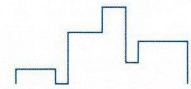


PCU56483



DEXUS
PROPERTY GROUP

21 October 2014

Secretary
Department of Planning & Environment
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Chris Ritchie, Manager Industry
Major Project Assessment

DEXUS Wholesale Management
Limited

ABN: 56 159 301 907

AFSL: 426801

Australia Square Tower
Level 25, 264 George Street
Sydney NSW 2000

PO Box R1822

Royal Exchange NSW 1225

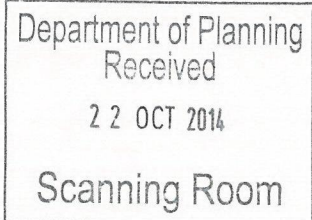
Tel: 02 9017 1100

Fax: 02 9017 1101

Dear Secretary

Re: SSD application - Warehouse & Distribution Centre
QuarryWEST of the "*DEXUS Estate*"

At Greystanes SEL (Southern Employment Lands)
On Lot 18 in Community Plan DP 270644



DEXUS Quarry West Subtrust, part of the DEXUS Property Group, ("DEXUS") proposes to carry out development to a cost of approximately \$100 million for the construction of buildings of an industrial park for storage and distribution centres, and retail, on part of the Greystanes SEL.

The site, Lot 18, was recently purchased from Boral Resources (NSW) Pty Ltd with settlement occurring on 26 June 2014, following negotiations with Boral since June 2013. DEXUS and our strategic planning advisor, Mr Colin Rockliff, have been in dialogue with the Department over the last few months to determine the most appropriate planning approval process.

DEXUS propose to develop Lot 18 as *QuarryWEST*, to be a continuation in type and quality of the very successful *QuarryEAST* industrial estate (MP08_0259). The addition of the 25 hectare *QuarryWEST* site to the *DEXUS Estate*, to then total 75 hectares, completes the estate to match the original Boral CONCEPT Approval (MP06_0181) for the same 75 hectares.

With the involvement of the Department as the consent authority, DEXUS has been able to successfully undertake development of the *Employment Lands* since November 2009 of *QuarryEAST* of the "*DEXUS Estate*" under a Major Project approval of the now repealed Part 3A (MP08_0259, DEXUS Estate). The *QuarryWEST* estate is divided by the LGA boundary between Blacktown City Council and Holroyd City Council.

Following the review of options available for the planning process, the Department has suggested the submission of an SSD application, together with a request for Secretary's Environmental Assessment Requirements, also, that the application should include a conceptual proposal and a DA for the specific building / works for the entire estate.

Accordingly, DEXUS submit the attached Request for Secretary's Requirements document prepared by our planning consultant PJEP (Phil Jones), which includes further details of the proposed development and the SSD application. DEXUS is reviewing the scope and extent of the various investigations, reports and documentation prepared for *QuarryEAST* to check the likely relevance to *QuarryWEST*, as the land is the remainder of the former Quarry prepared for development by Boral and the proposed development by DEXUS is a continuation of *QuarryEAST*.

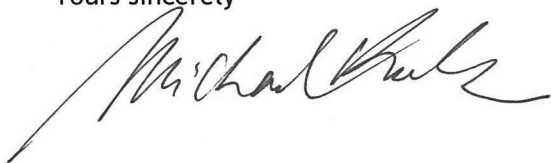
As occurred on *QuarryEAST*, the DEXUS application for *QuarryWEST* will seek consent for the following Project works for the whole estate on the Development Lot (Lot 18) constructed by Boral:

1. Subdivision
2. Access roads
3. Site services
4. Detailed earthworks
5. Building Construction
6. Hardstand & Carparking areas
7. Landscaping

The total cost of the development is estimated to be approximately \$100 million.

If you have any queries about the proposal please contact the undersigned or our retained advisor, Colin Rockliff (mobile 0418 898 160).

Yours sincerely



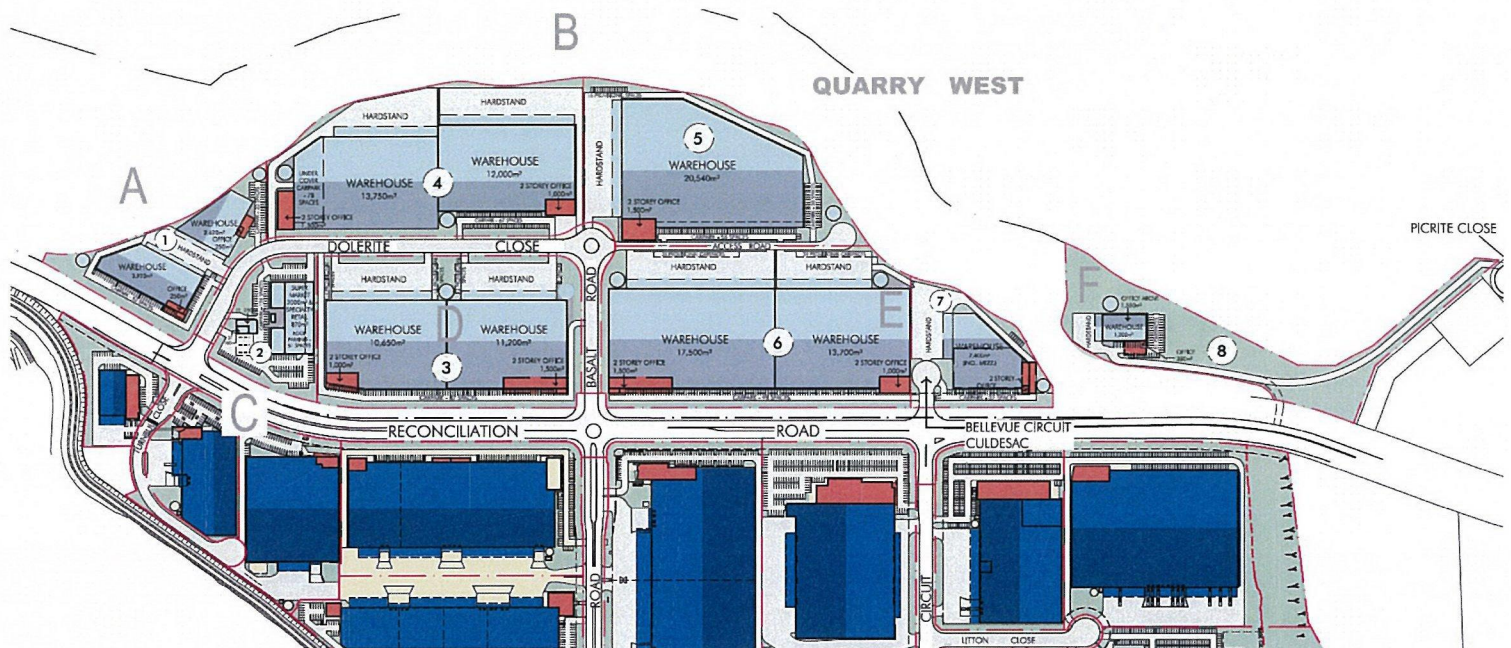
Michael Kwok
GM Industrial Developments
Tel: 02 9017 1188
Fax: 02 9017 1297
Mob: 0408 634 704
Email: michael.kwok@dexus.com

Attachments:

- *PJEP Request for Secretary's Requirements* submission dated October 2014

QuarryWEST Project, DEXUS Estate Request for Secretary's Requirements

October 2014





**Request for Secretary's Requirements
QuarryWEST Project, DEXUS Estate**

Prepared for:



DEXUS Quarry West Subtrust
Level 25, 264 George Street
SYDNEY NSW 2000

Prepared by:



pjep environmental planning Pty Ltd, abn. 97 147 367 173
tel. 02 9918 4366, fax. 9918 4377
striving for balance between economic, social and environmental ideals...

PJEP Ref: Request for Secretarys Requirements_Oct14.docx

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

1.1 Overview

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 Greystanes SEL is a State Significant Site, and is the subject of a concept plan approved by the then Minister for Planning in 2007.

The proposed development is classified as State Significant Development under the *Environmental Planning and Assessment Act 1979* (EP&A Act). This report has been prepared by PJEP Environmental Planning Pty Ltd (PJEP) on behalf of DEXUS to assist the Department of Planning & Environment (the Department) in the preparation of the Secretary's environmental assessment requirements for the development.

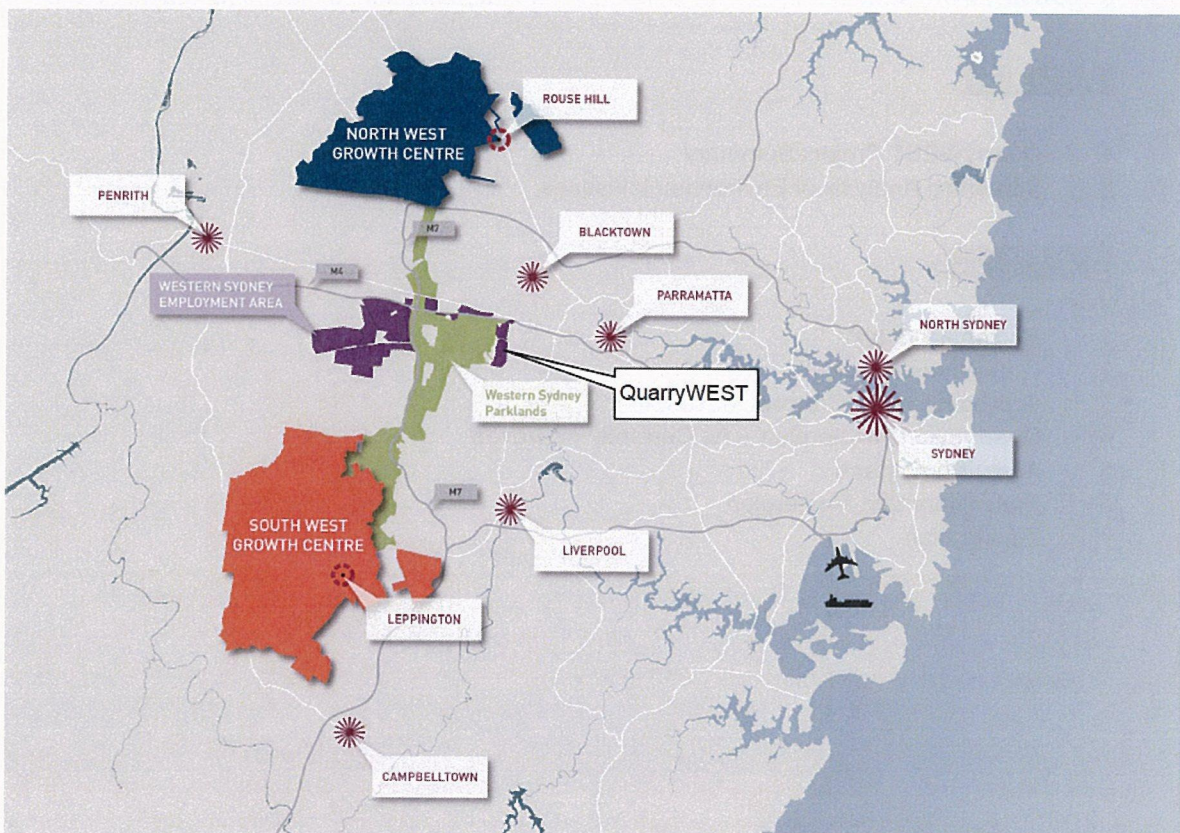


Figure 1: Regional Context (Source: Department of Planning Guide to WSEA, 2009)

1.2 Background

The Greystanes SEL is situated on the former Prospect Quarry within the Greystanes Estate, at Pemulwuy in Western Sydney. The Greystanes Estate comprises the Northern Employment Lands (NEL), Residential Lands, Southern Employment Lands (SEL) and open space (see **Figure 2**). The Greystanes SEL occupies a total area of 156 hectares, whilst the wider Greystanes Estate occupies about 330 hectares.

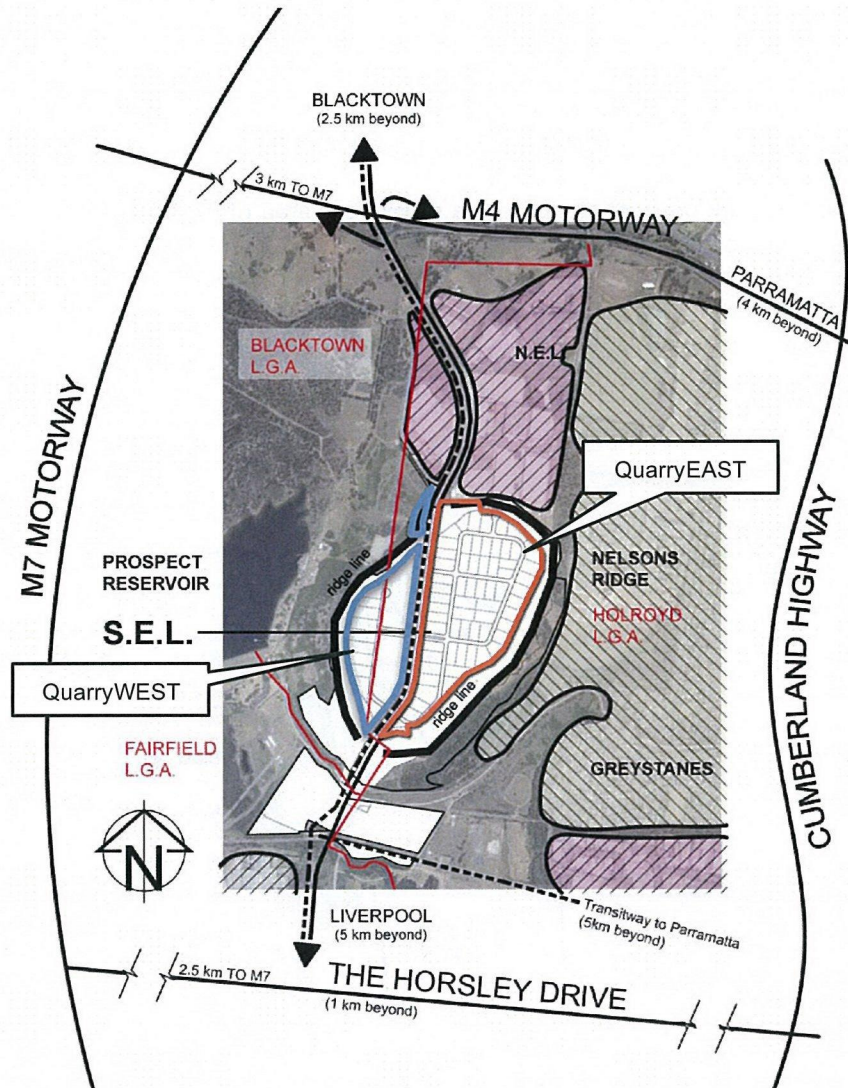


Figure 2: Greystanes Estate (Source: Boral)

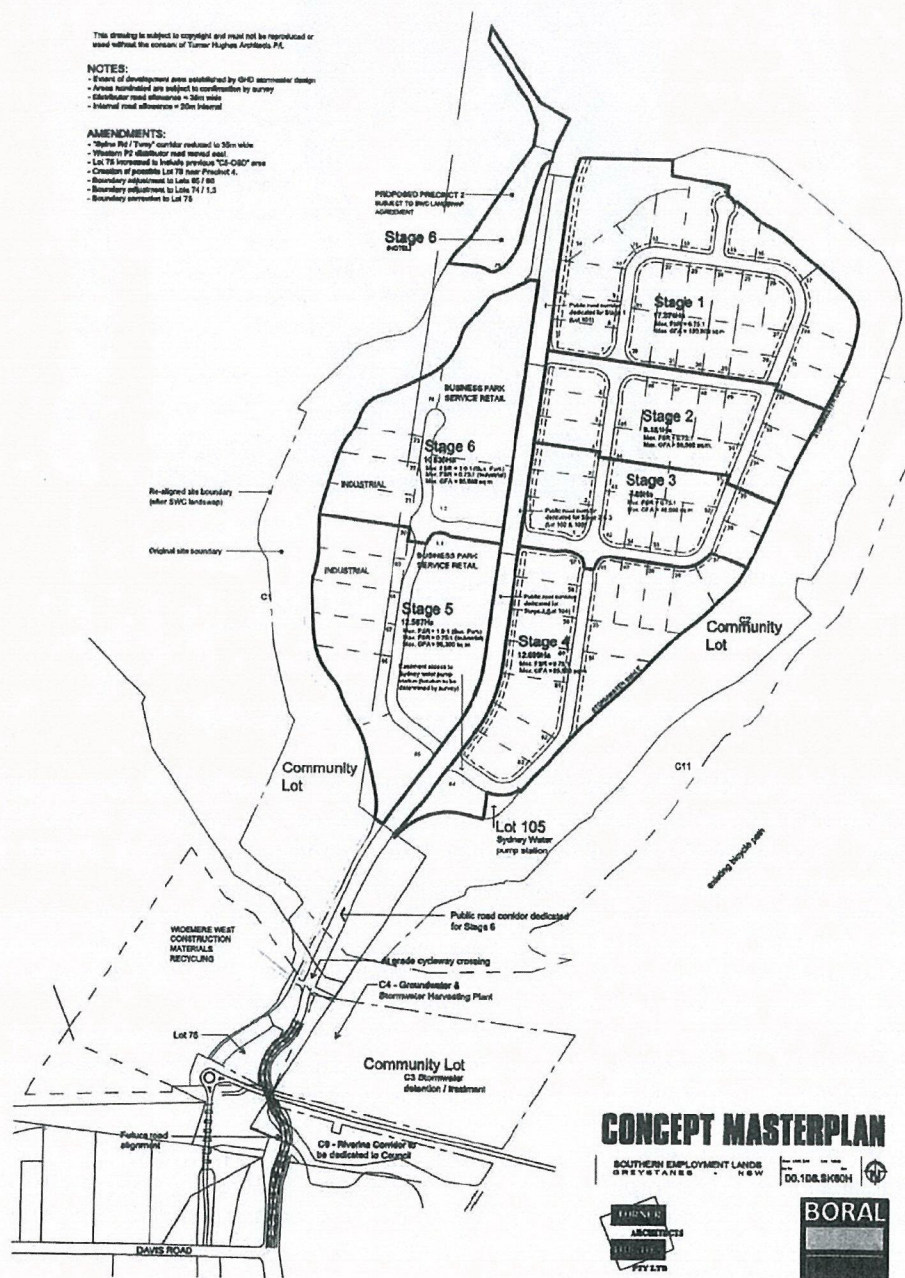
On 20 July 2007, the then Minister for Planning approved a concept plan and project application (MP 06_0181) from Boral Limited (Boral) for the Greystanes SEL under the former Part 3A of the EP&A Act. The approval has subsequently been modified twice, and a third modification application is currently pending approval. The modifications include:

- MOD 1 – approved on 11 January 2008. This modification involved the reconfiguration of site superlots, revision of the stormwater and groundwater management systems and the consequential deletion of an industrial lot on Widemere East, an amendment to the heritage interpretation strategy, and minor housekeeping amendments;
- MOD 2 – approved on 21 August 2009. This modification involved minor subdivision adjustments, amendments to the width of the transitway corridor, and amendments to the Statement of Commitments with respect to approval of the southern road connection and contributions towards bus services; and
- MOD 3 – lodged with the Department on 31 July 2014 (pending approval) – This modification seeks approval to allow the importation of Virgin Excavated Natural Material (VENM)/Excavated Natural Material (ENM) on the western precinct of the estate to account for an in-balance in the availability of fill material sourced from the site and the approved finished ground levels.



The concept plan approval (as modified) provides for the creation of an industrial and business park on the Greystanes SEL site. The concept plan is shown on **Figure 3** and, in summary, provides for:

- an industrial precinct comprising 75 industrial lots, one of which may be used for the purpose of hotel accommodation, with a maximum floor space ratio of 0.75:1 across the industrial lots;
- a business park precinct comprising a gross floor area of 97,500m² for business uses and 6,500m² for service retail uses; and
- associated infrastructure and services, including a conceptual road design comprising a central spine road (Reconciliation Road, including provision for a future bus transitway) and local estate roads.





The accompanying project approval (as modified) provides for the:

- preliminary subdivision of the site into 6 development lots (ie. Lots 101 to 106), along with road and infrastructure corridors and community lots;
- subsequent subdivision of the site into:
 - 75 industrial lots, one of which may be used for the purpose of hotel accommodation;
 - 3 main business park lots; and
 - ancillary infrastructure and community lots; and
- construction (including earthworks) of major infrastructure including roads, groundwater management works, stormwater management works, and detention ponds and bulk earthworks at Widemere East.

On 5 December 2008, the Greystanes SEL site was gazetted as a State significant site under *State Environmental Planning Policy (Major Development) 2005* (the Major Development SEPP). The Major Development SEPP establishes zoning provisions and permissible uses for the Greystanes SEL site, and details applicable development standards.

On 8 November 2009, the then Minister for Planning approved a proposal from DEXUS under the former Part 3A of the EP&A Act, for the DEXUS Estate Industrial Park Project (DEXUS Estate Project) – now known as QuarryEAST. The QuarryEAST project essentially involves development of the eastern half of the industrial precinct within the Greystanes SEL, in a manner that is generally consistent with the approved Greystanes SEL concept plan. Specifically, the project involves:

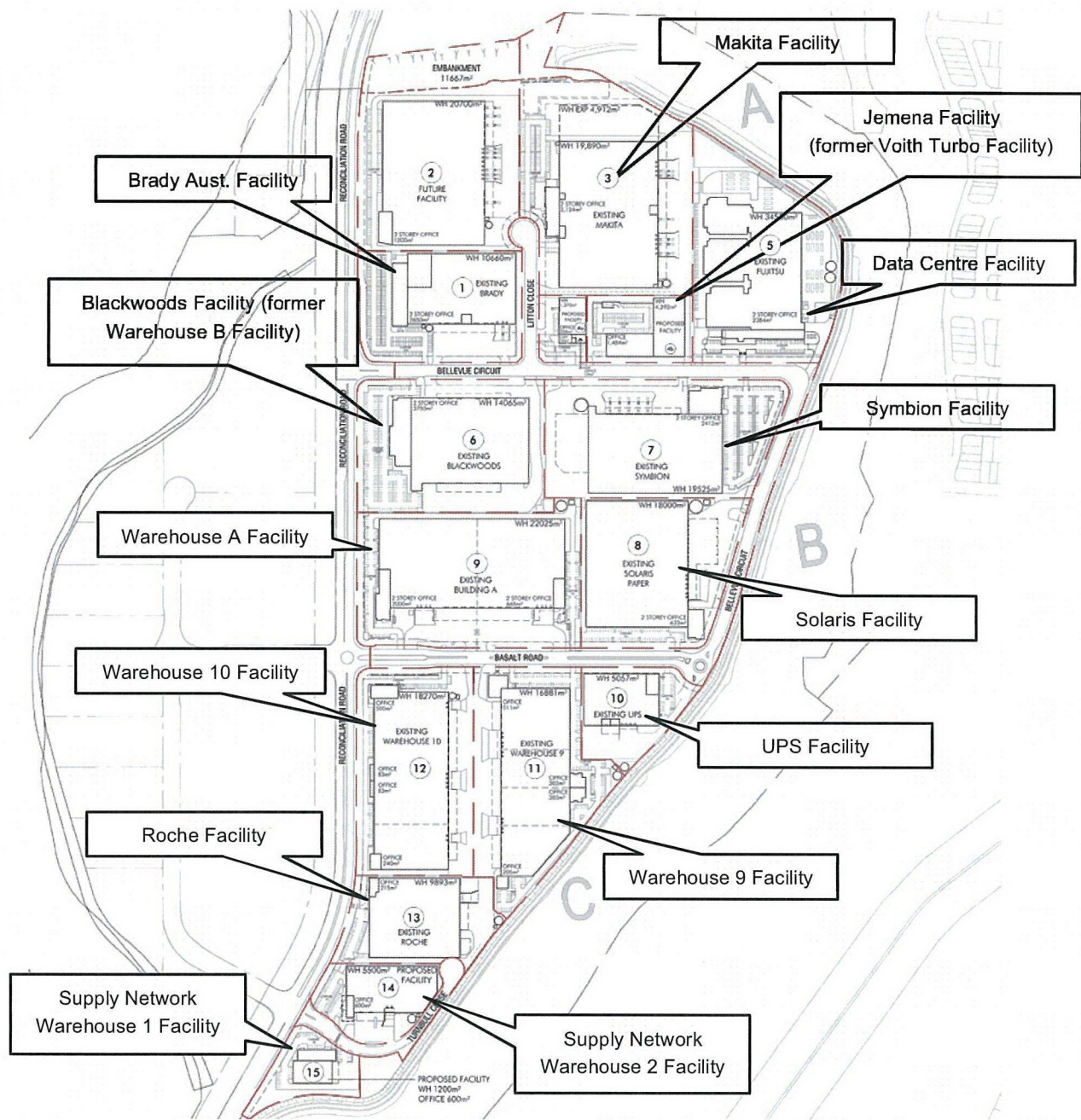
- subdivision of the 47 hectare site;
- construction of internal estate roads and site services;
- detailed earthworks; and
- construction and use of industrial facilities (specifically warehousing and distribution centres) across the site.

QuarryEAST is being developed on a staged basis in line with the securing of end-users for the facilities and/or market demand. The project 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 Secretary of the Department or other authorities prior to the commencement of construction of each facility.

To date, 14 end-user facilities have been either approved or are pending approval by the Department and have been constructed or are pending construction. The project approval has been modified 6 times to accommodate these facilities, with these modifications involving changes to the masterplan and subdivision layout, and addition of industrial uses for some of the facilities. The currently approved masterplan layout, and the approved facilities, are shown on **Figure 4**. As shown on the figure, only 2 of the 16 industrial lots now remain undeveloped.

In June 2014, DEXUS purchased the western half of the industrial and business precinct of the Greystanes SEL from Boral. It is now proposing to develop this western half – known as QuarryWEST – in a similar manner as the successful development of QuarryEAST.

The project has a capital investment value of approximately \$100 million, and is expected to generate approximately 500 full-time equivalent jobs during construction and 900 jobs during operation.





1.3 DEXUS Property Group

DEXUS Property Group is one of Australia's leading real estate groups, investing directly in high quality Australian office and industrial properties. With \$17.8 billion of assets under management, DEXUS also actively manages office, industrial and retail properties located in key Australian markets on behalf of third party capital partners.

The Group manages an office portfolio of 1.7 million square metres located predominantly across Sydney, Melbourne, Brisbane and Perth and is the largest owner of office buildings in the Sydney CBD, Australia's largest office market.

The Group is also a specialist in managing and developing Australian industrial property, with some \$2.5 billion in assets under management, including the QuarryEAST estate in western Sydney.

DEXUS is a Top 50 entity by market capitalisation listed on the Australian Securities Exchange, and is supported by more than 32,000 investors from 20 countries.

With nearly 30 years of expertise in property investment, development and asset management, the Group has a proven track record in capital and risk management, providing service excellence to tenants and delivering superior risk-adjusted returns for its investors.

The Group is committed to being a market leader in Corporate Responsibility & Sustainability (CR&S) and is proud record of achievement in developing and implementing leading CR&S practices.

2 THE SITE

The 26 hectare QuarryWEST site (the site) forms part of the 156 hectare Greystanes SEL, which in turn forms part of the approximately 330 hectare Greystanes Estate. The current real property description of the site is Lot 18 in Community Plan DP270644. It is located within both the Holroyd and Blacktown local government areas. The boundary between the two local government areas runs down the middle of the QuarryWEST site, as shown (by the red line) on **Figure 2**.

The site is located within the former Prospect Quarry, which has produced aggregate for use in construction materials for around 100 years. As outlined in Section 1 above, the eastern half of the quarry is currently being developed as a high quality industrial estate by DEXUS. The western half of the quarry is currently undergoing final quarry rehabilitation and decommissioning, in parallel with infrastructure works for the Greystanes SEL.

Land use surrounding the QuarryWEST site is shown on **Figure 5**, and includes:

- North – the established Northern Employment Lands (NEL), an industrial subdivision consisting of lots sizes of approximately 5 hectares. Further north of the NEL is the M4 Motorway and the suburbs of Prospect, Girraween and (further afield) Seven Hills and Blacktown;
- East – the predominately established QuarryEAST industrial estate, beyond which lies the residential area of Nelson's Ridge and the suburb of Greystanes;
- South – Boral's construction materials recycling facility is located directly to the south, beyond which comprises a variety of open space regions. Further afield again are the existing industrial/manufacturing areas of Wetherill Park, Smithfield and Fairfield West; and
- West – Prospect Reservoir and Eastern Creek.

As part of Boral's quarry rehabilitation activities, the quarry floor is being shaped to an essentially flat landform with a slight fall toward the southern end and to the toe of the quarry walls. The



stabilised quarry walls enclosing the quarry on the eastern, western and southern edges are steep and severe in nature, rising up to 60 metres from the quarry floor. The quarry walls do not form part of the QuarryWEST site.

The Greystanes SEL, given its historical use as a working quarry, is largely barren of flora and fauna. Existing flora and fauna is restricted in part to the upper reaches of the surrounding quarry walls, and in Widemere East and West.

The Greystanes Estate is located in close proximity to the M4 Motorway, Great Western Highway, M7 Western Sydney Orbital road system and the Cumberland Highway providing high levels of accessibility to Metropolitan Sydney.

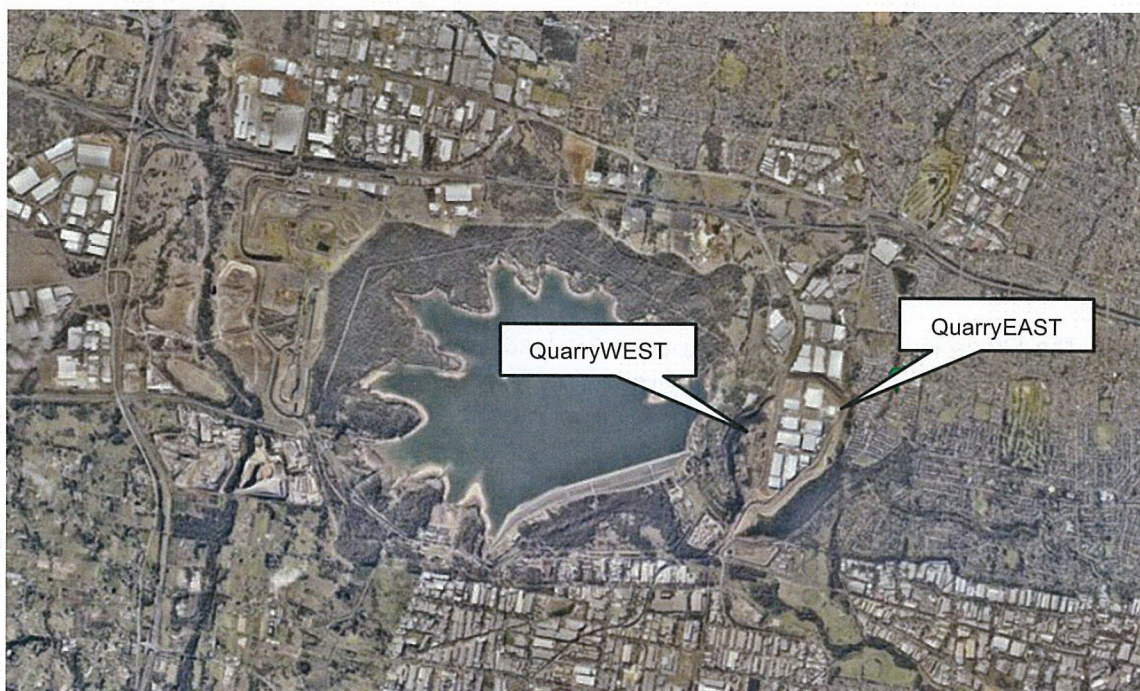


Figure 5: Aerial Photograph (Source: DEXUS)

3 PROPOSED DEVELOPMENT

DEXUS is proposing to develop the QuarryWEST site for industrial and business purposes, in a manner that is generally consistent with the Greystanes SEL concept plan, and in a similar conceptual manner as the QuarryEAST project.

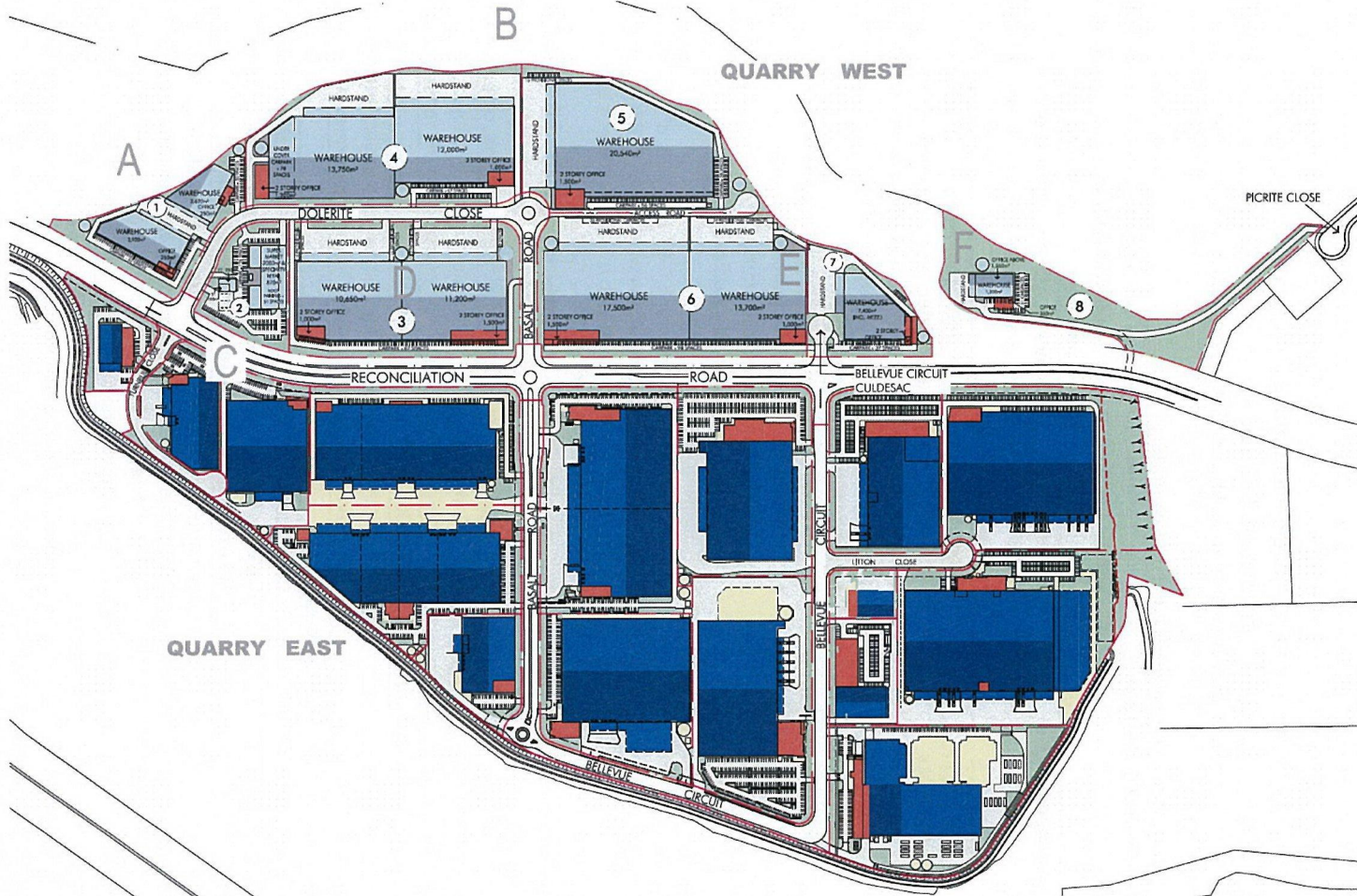
In this regards, the project involves:

- subdivision of the site;
- construction of internal roads and site services;
- detailed earthworks; and
- construction and use of industrial (warehousing and distribution centres) and business facilities (retail facilities) across the site.

The project would, essentially, develop the entirety of the QuarryWEST site. The preliminary masterplan for the project is shown on **Figure 6**.



DEVELOPMENT DATA		PROPOSED DEVELOPMENT AREAS	
TOTAL SITE AREA	approx. 728,139m ²	PRECINCTS	SITE AREA
QUARRY EAST SITE AREA	approx. 472,429m ²	PRECINCT A	16,974m ²
QUARRY WEST SITE AREA	approx. 255,710m ²	PRECINCT B	82,313m ²
		PRECINCT C	11,838m ²
		PRECINCT D	42,047m ²
QUARRY WEST DEVELOPABLE SITE AREA	242,228m ²	PRECINCT E	66,071m ²
EXCL. LANDSCAPE AREA		PRECINCT F	22,985m ²
QUARRY WEST NON-DEVELOPABLE SITE AREA	13,482m ²	PRECINCT F	242,228m ²
EXCL. LANDSCAPE AREA		TOTAL	



DRAFT

Figure 6: Preliminary Site Masterplan (Source: Nettleton Tribe)



A summary of the main components of the project are outlined in the following table. The description of the proposed development is provided to assist the Department in the preparation of the Secretary's environmental assessment requirements for the development. It is noted that aspects of the proposed development may be subject to change following detailed development design planning and environmental assessment. Final details of the proposed development will be provided in the Environmental Impact Statement (EIS) for the development.

Table 1: QuarryWEST Project Summary

Project Summary	Construction and use of the QuarryWEST Industrial & Business Park within the Greystanes Southern Employment Lands, for warehouse and distribution purposes, and for retail purposes
<i>Proposed Use</i>	Warehousing and distribution, with ancillary office. Retail facilities including a supermarket, petrol station and fast food outlet, and specialty retail stores.
<i>Subdivision</i>	Subdivision of the site to create (nominally) 8 development lots and roads
<i>Earthworks</i>	Detailed earthworks associated with infrastructure and facility construction. It is noted that the site is being rehabilitated and levelled as part of Boral's quarrying approval and Greystanes SEL project approval, ready for employment-related development.
<i>Facility Description</i>	The (preliminary) ¹ proposed masterplan provides for: • construction of 11 freestanding and attached warehouse facilities across the site, ranging in size from 2,870 m² to 22,040 m² gross floor area (GFA), including ancillary offices; • construction of: ○ a supermarket with a GFA of 2,000 m²; ○ speciality retail stores with a GFA of 870 m²; ○ a fast food outlet with a GFA of 250 m²; and ○ a petrol station with a GFA of 100 m²; • a total GFA of approximately 129,400 m² across the site, including 3,220m² of retail GFA; and • ancillary development including hardstand, carparking, landscaping, etc.
<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.
<i>Capital Investment Value</i>	\$100,000,000
<i>Employees</i>	Construction – Approximately 500 full-time equivalents Operation – Approximately 900 ² full-time equivalents
Infrastructure and Services:	
<i>Access and Roads</i>	Construction of internal road network comprising three roads – identified as Dolerite Close, Basalt Road and Bellevue Circuit – and internal access roads. No external roadworks are likely to be required.
<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.
<i>Potable Water</i>	The reticulated potable water supply in Reconciliation Road would be adequate to service the project.
<i>Sewer</i>	The site would be connected to reticulated sewer in Reconciliation Road
<i>Electricity</i>	The estate is able to be serviced from electrical supplies in Reconciliation Road. The project includes a number of passive and active energy savings measures, in accordance with the Greystanes SEL concept plan.
<i>Telecommunications</i>	The site would be connected to telecommunications infrastructure in Reconciliation Road.
<i>Gas</i>	The project is not proposed to be connected to a reticulated gas supply, although provision for future gas supplies would be provided in road verges.

¹ These details are subject to change during the development of the masterplan and EIS

² Estimate based on carparking provision



4 PLANNING CONTEXT

4.1 State Significant Development

The proposal is considered to be classified as State Significant Development under Part 4, Division 4.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), as it involves development with a capital investment value of more than \$50 million for the purposes of warehouses or distribution centres at one location and related to the same operation (ie. DEXUS), and therefore triggers the criteria in Clause 12 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*.

Consequently, the Minister for Planning is the consent authority for the proposed development.

4.2 Permissibility

The Greystanes SEL is listed as a State significant site under Schedule 3 of *State Environmental Planning Policy (Major Development) 2005* (the Major Development SEPP). The QuarryWEST site is zoned IN2 Light Industrial and B7 Business Park under Schedule 3 (clause 6, Part 22) of the SEPP. The zoning is shown on **Figure 7**.

The objectives of the IN2 Light Industrial zone include:

- (a) to provide a wide range of light industrial, warehouse and related land uses,
- (b) to encourage employment opportunities,
- (c) to minimise any adverse effect of industry on other land uses,
- (d) to enable other land uses that provide facilities or services to meet the day to day needs of workers in the area,
- (e) to facilitate employment-generating development for a wide range of purposes, including light industry, technology-based industry, manufacturing, warehousing, storage and research.

Under the SEPP's development control table, development for the purposes of warehouse and distribution centres is permissible with consent in the IN2 zone.

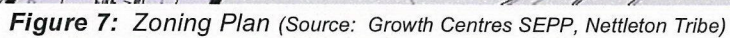
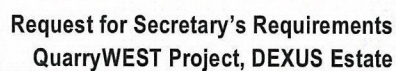
The objectives of Zone B7 Business Park are as follows:

- (a) to provide a range of office and research and development uses,
- (b) to encourage employment opportunities,
- (c) to enable other land uses that provide facilities or services to meet the day to day needs of workers in the area, and
- (d) to service the site by providing for a variety of commercial and retail facilities.

The proposed supermarket, retail stores, fast food outlet and petrol station would be located within the B7 Business Park zone, as would some of the warehouse and distribution centres. All of these land uses are permissible with consent in the B7 zone.

4.3 Major Development SEPP

Part 22 of Schedule 3 of the Major Development SEPP outlines a number of principal development standards and provisions related to development in the Greystanes SEL. The proposed development will be designed in consideration of these provisions.





5 ENVIRONMENTAL ISSUES

A screening analysis of the environmental issues applicable to the proposal is presented in the following table. This risk-based analysis has been used to identify the key environmental issues for further assessment, and assist the preparation of the Secretary's environmental assessment requirements (SEARs) for the proposed development.

The analysis is based on preliminary environmental assessment of the site, along with review of the environmental assessment for QuarryEAST and the concept plan for the Greystanes SEL. The Environmental Impact Statement (EIS) for the proposal will fully address these and other environmental issues relevant to the proposal.

Table 2: Screening Analysis of Environmental Issues

Issue	Analysis / Comment
<i>Layout and Design</i>	The Major Development SEPP requires that buildings with the Greystanes SEL achieve a high level of architectural design merit, or design excellence. In accordance with this requirement, and DEXUS' objective of providing a world-class and distinctive industrial and business estate, DEXUS will prepare a detailed architectural and landscape masterplan for the development. As with the QuarryEAST project, this will include a conceptual subdivision, architectural and landscape masterplan for the estate development, as well as a commitment to preparing detailed plans prior to the development of each facility or the subdivision of each lot. In terms of visual amenity, the project provides an opportunity to develop a consistent and high quality architectural theme across the entire quarry, and to this end it is expected that the urban design for QuarryWEST will broadly follow the theming for QuarryEAST. It is noted that the proposed development is likely to seek approval for building heights that comply with the height limits in the Major Development SEPP (ie. 15 metres in the IN2 zone and 25 metres in the B7 zone). Accordingly, and given that the site is located in the bottom of a former quarry with no significant off-site visual receptors, it is not proposed to undertake a specialist visual impact assessment for the project. (Nb. A visual impact assessment was undertaken for the QuarryEAST project because that project sought approval for building heights above the maximum height controls in the Major Development SEPP).
<i>Soil and Water</i>	The site is relatively flat and self-contained, with the concept plan providing for all stormwater to flow to the precinct detention basin at Widemere East via perimeter swales at the foot of the quarry walls. As the former Prospect Quarry intercepts the groundwater table, the concept plan provides for a detailed Groundwater Management Strategy for the Greystanes SEL, which details measures to drain and treat groundwater from the base of the quarry. The concept plan also provides for a detailed Stormwater Management Strategy for the Greystanes SEL, which has been designed to manage both the quality and quantity of surface water flow in a sustainable manner prior to its ultimate discharge to Prospect Creek. As with the QuarryEAST project, DEXUS will undertake a review of the QuarryWEST project against the Groundwater Management Strategy and Stormwater Management Strategy as part of the EIS.



<i>Issue</i>	<i>Analysis / Comment</i>
	Site contamination within the Greystanes SEL has been assessed and is being managed by Boral as part of the planning for the concept plan, and the final rehabilitation of the quarry. As part of this process, Boral will obtain site audit statements certifying that the land is not contaminated and is suitable for its intended industrial/commercial landuse (Nb. Provision of the site audit statement is a contractual requirement on the sale of the land to DEXUS).
<i>Noise</i>	The proposed facilities are proposed to operate up to 24 hours a day, 7 days a week, and are expected to generate noise emissions similar to a standard warehouse / light industrial development. A Noise Management Strategy for the development of the Greystanes Estate was prepared by Richard Heggie and Associates in 2001, which informed the planning of the Greystanes Estate. The assessment modelled a worst case scenario involving the development of heavy industry (metal fabrication) across the Greystanes SEL and NEL. The assessment found that the worst case noise levels at the residential area to the east (ie. Nelsons Ridge) would comply with the relevant project specific noise criteria for all time periods. The assessment concluded that the development of the industrial land within the Greystanes SEL would comply with applicable noise criteria and would not have any significant noise impact on the Nelsons Ridge residential area. This is largely due to the nature of the Greystanes SEL site, which is separated from surrounding landuses by the walls of the former Prospect Quarry. These walls, at up to 60 metres high, act to effectively attenuate noise emissions. Given that the project is generally consistent with the approved concept plan, and involves only warehousing and distribution (as opposed to heavy industry) the project is unlikely to result in any operational or construction noise impacts. Notwithstanding, a review of the noise management strategy will be prepared as part of the EIS for the project.
<i>Air Quality and Greenhouse Gases</i>	The proposal is not expected to generate significant air or greenhouse gas emissions, subject to implementation of standard best practice dust management controls during construction works. During operations, the main sources of air emissions would be vehicle, and to a lesser extent, plant emissions. Neither of these emissions sources are expected to be significant, and would be consistent with emissions from similar warehouse and distribution centres.
<i>Flora and Fauna</i>	As a former quarry, the QuarryWEST site is generally devoid of vegetation and has no significant fauna habitat. Any vegetation that is currently located on the developable portion of the site (largely minor regrowth on quarry spoil) will be removed by Boral as part of the final rehabilitation works for the former quarry and its estate works under the concept plan. Accordingly, the project is not expected to have any impact on the flora and fauna values of the area. As discussed above DEXUS will prepare a landscape masterplan for the estate, and commit to preparing detailed landscape plans for all buildings and road works to be constructed on site.
<i>Heritage</i>	The Greystanes SEL concept plan identifies a small number of items with some heritage value on the site, including a rock crusher and cone crusher associated with the former quarry operations. The concept plan approval requires Boral to prepare and implement a Heritage Interpretation Strategy that retains these industrial heritage items on site in recognition of the site's former usage as a quarry.



<i>Issue</i>	<i>Analysis / Comment</i>
	DEXUS will ensure that the project is undertaken in accordance with the requirements of the heritage interpretation strategy.
<i>Traffic and Parking</i>	The Greystanes SEL is serviced by a central spine road (Reconciliation Road), of a predominantly north-south orientation, coupled with a local road network. To the north, Reconciliation Road connects the SEL with the M4 Motorway, Great Western Highway and M7 Western Sydney Orbital road system providing high levels of accessibility to Metropolitan Sydney. To the south, Reconciliation Road connects through Wetherill Park to Hassall Street. Construction of all roads required for the Greystanes SEL (including Reconciliation Road and its 3 internal intersections with estate roads), with the exception of the internal local roads, has been approved as part of Boral's Greystanes SEL project application. The proposed development is expected to generate traffic volumes consistent with, or less than, those assumed in the wider estate transport planning. Notwithstanding, a traffic impact assessment will be carried out for the proposal.
<i>Hazards and Wastes</i>	The proposal is not expected to involve any significant storage or use of hazardous materials and substances. The EIS will include consideration any such storage. The proposal is not expected to generate a significant quantity of waste, although a Waste Management Plan will be prepared for the proposal.

6 CONCLUSION

DEXUS and PJEP trust that the information contained in this report provides the Department sufficient information to enable the preparation of the Secretary's Environmental Assessment Requirements for the proposed DEXUS QuarryWEST project, in accordance with the State Significant Development provisions under Part 4, Division 4.1 of the EP&A Act.