



5 November 2018

Chris Ritchie
Director Industry Assessment
Department of Planning & Environment
23-33 Bridge Street
SYDNEY NSW 2000

Attn: Shaun Williams, Planning Officer Industry Assessments

Dear Chris,

DEXUS QUARRYWEST PROJECT (SSD 6801) – SECTION 96 MODIFICATION (MOD 7) – RESPONSE TO SUBMISSIONS

DEXUS Quarry WEST Subtrust (DEXUS) is proposing to modify the development consent for the QuarryWEST Project within the Greystanes Southern Employment Lands. The proposed modification involves changes to the layout of Precincts C and D of the estate. The proposal is described in the Statement of Environmental Effects (SEE) for the proposal dated 18 June 2018.

The Department of Planning and Environment (the Department) received submissions from 4 government authorities in response to the exhibition/referral of the SEE, namely:

- Blacktown City Council;
- Cumberland Council;
- Heritage Division of the Office of Environment and Heritage (OEH); and
- Roads and Maritime Services (RMS).

Blacktown City Council, OEH's Heritage Division and RMS did not raise any objections or issues associated with the proposed modification. Cumberland Council made some comments and recommendations in relation to traffic and heritage related matters.

The Department also requested some additional information in relation to the architectural design plans, landscaping and signage.

Responses to each of these submissions and requests for additional information are provided in the following table.

Table 1: Response to Submissions

Issue	Response
Cumberland Council	
Traffic	
1. Parking spaces in accordance with <i>Holroyd DCP 2013</i>	The applicable parking space requirements in the QuarryWEST Estate are outlined in the development consent (condition C5) and the State Significant Precincts SEPP, namely: • 1 space per 300m² of warehouse floor space; • 1 space per 77m² of industrial space; • 1 space per 40m² of office floor space; and • 1 space per 20m² of retail floor space.



Issue	Response
	Parking rates for other uses are based on the <i>Holroyd DCP 2013</i>, namely 1 space per 50m² of floor space for bulky goods, and 1 space per 8m² of floor space for food and drink premises. As outlined in the SEE, the proposal has been designed to comply with the applicable parking rates for each development lot.
2. Warehouse C driveways	The driveway locations have been reviewed by the project traffic engineer, Transport & Urban Planning (T&UP) (see Appendix C). T&UP notes that proposed driveway for Warehouse C that would be used by trucks on the south western corner of Dolerite Way is in a similar location as the approved building, and meets all the requirements of AS2890.1 and AS2890.2 in terms of location and sight distances to and from the driveway. The driveway for the car carpark is located to the south of the truck driveway on the south western corner. T&UP notes that the sight distance for vehicles entering the driveway is good and complies with AS2890.1. With respect to vehicles exiting the driveway, sight distance to the south, towards Prospect Highway is also good. The sight distance to the north is affected by the curve/bend in Dolerite Way. However, the sight distance meets the minimum requirement for stopping sight distance for the estimated vehicle speeds in Dolerite Way for those vehicles travelling south towards Prospect Highway. Therefore the driveway, in terms of sight distances, complies to AS2890.1 requirements and its location is considered to be satisfactory.
3-10. Sight distance, car park design, disabled spaces, clearances, access and egress, queuing and swept paths	T&UP has reviewed the proposed modifications in relation to these matters, and confirmed that design of the amended facilities complies with all requirements of AS2890.1 and AS2890.6 as appropriate, and would be constructed in accordance with these requirements (see Appendix C).
Heritage/Strategic	
1. Heritage rocks location	Council did not raise any concerns regarding the proposed location of the rocks within a landscape wall feature and/or seating feature near the corner of Prospect Highway and Dolerite Way (in the southern area of the site). However, upon further consideration DEXUS now proposes to locate the wall and/or seating feature within the grounds of the café in QuarryEAST (see Appendix B). This is because the café area is the central meeting place within the QuarryWEST and QuarryEAST estates, and would ensure that the heritage elements receive maximum exposure to the public. The previously proposed location was adjacent to a private car park, with limited public domain amenity. As such, it is considered that the revised location provides a superior planning outcome for the heritage feature.



Issue	Response
2. Heritage jaw crusher location and signage	Noted. Council has raised no concerns regarding the jaw crusher location. The recommended information signage would be installed in the location suggested by Council (see Appendix B).
Department of Planning and Environment	
1. Plans	The requested plans have been updated and are attached in Appendix A (see below regarding the signage strategy). It is confirmed that the identified architectural design plans MP-027_1 through to MP-028_4 (6 plans) should be removed from Schedule A of the development consent as a result of the proposed modifications, as these elevations have been superseded by plans MP-200_I and MP-201_I. It is also confirmed that the revised civil design plans seek to reflect the amended layout of Precinct F as approved in MOD 6 (as noted in Section 3 of the SEE).
2. Landscaping	The landscape design plans have been amended to provide additional tree plantings along the eastern elevation of Warehouse C, fronting the Prospect Highway (see Appendix B).
3. Signage	As outlined in Section 3 of the SEE, Condition C27 of schedule C of the development consent requires DEXUS to prepare and implement a detailed Signage Strategy for the estate prior to the installation of permanent signage on the site. The Estate Signage Strategy was approved by the Department on 27 June 2016. The signage for the warehouse facilities in Precincts C and D would be installed in a manner that is consistent with the signage controls in the approved Signage Strategy (as required by Condition C28). As required by Condition D12 of the consent (which was added recently with the approval of MOD 6), DEXUS will be required to review, and if necessary revise, the Signage Strategy within 3 months of the approval of the modification. It is confirmed that signage for the facilities would be implemented in a manner that is consistent with the signage controls in any updated Signage Strategy.

DEXUS and PJEP trust that this additional information adequately addresses the issues raised in submissions and/or requested by the Department. Should you have any enquiries in relation to this matter, please do not hesitate to contact me on 0400 392 861.

Yours faithfully,

PJEP – Environmental Planning

Phil Jones

Principal Environmental Planner

Cc: DEXUS

Attachments:

Appendix A
Appendix B
Appendix C

Revised Architectural Design Plans
Revised Landscape Design Plans
Additional Traffic Review



APPENDIX A



APPENDIX B



APPENDIX C