



Figure 6: Roche Facility – Ground Floor Plan



Figure 7: Roche Facility – Elevations



Figure 8: Roche Facility – Representative Perspective

Consistency with Approved Project

The development of the Roche Facility does not form part of the subject MOD 5 modification application, given that the project approval for the DEXUS Estate project already provides for the development of warehouse and distribution facilities across the estate, subject to a range of pre-construction requirements being satisfied. Consideration of these requirements is provided in Section 6.

However, the MOD 5 application will facilitate the development of the Roche Facility (by modifying the estate masterplan to align with the proposed Roche Facility), and will therefore need to be determined before, or in parallel with, the consideration of the pre-construction requirements for the Roche Facility.

This submission for the Roche Facility is made on the basis that the proposed modification is determined and approved. In this regard, the planned Roche Facility in this submission is identical to the layout as proposed in the MOD 5 modification application. Therefore, assuming the modification application is approved, the planned facility would be wholly consistent the approved project, as modified.

4 Planning Context for Modification Application

Environmental Planning and Assessment Act 1979

The original project approval for the DEXUS Estate project was approved by the then Minister for Planning under Part 3A of the EP&A Act. Although Part 3A of the Act has now been repealed, modifications to approved projects continue to be assessed and determined under Section 75W of Part 3A, in accordance with the transitional provisions of the Act.

The former Section 75W of the Act allows the Minister to modify a project approval granted under Part 3A of the Act.



It is considered that the proposal represents a minor modification of the project as originally approved, as it:

- does not affect the predominant approved use for the estate (ie. warehousing and distribution, with ancillary office);
- does not significantly affect the key aspects of the masterplan, including the broad superlot layout, the 3 key intersections with Reconciliation Drive and the key internal road network (ie. the ring road formed by Basalt Drive and Bellevue Circuit);
- is consistent with the IN2 Light Industrial zoning of the site under *State Environmental Planning Policy (Major Development) 2005*; and
- would not result in any significant change to the environmental effects of the project (see Section 5).

Environmental Planning Instruments

Given the minor nature of the proposed modification, the proposal is considered able to be undertaken in a manner that is consistent with applicable environmental planning instruments. Consideration of applicable instruments is presented in the following table.

Table 5: Consideration of Environmental Planning Instruments

<i>Instrument</i>	<i>Consideration</i>
<i>SEPP (Major Development) 2005</i>	<p>The Greystanes SEL is listed as a State significant site under Schedule 3 of the Major Projects SEPP. The DEXUS Estate site is zoned IN2 Light Industrial under Schedule 3 (clause 6, Part 22) of the SEPP.</p> <p>The objectives of the zone include:</p> <ul style="list-style-type: none"> (a) <i>to provide a wide range of light industrial, warehouse and related land uses,</i> (b) <i>to encourage employment opportunities,</i> (c) <i>to minimise any adverse effect of industry on other land uses,</i> (d) <i>to enable other land uses that provide facilities or services to meet the day to day needs of workers in the area,</i> (e) <i>to facilitate employment-generating development for a wide range of purposes, including light industry, technology-based industry, manufacturing, warehousing, storage and research.</i> <p>It is considered that the proposal is consistent with the objectives of the IN2 zone. Further, the proposal does not change the project's consistency with the development standards for the Greystanes SEL as detailed in the SEPP. Consideration of these standards is provided in Appendix N3. In summary, the project remains in compliance with all of the development standards, with the exception of:</p> <ul style="list-style-type: none"> • maximum building height – this departure was approved in the original project approval; and • floor space ratio for the Fujitsu Data Centre Facility – this departure is the subject of MOD 4.
<i>SEPP (Infrastructure) 2007</i>	<p><i>SEPP (Infrastructure) 2007</i> aims to facilitate the effective delivery of infrastructure across the State.</p> <p>Clause 104 of the SEPP applies to traffic generating development and ensures that the RMS is given the opportunity to make representations on certain traffic generating development applications before a consent authority makes a determination on the proposal.</p>



<i>Instrument</i>	<i>Consideration</i>
	<p>The DEXUS Estate project meets the thresholds in schedule 3 of the SEPP (as industry with an area of over 20,000m²), and is therefore traffic generating development for the purposes of the SEPP. The RMS has been consulted in relation to the broader DEXUS Estate project.</p> <p>The proposed modification does not involve any significant change to the approved total building area of the estate (indeed, the proposal provides for a small decrease to total floor area), and is consequently not expected to result in any significant traffic impacts.</p>
<i>SEPP 33 – Hazardous and Offensive Development</i>	<p>SEPP 33 provides definitions for hazardous and offensive industry to enable decisions on developments to be made on the basis of merit, rather than on industry type per se.</p> <p>The proposed modification does not involve any change to hazardous materials or dangerous goods storage for the DEXUS Estate project. It is noted that condition 27 of schedule 3 of the project approval requires DEXUS to undertake a Preliminary Hazard Analysis and other hazards studies (if required) prior to commencement of construction of any building involving the storage of significant quantities of hazardous materials or dangerous goods (see Section 6 for consideration of the Roche Facility in relation to this condition).</p>
<i>SEPP 55 – Remediation of Land</i>	<p>SEPP 55 aims to provide for a statewide planning approach to the remediation of contaminated land, and in particular, to promote the remediation of contaminated land for the purpose of reducing risk of harm to human health or any other aspect of the environment.</p> <p>Clause 7 of the SEPP requires a consent authority to consider whether the land to which a proposal is contaminated, and if the land is contaminated, to be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation), prior to granting consent.</p> <p>The proposed modification does not involve any change to the approved project disturbance area, or affect any known contaminated land. It is noted that condition 18 of schedule 3 of the project approval requires DEXUS to submit a Site Audit Statement prior to the construction of each building, certifying that the relevant part of the site is suitable for the intended land use (see Section 6 for further detail in relation to the proposed Roche Facility).</p>
<i>SEPP 64 – Advertising and Signage</i>	<p>SEPP 64 aims to ensure that any signage associated with a development, including any advertisement, that is visible from a public place is compatible with the desired amenity and visual character of an area, is suitably located and is of a high quality and finish.</p> <p>The proposed modification does not involve any changes to broad signage for the estate, however the location of signage for individual facilities would be amended slightly with the proposed changes to layout of the estate.</p> <p>It is noted that condition 5 of schedule 3 of the project approval requires DEXUS to prepare and implement an Estate Signage Strategy for the estate. The Department approved the signage strategy on 17 November 2010.</p>



Greystanes SEL Concept Plan and Urban Design Plan

Consideration of the proposed modification against the relevant provisions of the Greystanes SEL concept plan – including the concept plan approval and the development controls under the Greystanes SEL Urban Design Plan (UDP) – is provided in **Appendix N3**.

In summary, it is considered that the project as modified remains generally consistent with the concept plan. The only departures from the development standards in the concept plan and UDP remain similar to those departures identified for the approved project, which include:

- building height;
- floor space ratio for the Fujitsu Data Centre Facility; and
- setbacks (in one portion of the site).

The proposed modification does not involve any change to the approved maximum building heights. In this regard it is noted that the approval allows buildings up to 40 metres high in defined areas of the site, whilst the concept plan development standards are based on a maximum height of 15 metres.

Further, the proposed modification does not involve any change to the approved non-compliances with the building setbacks. In this regard it is noted that the approved project allows a reduced setback of 3 metres to Bellevue Circuit at the rear (ie. eastern side) of the site, adjacent the quarry walls. The proposed modified masterplan layout does not affect the setbacks to the eastern side of Bellevue Circuit. Setbacks to the southern access road would be nominal only (approx. 1.2 metres), as the road is intended to remain a private internal estate road.

5 Environmental Impacts of Proposed Modification

Consideration of the environmental effects of the proposed modification is presented in the following table.

In summary, it is considered that the proposal would not result in any significant change to the environmental effects of the project as approved.

Table 6: Consideration of Environmental Effects

<i>Issue</i>	<i>Consideration</i>
<i>Design and Visual</i>	<p>It is considered that the proposed modifications to the layout of the masterplan would not result in any adverse impacts on the design quality of the project or visual amenity of the locality. The revised masterplan retains the same architectural design theme as the approved masterplan.</p> <p>The proposed splitting of the warehouse on Lot 13 into 2 detached buildings is not expected to result in any adverse visual impacts, and indeed would generally improve the visual amenity of the estate, as:</p> <ul style="list-style-type: none">• the proposed masterplan creates 2 buildings facing Reconciliation Drive rather than the 1 larger building in the approved masterplan, which would assist in reducing the scale and bulk of the facilities when viewed from this road; and• the proposed buildings have on average a greater setback to Reconciliation Drive than the approved buildings, which would assist in providing visual relief and reducing the scale and bulk of the facilities when viewed from this road. <p>As required under the project approval, DEXUS will prepare detailed architectural design plans and detailed landscape plans for each facility, in consultation with Council</p>



<i>Issue</i>	<i>Consideration</i>
<i>Soil and Water</i>	<p data-bbox="424 309 1361 369">and to the satisfaction of the Department of Planning and Infrastructure, prior to the commencement of construction of each facility.</p> <p data-bbox="424 374 715 400"><i>Erosion and Sedimentation</i></p> <p data-bbox="424 405 1361 465">The proposed modification does not involve any change to the approved disturbance area of the project, and as such would not change the erosion and sedimentation risks.</p> <p data-bbox="424 504 1361 622">As required under the project approved, DEXUS will prepare detailed Erosion and Sediment Control Plans for all works involving ground disturbance to the satisfaction of the Department of Planning and Infrastructure, prior to the commencement of construction of each facility/work.</p> <p data-bbox="424 660 628 687"><i>Site Contamination</i></p> <p data-bbox="424 692 1361 781">The proposed modification does not involve any change to the approved disturbance area of the project, and as such does not change the risks associated with potential site contamination.</p> <p data-bbox="424 819 1361 1037">As required under the project approval, DEXUS is required to provide a Site Audit Statement to the Department certifying that the relevant part of the site is suitable for commercial/industrial development, prior to construction of the relevant facility. It is noted that DEXUS has now obtained Site Audit Statements certifying that the entire DEXUS Estate is not contaminated and is suitable for the proposed industrial/commercial land use. These statements have and/or will be provided prior to the construction of each facility, in accordance with the approval.</p> <p data-bbox="424 1075 715 1102"><i>Groundwater Management</i></p> <p data-bbox="424 1106 1361 1261">The proposal does not involve any change to excavation or site levels associated with the approved project, or any significant change to the impervious areas assumed in estate planning (see below). Accordingly, the proposal is not expected to result in any change to groundwater flows or quality, or affect the operation of the Groundwater Management Strategy for the Greystanes SEL.</p> <p data-bbox="424 1299 1361 1485">This Groundwater Management Strategy details measures to drain and treat groundwater from the base of the quarry, as the former Prospect Quarry intercepts the groundwater table. The strategy forms part of the concept plan approval, and the construction of the groundwater management infrastructure has been approved as part of Boral's Greystanes SEL project approval (refer to the Environmental Assessment for the original project for further information).</p> <p data-bbox="424 1523 699 1550"><i>Stormwater Management</i></p> <p data-bbox="424 1554 1361 1709">As detailed in the Environmental Assessment for the approved project, the Greystanes SEL concept plan provides for a detailed Stormwater Management Strategy for the employment lands. The plan was designed to manage both the quality and quantity of surface water flow in a sustainable manner prior to its ultimate discharge to Prospect Creek. The strategy includes:</p> <ul data-bbox="424 1713 1361 1933" style="list-style-type: none"> • on-site treatment (business park and retail areas only – ie. not in the DEXUS Estate); • gross pollutant traps in lots; • stormwater drains/pipes in the internal road network; • vegetated open bio-filtration channels around the perimeter of the estate; and • a precinct detention basin at Widemere East, along with a 5 megalitre harvesting dam. <p data-bbox="424 1971 1361 2022">The perimeter stormwater channels and the precinct detention basin have been designed to convey stormwater events up to the 100 year ARI event, with discharge</p>



<i>Issue</i>	<i>Consideration</i>
	<p>maintained at pre-development levels to minimise the risk of flooding.</p> <p>The 5 megalitre harvesting dam at Widemere East has been designed to collect and store peak low stormwater flows for pumping to the Cumberland Country Golf Club for re-use purposes. Boral, DEXUS and the golf club have entered into an agreement for the water re-use, which includes a minimum 25 year contractual obligation for water harvesting by the golf club.</p> <p>The Stormwater Management Strategy (and an accompanying Stormwater Maintenance Plan) forms part of the concept plan approval, and the construction of the estate stormwater infrastructure has been approved as part of Boral's Greystanes SEL project approval. The Stormwater Maintenance Plan includes a stormwater monitoring program for the estate.</p> <p>A review of the proposed modification to the masterplan has been prepared by Costin Roe Consulting, and is attached as Appendix N4.</p> <p>The review notes that the original Stormwater Management Strategy – including on-site detention and water quality systems – is based on an impervious site cover of 86%, therefore requiring an area of 14% for landscaping or other pervious surface (eg. permeable paving).</p> <p>The revised Superlot C masterplan achieves a 13.7% landscaping area, just marginally below the 14% pervious area assumed in the Stormwater Management Strategy. The stormwater review notes that this shortfall is not significant.</p> <p>It is noted that the pervious area on other superlots, most notably Superlot B, also falls short of the 14% target. To address this shortfall, development lots that fall short of the 14% target have incorporated a number of engineering measures to increase the effective pervious area of the site up to the minimum target value. These measures include:</p> <ul style="list-style-type: none">• permeable paving;• bio-retention swales; and/or• site-based rainwater harvesting. <p>These measures will continue to be incorporated for individual developments to ensure that the target 14% pervious area is achieved across the DEXUS Estate.</p> <p>As required under the project approval, DEXUS will prepare a detailed Stormwater Management Plan for each facility, in consultation with Council and to the satisfaction of the Department of Planning and Infrastructure, prior to the commencement of construction of each facility.</p>
<i>Noise</i>	<p>As detailed in the original Environmental Assessment for the DEXUS Estate project, a Noise Management Strategy for the development of the Greystanes SEL was prepared by Richard Heggie and Associates in 2001, which informed the planning of the Greystanes Estate.</p> <p>The assessment modelled a worst case scenario involving the development of heavy industry (metal fabrication) within the Greystanes SEL and NEL. Based on a total of 15 heavy industries throughout the estate, each with 8 pieces of internal noisy equipment generating between 98dBA and 114dBA each, the assessment found that the worst case noise levels at the residential area to the east (ie. Nelsons Ridge) would be 32dB(A) LAeq during calm conditions and 37dB(A) LAeq during temperature inversion conditions.</p>



<i>Issue</i>	<i>Consideration</i>
	<p>These levels comply with the relevant project specific noise criteria for day, evening and night periods of 48dB, 38dB and 37dB, respectively.</p> <p>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.</p> <p>The proposed changes to the layout of Superlot C of the DEXUS Estate are not expected to result in any significant change to the noise emissions from the estate, and that the project as modified would continue to comply with the noise criteria in the project approval.</p>
<i>Air Quality</i>	<p>The proposed modification does not involve any significant change to air emissions associated with the approved project.</p> <p>As required under the project approval, DEXUS is required to implement all reasonable and feasible measures to minimise and manage dust emissions associated with the project.</p>
<i>Flora and Fauna</i>	<p>The proposed modification does not involve any changes to the approved disturbance area of the site, which is a former quarry with negligible vegetation or habitat value.</p>
<i>Heritage</i>	<p>The proposed modification does not involve any changes to the approved disturbance area of the site, or significant changes to the broad estate layout, and would not adversely impact any identified heritage sites.</p>
<i>Traffic and Parking</i>	<p>A traffic review of the proposed modification has been prepared by specialist traffic consultants Colston Budd Hunt & Kafes, and is attached as Appendix N5.</p> <p><i>Traffic Generation and Road Network</i></p> <p>The traffic review notes that the revised masterplan would not change the traffic generation of the estate, namely some 1,500 to 1,700 vehicles per hour two-way (ie. in + out) during the morning and afternoon peak periods. By way of comparison, the traffic assessment for the Greystanes SEL concept plan (Sinclair Knight Merz, 2006) assessed a traffic generation for the overall SEL of some 4,800 vehicles per hour two-way during peak periods, including traffic generation of some 2,700 to 2,800 vehicles per hour two-way for the DEXUS Estate.</p> <p>Accordingly, the DEXUS Estate as proposed would generate considerably less traffic during peak periods than was previously assessed by SKM, and hence the road network would be able to cater for the proposed modification.</p> <p><i>Intersection Performance</i></p> <p>The traffic review includes (SIDRA) modelling of the performance of the DEXUS Estate's 3 signalised intersections with Reconciliation Drive, based on the proposed masterplan. The analysis found that the performance of the proposed signalised intersections would be unchanged from that identified in the approved project. That is, they would operate at levels of service C or better during the morning and afternoon peak periods in 2016, with average delays per vehicle less than 42 seconds per vehicle during peak periods.</p> <p><i>Access and Circulation</i></p> <p>The traffic review notes that the internal road network within the estate has been designed to accommodate industrial traffic, including b-doubles, and that all access</p>



<i>Issue</i>	<i>Consideration</i>
	arrangements would be designed in accordance with Australian Standards for off-street car parking facilities (AS2890.1-2004) and off-street commercial vehicle facilities (AS2890.2-2002).

To review internal access in more detail for the proposed extension to the southern access road in Superlot C, a review of the proposed access and internal design has been undertaken by specialist traffic consultants Traffix, and is attached as **Appendix N6**.

The review informed the design of the revised layout for Superlot C, and includes swept path analysis demonstrating that the proposed precinct has been designed in accordance with AS 2890.

Car Parking

The proposed modification has been designed to comply with the applicable car parking rates in the Greystanes SEL Urban Design Plan (UDP) for each superlot. As indicated in **Table 3**, proposed parking supply for the DEXUS Estate comfortably meets the minimum required under the UDP. Parking supply for each of the proposed buildings in Superlot C is shown in **Table 6A** below.

Disabled parking spaces have been designed and would be provided in accordance with AS 2890.6 (2009).

Table 6A: Superlot C Car Parking Compliance

	GFA (m ²)	Required Parking Spaces ¹	Proposed Parking Spaces
UPS Facility (Lot 10)			
Warehouse	5,057	27	33
Office	380		
Warehouse 9 (Lot 11)			
Warehouse	16,881	89	148
Office	1,300		
Warehouse 10 (Lot 12)			
Warehouse	18,250	92	92
Office	1,230		
Roche Facility (Lot 13)			
Warehouse	9,893	39	47
Office	215		
Lot 14			
Warehouse	6,060	46	45
Office	1,000		
Lot 15			
Warehouse	1,800	21	31
Office	600		
Total		314	396

1 Based on 1 per 300m² for warehouse space and 1 per 40m² for office space.

Pedestrian and Bicycle Facilities

Although planned to remain an internal estate road, the proposed extension to the southern access road would include a pedestrian footpath (1.2 metre width) on one side of the road to facilitate pedestrian movement.

As required under the project approval, prior to operation of each building, DEXUS will



Issue	Consideration
	provide relevant pedestrian and bicycle access on the internal roads in accordance with the SEL concept plan and UDP, and provide suitable parking for bicycles and associated facilities.
<i>Greenhouse Gas (GHG) and Energy Efficiency</i>	<p>The proposal is not expected to significantly change the total greenhouse gas (GHG) emissions associated with operation of the DEXUS Estate.</p> <p>As required under the project approval, DEXUS will prepare a detailed Energy Management Plan for each facility to the satisfaction of the Department of Planning and Infrastructure, prior to the commencement of construction of each facility.</p>
<i>Hazards</i>	<p>The proposed modification would not affect the level of potential hazard associated with the DEXUS Estate.</p> <p>As required under the project approval, DEXUS will undertake a Preliminary Hazard Analysis and other hazards studies (if required) prior to commencement of construction of any building involving the storage of significant quantities of hazardous materials or dangerous goods.</p> <p>Consideration of the proposed Roche Facility in this regard is provided in Section 6 below.</p>
<i>Waste</i>	<p>The proposed modification does not alter the generation or management of wastes associated with the approved project.</p> <p>As required under the project approval, DEXUS will carry out the project in accordance with the project's approved Waste Management Plan (titled <i>Waste Management Plan for DEXUS Estate Industrial Park Project - Generic Warehouse</i>), and prepare specific Waste Management Plans prior to the operation of each facility.</p>
<i>Utilities and Services</i>	The proposal is not expected to affect the capacity of utilities and services associated with the approved project.

6 Pre-Construction Requirements for Proposed Roche Facility

The project approval includes a number of conditions that are required to be completed to the satisfaction of the Director-General prior to the commencement of construction of each element of the DEXUS Estate.

These conditions, and DEXUS' response to each in relation to the planned Roche Facility, are summarised in the following table. The plans and strategies required to be approved (or cited) by the Director-General under the relevant conditions are attached for the Department's review and approval. The plans and strategies have been prepared to be inserted as Appendix N of the DEXUS Estate Environmental Management Strategy, a copy of which is held by the Department.

It is noted that the approval conditions require that some of the drawings and plans are prepared in consultation with Holroyd Council (as indicated in the following table). In this regard, a draft set of drawings was provided to Council on 30 November 2012, and a pre-lodgement meeting held with Council on 12 December 2012. The final drawings and plans have been forwarded to Council for review, and a copy of Council's feedback will be forwarded to the Department, once received.



Table 7: Roche Facility Pre-Construction Approval Requirements

Sch.	Condition	Requirement	Consultation	Comment
2	6	Dilapidation Report	Council	Approved previously as part of the Solaris Paper Facility development, which encompasses the public infrastructure potentially affected by the Roche Facility (refer to Department approval dated 29 Jan 10).
3	2	Architectural Design Plans	Council	<p>Attached for review and approval (see Appendix N7). The architect's design statement is attached as Appendix N9.</p> <p>It is noted that Council has been provided with the draft design plans, and the final design plans have been forwarded to Council for review. A copy of Council's feedback will be forwarded to the Department, once received.</p> <p>It is noted that business identification signage (condition 2(d)), other than that already approved under the Estate Signage Strategy, will be subject to separate application.</p> <p>In accordance with condition 2(e) of the project approval, an Access and Internal Design Statement including swept path analysis has been prepared by specialist traffic consultants Traffix (see Appendix N10). The statement and swept path plans demonstrate that internal circulation for the planned warehouse complies with applicable standards.</p> <p>A BCA Compliance Review for the building has also been prepared by McKenzie Group Co (see Appendix N11). The review confirms that the building is capable of satisfying the relevant provisions of the BCA, subject to preparation of a fire engineered solution in relation to certain matters to meet the performance requirements of the BCA. This fire engineered solution would be designed during detailed design documentation (ie. prior to issuance of a Construction Certificate).</p>
3	3	Landscape Plans	Council	<p>Attached for review and approval (see Appendix N8).</p> <p>It is noted that the landscape plans have been forwarded to Council for review. A copy of Council's feedback will be forwarded to the Department, once received.</p>
3	8	Construction and Operation Traffic Management Plan	Council	<p>Construction Traffic Management Plan attached for review and approval (see Appendix N12).</p> <p>It is noted that the plan has been forwarded to Council for review. A copy of Council's feedback will be forwarded to the Department, once received.</p>



Sch.	Condition	Requirement	Consultation	Comment
				This construction traffic management plan should be read in conjunction with the Estate Traffic Management Plan which covers operational and estate-wide traffic management. The Estate TMP was approved originally as part of the Solaris Paper Facility, and was updated to accommodate the revisions to the estate road network as a result of MOD 2 and MOD 3. The updated Estate TMP adequately addresses the additional minor changes to the estate as a result of MOD 4 and MOD 5.
3	14	Erosion and Sediment Control Plan	-	Attached for review and approval (see Appendix N13).
3	16	Stormwater Management Plan	-	Attached for review and approval (see Appendix N14). As noted above in Section 5, the plan includes measures to increase the effective permeable area on the site to the 14% as assumed in the estate stormwater management strategy, including: <ul style="list-style-type: none"> • bio-retention swales along the Reconciliation Drive frontage; and • rainwater harvesting, with re-use for non-potable purposes (inc. toilet flushing and irrigation).
3	18	Site Audit Statement	-	Approved previously as part of the Warehouse 8 and 9 Facilities development (refer to Department approval dated 14 March 2012).
3	24	Energy Management Plan	-	Attached for review and approval (see Appendix N15).
3	27	Preliminary Hazards Analysis	-	It is likely that the Roche Facility will involve the storage of some dangerous goods (including aerosols), generally in small packaging. However, the details and quantities of this storage are not known at this time, as Roche is still planning the fit-out of the facility. Accordingly, DEXUS will review compliance with this condition prior to the commencement of construction of the fit-out of the facility, to the satisfaction of the Director-General (in a similar manner as the approved Symbion Health Facility).
4	1	Environmental Management Strategy	-	Approved previously as part of the Solaris Paper Facility development (refer to Department approval dated 29 January 2010).



7 Conclusion

It is considered that the proposed MOD 5 modification represents a minor modification of the project as approved.

Having regard to all the salient environmental, social and economic issues, it is considered that the proposed modification represents continued orderly use of the land. It is respectfully requested that the Minister for Planning and Infrastructure (or his delegate), having due regard for the information submitted in this document, grant approval to the proposed modification.

With regard to the proposed Roche Facility, it is respectfully requested that the Department:

- confirms that the planned facility is generally consistent with the approved project; and
- reviews and approves the attached pre-construction plans and strategies relating to the facility.

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, Hansen Yuncken
Attachments: (to be inserted as Appendix N of the DEXUS Estate Environmental Management Strategy, a copy of which is held by the Department)

MOD 5 Specific Appendices

Appendix N1	Revised DEXUS Estate Masterplan
Appendix N2	Revised DEXUS Estate Landscape Masterplan (Superlot C)
Appendix N3	Major Development SEPP and Greystanes SEL Concept Plan Consideration
Appendix N4	Civil Report (incorporating Estate Stormwater Management Strategy Review)
Appendix N5	Estate Traffic Review
Appendix N6	Superlot C Access and Internal Design Assessment

Roche Facility Specific Appendices

Appendix N7	Architectural Design Plans
Appendix N8	Landscape Plan
Appendix N9	Architect's Design Statement
Appendix N10	Access and Internal Design Statement
Appendix N11	BCA Compliance Review
Appendix N12	Construction Traffic Management Plan
Appendix N13	Erosion and Sediment Control Plan
Appendix N14	Stormwater Management Plan
Appendix N15	Energy Management Plan



APPENDIX N1



APPENDIX N2



APPENDIX N3



APPENDIX N4



APPENDIX N5



APPENDIX N6



APPENDIX N7



APPENDIX N8



APPENDIX N9



APPENDIX N10



APPENDIX N11



APPENDIX N12



APPENDIX N13



APPENDIX N14



APPENDIX N15