

Cumberland Council

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Environmental & Planning Services Department

Our Reference: 009/8001-05
Contact: Nighat Aamir
Phone: 02 9840 9836

2 June 2016

NSW Department of Planning and Environment
Level 3, Room 313, 23-33 Bridge Street
Sydney NSW 2000 Australia

Attention: Matthew Rosel

Dear Sir

SITE: DEXUS QUARRYWEST PROJECT (SSD 6801)
SUBJECT: S96 MODIFICATION (MOD 1) FOR THE QUARRYWEST WAREHOUSE PROJECT, RECONCILLUATION ROAD, PEMULWAY

I refer to your correspondence dated 5 May 2016 inviting comments on the proposed S96 modification application for the QuarryWest warehouse and distribution project within the Greystanes Southern Employment Lands.

Council notes the proposal seeks to make amendments to Precincts A, B and E as follows:

- i) Precinct A seeks to:
 - increase the areas of the precinct to adjust the boundary of Precinct B; and
 - increase the area of Warehouses A1 and A2 and the internal lot boundary between each warehouse.
- ii) Precinct B seeks to:
 - separate warehouses B1 and B2; and
 - make amendments to the area size of warehouses B1, B2 and B3.
- iii) Precinct E seeks to:
 - include the addition of an internal mezzanine office level into Warehouse E1.

Traffic Comments:

1. All parking bays shall be in accordance with AS 2890.1:2004. A 300mm clearance shall be provided if it is bounded by a wall or fence as per AS 2890.1:2004.
2. The provision of disabled parking bays shall be in accordance with the Building Code of Australia and AS 2890.6:2009.

Environmental Health Unit (EHU)

General

According to the Statement of Environmental Effects (SEE) prepared by Pjep Environmental Planning Pty Ltd on behalf of Dexu Property Group, the key changes in each precinct include (Page 4):

IMPORTANT*English*

This letter contains important information. If you do not understand it please ask a relative or friend to translate it or come to Council and discuss this letter with Council's staff using the Telephone Interpreter Service.

IMPORTANTE*Italian*

Questa lettera contiene informazioni importanti. Se non la comprende chieda ad un parente od amico di tradurgliela, o venga al Municipio a discuterla col personale del Comune con l'aiuto del Servizio Telefonico Interpreti.

IMPORTANTE*Spanish*

Esta correspondencia contiene información importante. Si no la entiende, por favor solicite a un familiar o alguna amistad que se la traduzca, o concorra al Municipio e infórmese de su contenido con funcionarios municipales, utilizando el Servicio Telefónico de Intérpretes.

ΣΗΜΑΝΤΙΚΟ*Greek*

Αυτή η επιστολή περιέχει ενδιαφέρουσες πληροφορίες. Αν δεν τις καταλαβαίνετε ζητήστε από κάποιον συγγενή ή φίλο να τις μεταφράσει ή ελάτε στη Δημαρχία να μιλήσετε στο προσωπικό σχετικό με αυτή την επιστολή χρησιμοποιώντας την Τηλεφωνική Υπηρεσία Διερμηνέων.

IMPORTANTI*Maltese*

Din l-ittra fiha taghrif importanti. Jekk ma tifimhiex, jekk joghgbok staqsi lil qarib jew habib biex jitraducihlekk jew ejja sal-Kunsill u ddiskuti din l-ittra ma' l-istaff tal-Kunsill billi tuza s-Servizz Telefoniku tal-Interpreti.

重要的信息*Chinese*

此信含有重要的信息。如果你看不懂，你可請親戚或朋友譯成中文或前往市府並通過電話傳譯服務與市府的工作人員討論此信。

TIN QUAN TRỌNG*Vietnamese*

Tin tức trong thư này rất quan trọng. Nếu quý vị không hiểu rõ, xin hỏi những người thân hoặc bạn bè phiên dịch cho quý vị hoặc đến hỏi nhân viên Tòa Hành Chánh, tại đây có phương tiện Thông Ngôn Qua Điện Thoại.

هام*Arabic*

تحتوي هذه الرسالة على معلومات هامة. إذا لم تكن تفهمها ثرجى طلب ترجمتها من قريب أو صديق أو إحضر إلى المجلس وناقش هذه الرسالة مع موظفي المجلس من طريق الاستعانة بخدمة الترجمة الهاتفية.

Precinct A:

- *a small increase in the area of the precinct with an adjustment to the internal boundary with Precinct B;*
- *a minor increase in the area of Warehouse A1, and minor alteration to the layout of the facility;*
- *a minor increase in the area of Warehouse A2, and alteration to the layout of the facility, including provision for the warehouse to be split into 2 warehouse units; and*
- *addition of an internal lot boundary between Warehouses A1 and A2;*

Precinct B:

- *a small decrease in the area of the precinct with an adjustment to the internal boundary with Precinct A;*
- *a decrease in the area of Warehouse B1, and alterations to the layout of the facility, including detaching the facility from Warehouses B2 and B3;*
- *a minor increase in the areas of Warehouses B2 and B3, and minor alteration to the layout of the facilities; and*
- *addition of an internal lot boundary between Warehouses B1 and B2; and*

Precinct E:

- *addition of an internal mezzanine Level 1 office in Warehouse E1 (the Toshiba Facility).*

The SEE also states the following:

- *The proposed modification does not involve any change to dangerous goods or hazardous materials storage associated with the approved project, which is not considered to constitute a 'potentially hazardous industry' or 'potentially offensive industry' under SEPP 33 (Page 8);*
- *The proposed modification does not involve any change to the approved project disturbance area and approved land use, or affect any known contaminated land. Condition C7 of schedule C of the development consent for the QuarryWEST project requires DEXUS to submit a Site Audit Statement prior to the commencement of construction in each relevant part of the site, certifying that the relevant part of the site is suitable for the intended land use. Site Audit Statements confirming that the entirety of the QuarryWEST site is suitable for its intended land use were submitted to the Department on 18 November 2015 (Page 9);*
- *The proposed changes to the layout of the QuarryWEST Estate are not expected to result in any material change to the noise emissions from the estate, and consequently it is expected that the project as modified would continue to comply with the noise criteria in the development consent (Page 15); and*
- *The proposed modification does not involve any significant change to air emissions associated with the approved project. As required under the development consent, DEXUS is required to implement all reasonable and feasible measures to minimise and manage dust, odour and visual air pollution associated with the project (Page 16).*

Based on the proposed modifications and information provided in the SEE, the EHU does not require any additional information or recommend any further conditions at this stage.

If you have any further enquiries please contact Nighat Aamir of Council's Environmental and Planning Services Department on 02 9840 9836, Monday to Friday.

Yours faithfully,

Merv Ismay
INTERIM GENERAL MANAGER

Per:


MANAGER, DEVELOPMENT