Name withheld, Pemulwuy (2 x similar submissions)	Objects	Noise Traffic and parking Land use	<ul style="list-style-type: none"> Increased noise Proximity to residential area Increased traffic Project should be located in an industrial area
Name withheld, Pemulwuy	Objects	Non specific	<ul style="list-style-type: none"> Non specific

1 The issues are characterised into the applicable sections as described in the EIS.

In addition to the submissions, the Department wrote to DEXUS on 11 June 2015 (and via email on 18 June 2015) requesting certain additional information in relation to the project. These information requests included:

- elevations for each building (at a scale of 1:300);
- a desktop air quality assessment, including details of any management and mitigation measures;
- an illustrative outline of the environmental management of the proposal (stormwater, groundwater, air quality, noise, traffic) in the context of the overarching Greystanes SEL concept plan and project approval;
- additional justification for the proposed setbacks and building heights on Basalt Road;
- details of any proposed changes to the layout of buildings and other changes in lieu of adopting the post-approvals regime as per the QuarryEAST estate; and
- details of traffic routes for construction vehicles.

3 CONSIDERATION OF ISSUES

A detailed consideration of the issues raised in submissions and in the Department's correspondence is presented in the table in Attachment A.

In response to the issues raised, DEXUS has amended some of the project-related drawings, made some amendments to the Statement of Commitments for the project, and obtained additional specialist information on certain matters. This additional information is attached for the Department's consideration, and includes:

- amendments to the Statement of Commitments (see Attachment B) to:
 - reflect the Department's recommendation to not adopt the post-approvals regime as per the QuarryEAST estate;
 - include additional consultation with TfNSW on the Traffic Management Plan, and clarification of timing for the plan; and
 - include a requirement for a noise enquiries contact, and measures to minimise noise, air and other emissions, as part of the Environmental Management Strategy;
- amendments to the architectural plans (see Attachment C) to:



- provide the additional elevations requested by the Department, including providing additional articulation and design elements to reflect the Department's recommendation to not adopt the post-approvals regime as per the QuarryEAST estate;
- reflect some relatively minor amendments to Building E(6) to accommodate a known end-user for this facility; and
- reflect a minor revision to the roads sections drawings to show consistent footpath design;
- amendments to the landscape plans (see Attachment D) to:
 - reflect the architectural changes outlined above; and
 - replace exotic species with native species;
- amendments to the civil design plans (see Attachment E) to reflect the architectural changes outlined above;
- amendments to the detailed area schedules (see Attachment F) to reflect the architectural changes outlined above;
- additional traffic reviews to address Holroyd Council, TfNSW and RMS comments (see Attachments G and H);
- the revised groundwater management plan prepared under the concept plan approval (see Attachment I);
- a qualitative air quality assessment for the project, prepared by Wilkinson Murray (see Attachment J); and
- feedback from Holroyd Council on some roads-related matters (see Attachment K).

4 CONCLUSION

It is considered that the additional information provided in this Response to Submissions appropriately addresses the issues raised in submissions, and that the amendments to the development-related drawings are relatively minor and would not result in any significant change to the environmental impacts associated with the project as assessed in the EIS.

Having regard to the submissions and all the salient environmental, social and economic issues, it is considered that the proposed development represents orderly development of the land. It is respectfully requested that the Minister for Planning (or delegate), having due regard for the information submitted in this document and the EIS, grants approval to the proposed QuarryWEST project.



ATTACHMENT A



ATTACHMENT B



ATTACHMENT C



ATTACHMENT D



ATTACHMENT E



ATTACHMENT F



ATTACHMENT G



ATTACHMENT H



ATTACHMENT I



ATTACHMENT J



ATTACHMENT K