



DEXUS

PROPERTY GROUP

19 December 2008

Director-General
Department of Planning
23 – 33 Bridge Street
Sydney NSW 2000

Attention: David Kitto – Director Major Project Assessments

DEXUS Funds Management Limited
ABN 24 060 920 783
AFSL: 238163

Level 9, 343 George Street
Sydney NSW 2000

PO Box R1822
Royal Exchange NSW 1225

Telephone +61 2 9017 1100
Direct +61 2 9017 1285
Facsimile +61 2 9017 1111

Dear Director-General

Email: craig.robertson@dexus.com

**Subject: Major Project application – Industrial Park
“DEXUS Estate”
at; Greystanes SEL (Southern Employment Lands)
on; Development Lots 101, 102, 103 & 104**

DEXUS Funds Management Limited (“DEXUS”) proposes to carry out development to a cost of \$118.4 million for the construction of buildings of an industrial park for storage and distribution centres, on part of the Greystanes SEL. The subject site has a land area of 47 hectares and is described as; Lot 308 DP 1035614 and part of Lots 200 and 201 in DP 1121844 (formerly Lot 140 DP 1061621). The site was purchased from Boral Resources (NSW) Pty Ltd and is now owned in trust by Perpetual Trustee Company Limited.

The proposed development is on Development Lots 101, 102, 103 & 104 which were created as part of the approvals secured by Boral (as the former owner of the land), namely; Major Project Approval – (MP 06_0181) dated 20 July 07 (and as modified on 11 Jan 08) for a Concept Plan & Project Approval.

The proposed *DEXUS Estate* is consistent with the above Boral approvals, where the industrial park buildings of storage and distribution centres and a range of other industrial / commercial uses can be constructed on the lots prepared and serviced by Boral under the above approvals.

Further details of the proposed development are set out in the attached application form and project description.

The proposed development is development to which Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) applies given the effect of the Minister's order dated 7 February 2006 for redevelopment of the Southern Employment Land at Greystanes.

This letter and the attached application form is an application for approval to carry out the project under section 75E of the EP&A Act and I request that the environmental assessment requirements for the project be issued under section 75F.

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

Yours sincerely

Craig Robertson
State Development Manager

Attachments:

- Major Project application form
- Project Description
- Drawings @ A4

DEXUS Estate – Greystanes SEL

19 December 08

Project Description

DEXUS has purchased a 47 hectare site being part of the Greystanes SEL, from Boral. Boral, have secured a separate Part 3A approval which applies to the whole of Greystanes SEL. The Boral approvals are for a Concept Plan & Project Approval under Major Project Approval – (MP 06_0181) dated 20 July 07 (and as modified on 11 Jan 08). The approved works include development for estate works, namely; subdivision to create development lots, bulk earthworks, estate roads and infrastructure services.

This application by DEXUS is for warehouse distribution facilities in an industrial park, proposed on Development Lots 101, 102, 103 and 104, being the industrial lots created as a part of the above Boral approvals.

The DEXUS Major Project application seeks consent for the following Project works on the Development Lots 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 \$118.4 million and is estimated to employ 800 full-time staff during construction and 2,400 full-time staff during operation.

Site Conditions + Services

The Development Lots 101, 102, 103 and 104 created as a part of the Boral approvals includes the bulk earthworks, stormwater drainage, estate road construction, site services installation and estate landscaping to provide fully serviced industrial lots.

Accordingly, those Development Lots for the *DEXUS Estate* will be fully serviced and the land prepared ready for building construction.

Proposed Facilities

The proposed *DEXUS Estate* is for storage and distribution centres, and a range of other industrial / commercial uses. The application proposes an *Estate Envelope* to allow flexibility to accommodate both large scale industrial warehouses and / or smaller scale industrial units to respond to the requirements of future end-users of employment generating facilities on the estate.

The total proposed accommodation over the 4 development lots is 213,355 sqm which consists of:

- 191,335 sqm Warehouse
- 22,020 sqm Offices

The proposed development is within the development approved in the Boral approvals, accordingly land use and planning issues have already been resolved in Major Project Approval – (MP 06_0181) dated 20 July 07 (and as modified on 11 Jan 08). ERM on behalf of Boral have submitted on 5 Sep 08 a further request to modify the approval ("MOD2"). The requested amendments are minor, namely; subdivision adjustments, width of the transitway corridor and amendments to the Statement of Commitments (SoC) regarding approval of the southern road connection & contributions to bus services, and have no impact on the *DEXUS Estate* (Lots 101, 102, 103 and 104).

The drawings attached illustrate the proposed *DEXUS Estate* and selected drawings from the Boral approvals and MOD2, which indicate that this application is readily accommodated.

The Boral approvals have resolved developer contributions, S94, etc, which will be documented in the EA.

Estate Envelope

The *Estate Envelope* will allow subsequent amendments consistent with this application as approved, and not necessitate a requested modification under S75W. The initiative for an envelope control is within the provisions of Part 3A and will provide planning efficiency to the government in employment generation land use developments.

The proposed *Estate Envelope* will be documented in the EA and will include;

- Envelope Drawings
- Numeric record of development permissible within the envelope, such as;
 - Floor Area
 - Site Cover
 - Landscape Area
 - Height
 - Car Parking
 - Truck Parking & movements per day
- Articulation for the buildings within the envelope, by;
 - Architectural design
 - Landscape design
 - Urban Design

The manner and documentation of the proposed *Estate Envelope* will be worked up with the DOP during preparation of the EA.

DEXUS Estate – Greystanes SEL

19 December 08

Drawings @ A4

- **DEXUS Estate – (preliminary) MASTERPLAN** - drawing No : DX_G_MP03
prepared by Tdesign for DEXUS

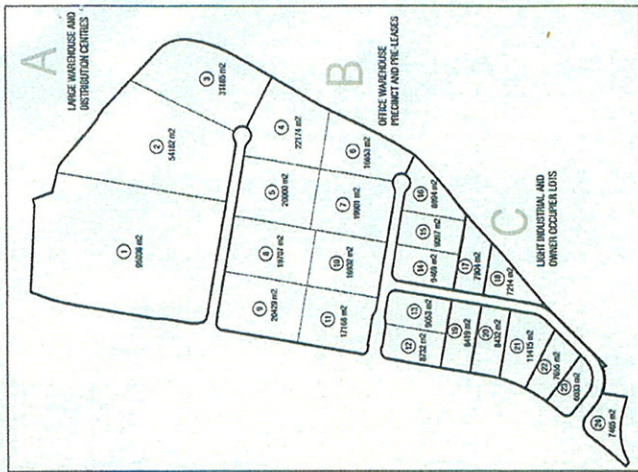
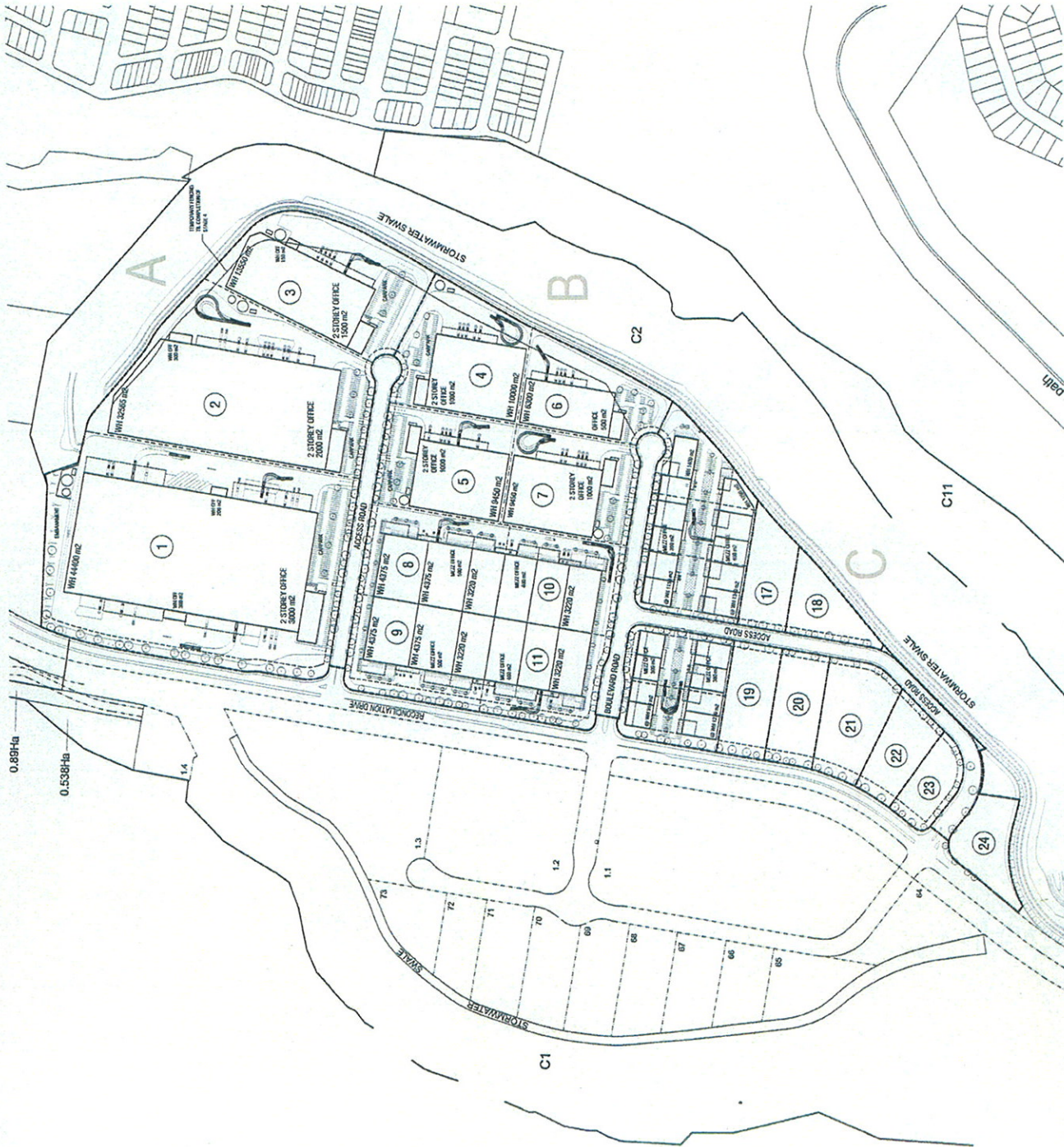
Boral approvals for Greystanes SEL:

Major Project Approval – (MP 06_0181) / Modification MOD1 – approved 11 Jan 08

- **SK56(F) – MASTERPLAN Lot Plan**
prepared by Turner Hughes for Boral
- **SK60(F) – CONCEPT MASTERPLAN (Staging Plan)**
prepared by Turner Hughes for Boral
- **MP-5(F) – CONCEPT MASTERPLAN**
prepared by Turner Hughes for Boral

Requested Modification MOD2 – 5 Sep 08

- **MP-5(J) – CONCEPT MASTERPLAN – MASTERPLAN Lot Plan** – drawing No : 00.108-SK56-F
prepared by Turner Hughes for Boral



DEVELOPMENT DATA

TOTAL SITE AREA	approx. 472 312 m ²
NON DEVELOPABLE SITE AREAS	29 163 m ²
Access Roads	443 149 m ²
DEVELOPABLE SITE AREA	443 149 m ²

PROPOSED DEVELOPMENT SITE AREAS

LOT	USE	AREA	SITE AREA
LOT 1	Warehouse	56508 m ²	56508 m ²
LOT 2	Warehouse	44400 m ²	44400 m ²
LOT 3	Warehouse	14182 m ²	14182 m ²
LOT 4	Warehouse	20000 m ²	20000 m ²
LOT 5	Warehouse	32585 m ²	32585 m ²
LOT 6	Warehouse	15200 m ²	15200 m ²
LOT 7	Warehouse	13550 m ²	13550 m ²
LOT 8	Warehouse	22114 m ²	22114 m ²
LOT 9	Warehouse	10000 m ²	10000 m ²
LOT 10	Warehouse	10000 m ²	10000 m ²
LOT 11	Warehouse	10000 m ²	10000 m ²
LOT 12	Warehouse	10000 m ²	10000 m ²
LOT 13	Warehouse	10000 m ²	10000 m ²
LOT 14	Warehouse	10000 m ²	10000 m ²
LOT 15	Warehouse	10000 m ²	10000 m ²
LOT 16	Warehouse	10000 m ²	10000 m ²
LOT 17	Warehouse	10000 m ²	10000 m ²
LOT 18	Warehouse	10000 m ²	10000 m ²
LOT 19	Warehouse	10000 m ²	10000 m ²
LOT 20	Warehouse	10000 m ²	10000 m ²
LOT 21	Warehouse	10000 m ²	10000 m ²
LOT 22	Warehouse	10000 m ²	10000 m ²
LOT 23	Warehouse	10000 m ²	10000 m ²
LOT 24	Warehouse	10000 m ²	10000 m ²
TOTAL		213 355 m ²	443 149 m ²

SITE COVERAGE (incl. legs sub division lots) 48%

MASTERPLAN



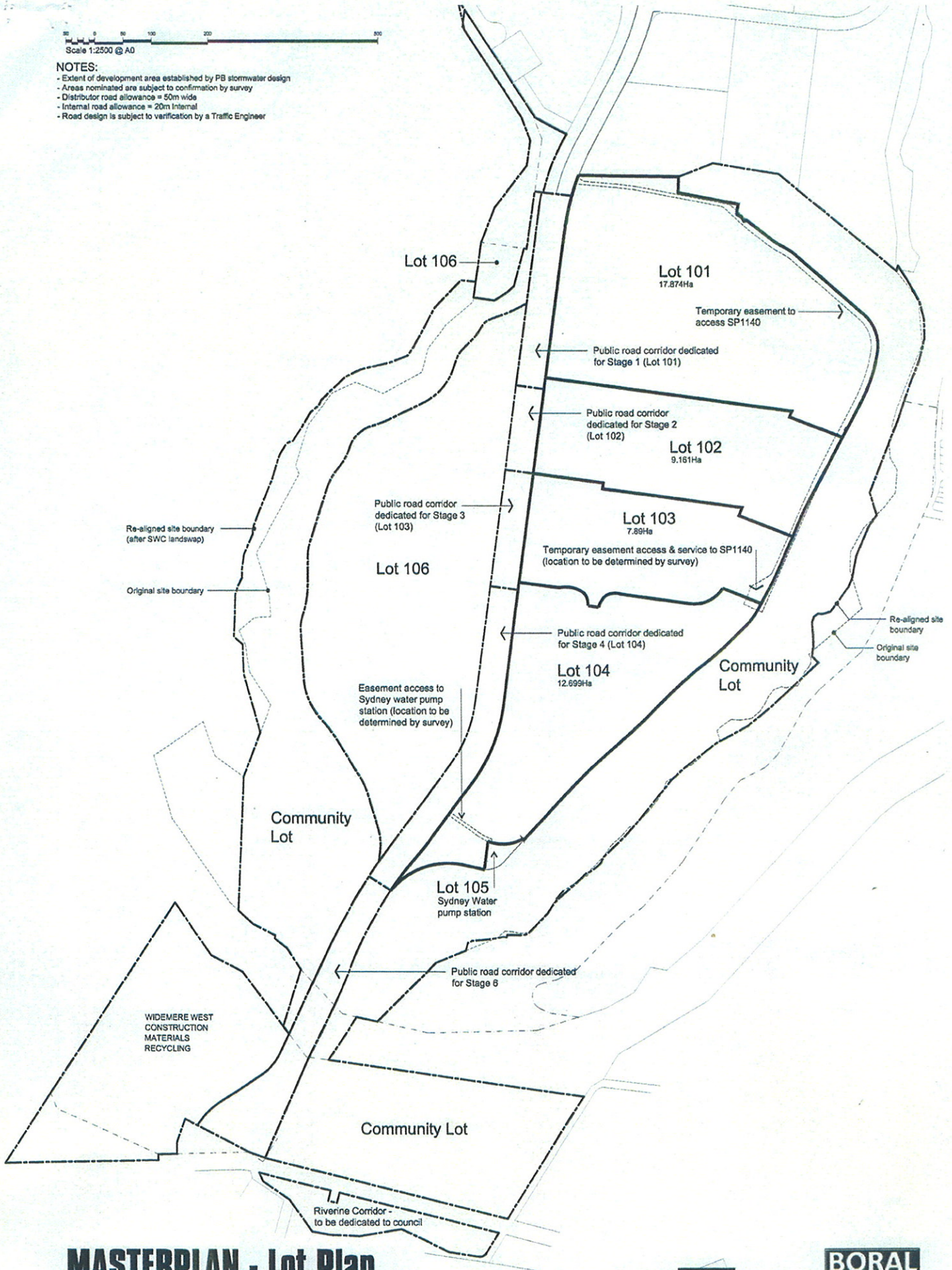
GREYSTANES ESTATE
SOUTHERN EMPLOYMENT LAND, GREYSTANES, NSW





NOTES:

- Extent of development area established by PB stormwater design
- Areas nominated are subject to confirmation by survey
- Distributor road allowance = 50m wide
- Internal road allowance = 20m Internal
- Road design is subject to verification by a Traffic Engineer

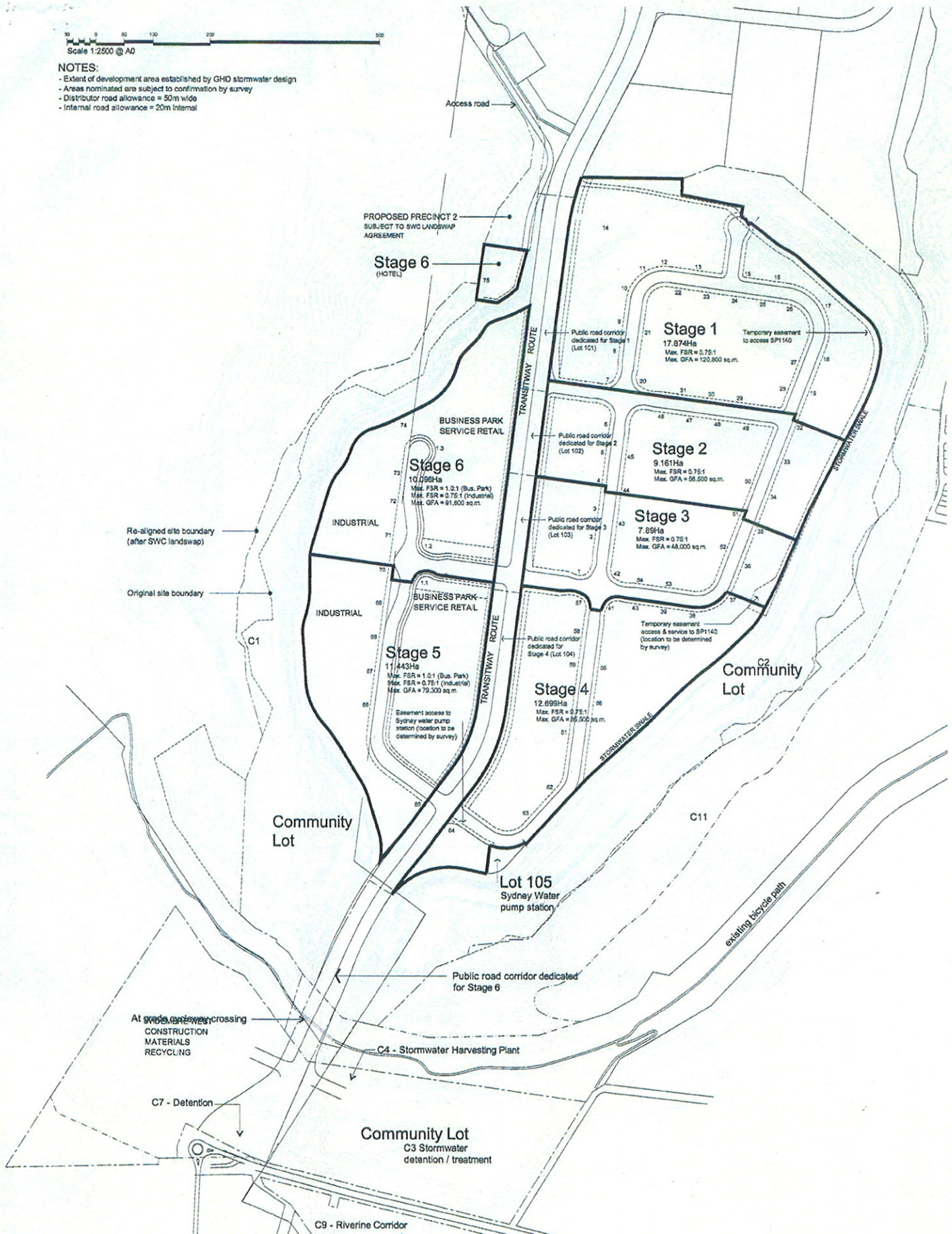


MASTERPLAN - Lot Plan



NOTES:

- Extent of development area established by GHD stormwater design
- Areas nominated are subject to confirmation by survey
- Distributor road allowance = 50m wide
- Internal road allowance = 20m internal



CONCEPT MASTERPLAN