

8 November 2017

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

Dear Chris,

DEXUS QUARRYWEST PROJECT (SSD 6801) – SECTION 96 MODIFICATION (MOD 5) – STATEMENT OF ENVIRONMENTAL EFFECTS

1 Introduction

On 20 October 2015, the Department of Planning & Environment (the Department), as delegate of the Minister for Planning, approved a development application from DEXUS Quarry WEST Subtrust (DEXUS) under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), for the QuarryWEST Project within the Greystanes Southern Employment Lands (Greystanes SEL).

The approval allows the development of the QuarryWEST Estate comprising a range of industrial (warehousing and distribution, with ancillary office and light industry) and business (retail) facilities across the site. The originally approved estate masterplan is shown on **Figure 1**. The estate is being developed on a staged basis in line with the securing of end-users for the facilities and/or market demand.

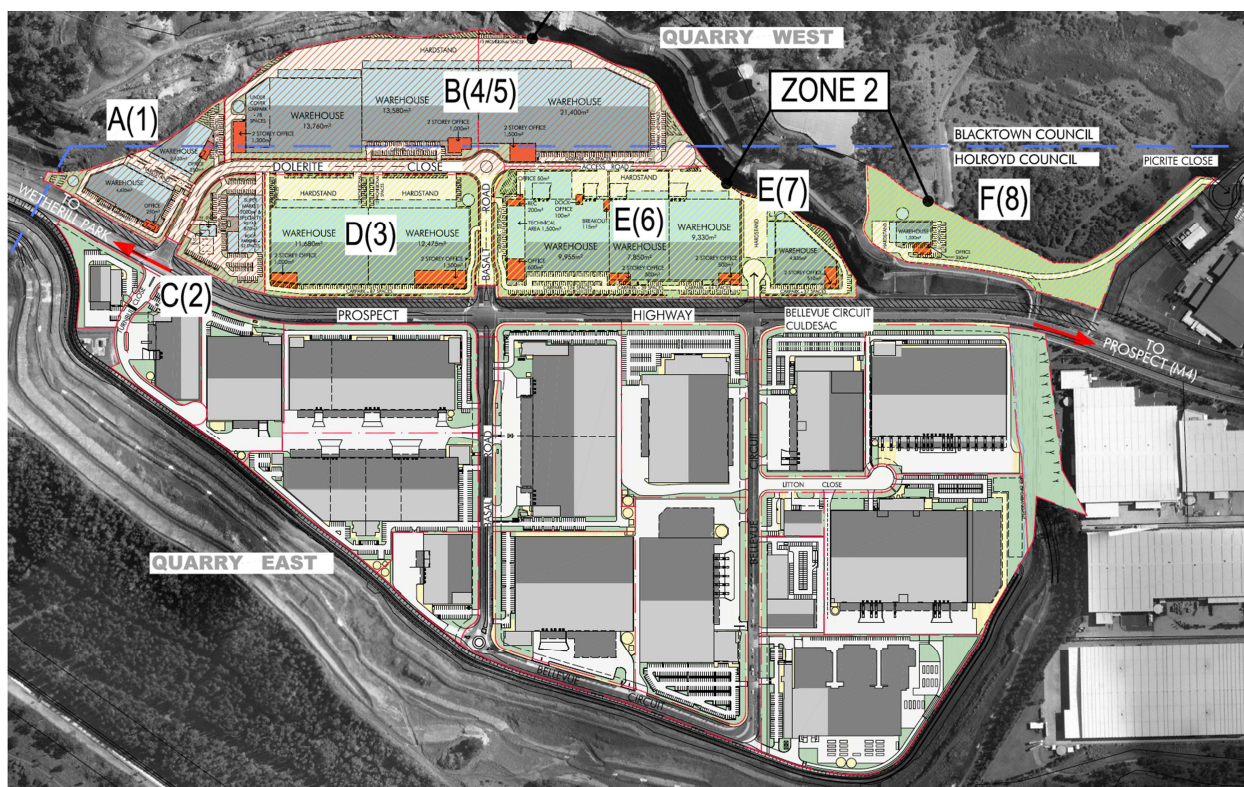


Figure 1: QuarryWEST Masterplan – As Originally Approved



DEXUS has now constructed or commenced construction of the following components of the QuarryWEST project:

- the internal roads (ie. Basalt Road, Dolerite Way and Charley Close cul-de-sac¹) and associated earthworks, infrastructure and services; and
- the buildings in:
 - Precinct E, including Warehouses E1 to E4;
 - Precinct B, including Warehouses B1 to B3; and
 - Precinct A, including Warehouses A1 and A2.

The development consent has been modified four times to accommodate these facilities, including:

- MOD 1 – approved by the Department on 16 June 2016. This modification involved minor changes to the layout of the facilities in Precincts A, B and E;
- MOD 2 – approved by the Department on 20 September 2016. This modification involved minor changes to the layout of the facilities in Precinct B, including alterations to the layout of Warehouses B2 and B3;
- MOD 3 – approved by the Department on 25 April 2017. This modification involved minor changes to the layout of the facilities in Precinct B, including further alterations to the layout of Warehouses B2 and B3; and
- MOD 4 – approved by the Department on 10 August 2017. This modification involved minor changes to the layout of the facilities in Precinct A.

The modified estate masterplan is shown on **Figure 2**, and the approved layout of Precincts C and D, which are the subject of the subject proposed modification, is shown on **Figure 3**.



Figure 2: QuarryWEST Masterplan – As Currently Approved

¹ Dolerite Way was formerly known as Dolerite Close, and Charley Close was formerly known as Bellevue Circuit.

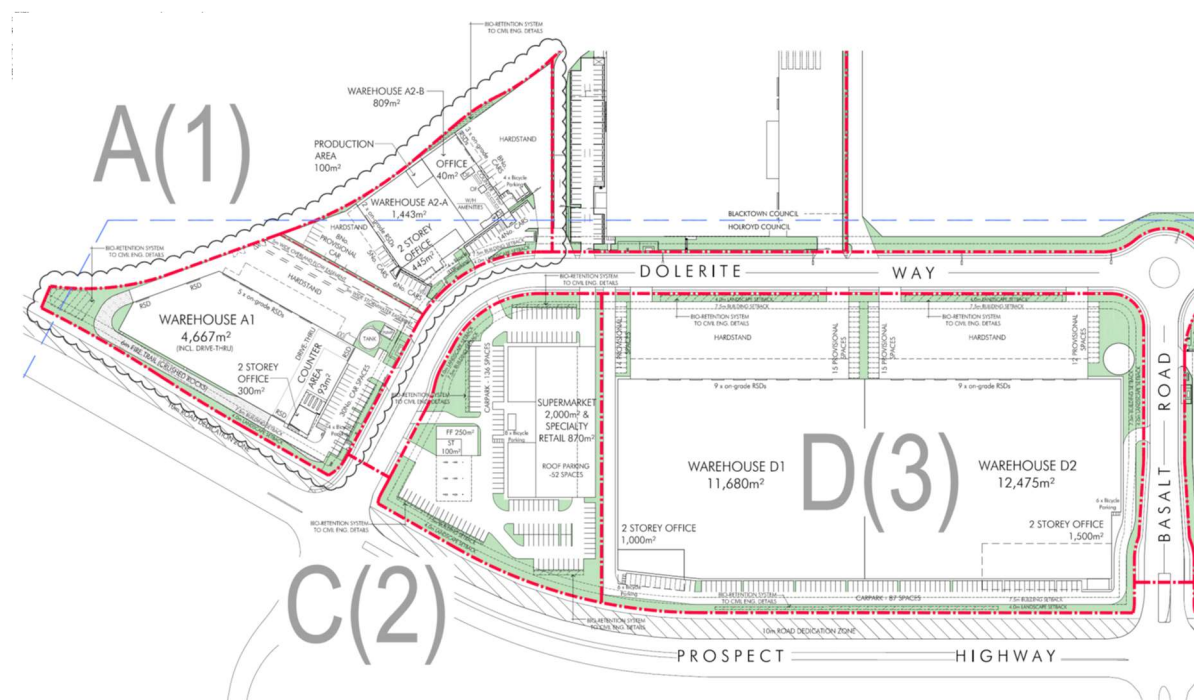


Figure 3: QuarryWEST Precincts C and D Site Plan – As Currently Approved

DEXUS is now proposing to develop Precincts C and D of the estate, for as-yet unidentified end-users.

Precinct D is proposed to be developed for warehousing and distribution purposes, in a similar manner to the approved warehouse and distribution facilities in this precinct. Some relatively minor changes to the layout of the approved facilities are proposed.

Precinct C in the approved masterplan is approved to be developed for retail purposes with a total gross floor area (GFA) of 3,220 m², including:

- a supermarket with a GFA of 2,000 m²;
- specialty 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.

To date, DEXUS has been unable to secure commercial interest from retail end-users to develop the retail facilities. As such, DEXUS believes that there is insufficient demand for the development of such facilities within the industrial estate now or in the foreseeable future.

Consequently, DEXUS is now proposing to develop Precinct C for warehouse and distribution purposes, consistent with the predominant land use within the QuarryWEST Estate, and the QuarryEAST Estate.

This Statement of Environmental Effects (SEE) has been prepared by PJEP Environmental Planning (PJEP) to support the modification application for the proposed changes under Section 96 of the EP&A Act.



2 Proposed Modification

Proposed Changes to the QuarryWEST Project

DEXUS proposes to modify the development consent for the QuarryWEST Project to:

- allow Precinct C to be used for warehouse and distribution purposes; and
- amend the internal masterplan layout in Precincts C and D, including:
 - deletion of the retail facilities in Precinct C, and replacing them with a warehouse and distribution facility (Warehouse C);
 - minor amendments to the footprint and layout of the warehouse and distribution facilities in Precinct D (Warehouse D1 and Warehouse D2);
 - a relatively minor increase in total floor area for the estate, associated with the proposed warehouses; and
 - minor changes to accesses, internal circulation and parking layout.

The proposed modifications do not involve any change to other precincts within the QuarryWEST Estate, or changes to the broad layout of the estate (including internal roads).

The amended precinct layout plan is shown on **Figure 4**, and representative elevations for the facilities are shown on **Figures 5** and **6**. A full set of revised architectural design plans is attached in **Appendix A**, and revised landscape design plans and civil design plans are attached in **Appendix B** and **Appendix C**, respectively.

Table 1 provides a development schedule comparing the approved project and the proposed modification. For the purposes of consideration against the provisions of the concept plan in Section 3 below, the table includes consideration of the areas within the industrial and business zones/precincts defined in the *State Environmental Planning Policy (State Significant Precincts) 2005* (see **Figure 7**) and the Greystanes SEL concept plan. Additional development data schedules for each individual lot are provided in **Appendix D**.

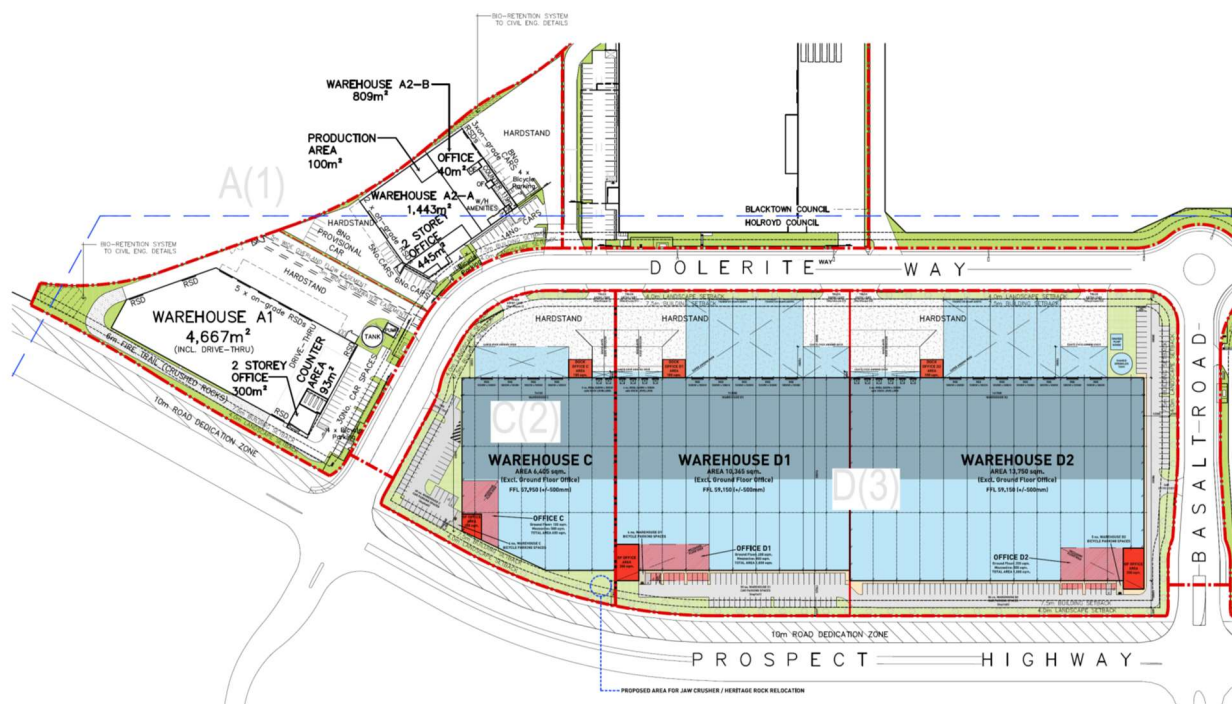


Figure 4: QuarryWEST Precincts C and D Site Plan – As Proposed

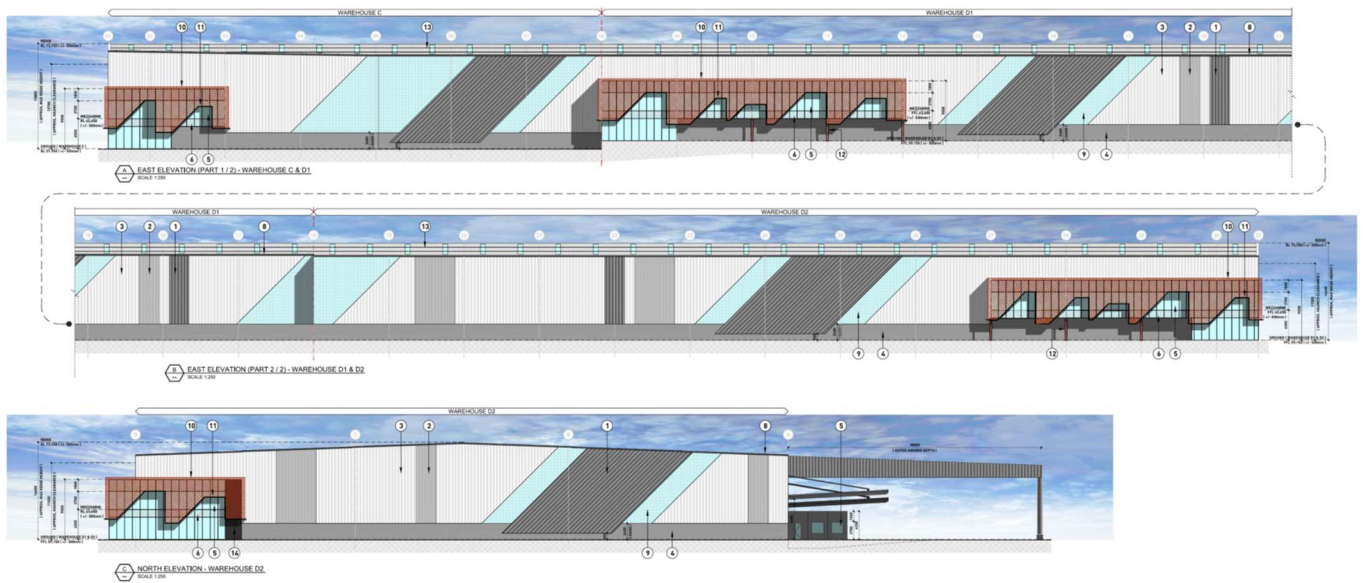


Figure 5: Representative Elevations – Warehouses C and D – East and North

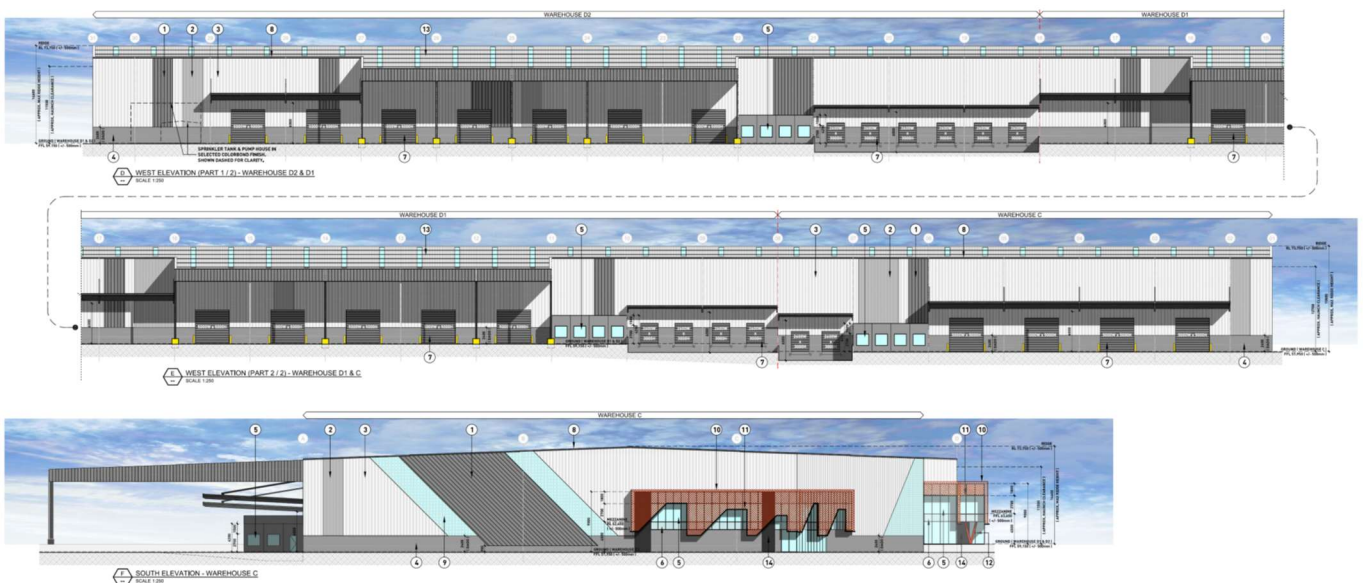


Figure 6: Representative Elevations – Warehouses C and D – West and South



Table 1: Development Schedule

Development Data	Industrial Precinct ¹		Business Precinct ¹		Total		Change
	Approved	Proposed	Approved	Proposed	Approved	Proposed	
Areas (m ²)							
- Site Area (exc. Roads) ²	122,267	122,267	120,130	120,130	242,397	242,397	No change
- Warehouse Area	48,619	48,619	56,125	62,490	104,744	111,109	+6,365
- Industrial Area	100	100	1,500	1,500	1,600	1,600	No change
- Bulky Goods/Counter Area	212	212	0	0	212	212	+212
- Office Area	3,915 (7%)	3,915 (7%)	7,495 (11%)	7,895 (11%)	11,410 (9%)	11,810 (9%)	+400
- Retail Area	0	0	2,870	0	2,870	0	-2,870
- Food & Drink Premises Area ³	0	0	350	0	350	0	-350
- Total Building Area	52,846	52,846	68,340	71,885	121,186	124,731	+3,545
- Awning Area	8,721	8,721	6,422	9,415	15,144	18,137	+2,993
- Hardstand Area (heavy & light)	40,579	40,579	38,317	36,948	78,896	77,527	-1,369
- Landscaping Area	26,853 (22%)	26,853 (22%)	13,982 (12%)	12,523 (10%)	40,834 (17%)	39,375 (16%)	-1,459 (-1%)
Site Cover (inc. awning)	50%	50%	59%	64%	54%	57%	+3%
Floor Space Ratio	43%	43%	57%	60%	50%	51%	+1%
No. office levels	1-2	1-2	1-2	1-2	1-2	1-2	No change
Building Height (m)	13.7-17.4	13.7-17.4	8 to 13.7	8 to 15.8	8 to 17.4	8 to 17.4	No change
Car Parking Spaces Required ⁴	265	265	581	425	847	691	-156
Car Parking Spaces Provided	394	394	601	455	995	849	-146
Employees ⁶	374	374	571	432	945	807	-138
Hours of Operation	24 hrs, 7 days	24 hrs, 7 days	24 hrs, 7 days	24 hrs, 7 days	24 hrs, 7 days	24 hrs, 7 days	No change

Notes to Table 1:

- 1 The Industrial Precinct covers Lots 1, 4, 5 & 8 (ie. Precincts A, B & F). The Business Precinct covers Lots 2, 3, 6 & 7 (ie. Precincts C, D & E) (see Figure 7)
- 2 Total site area including roads is 255,890m²
- 3 Includes fast food outlet and service station
- 4 Based on the parking controls 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 per 40m² of office floor space and 1 space per 20m² of retail floor space. Parking rates for other uses based on the Holroyd DCP 2013, namely 1 space per 50m² of floor space for bulky goods, and 1 space per 8m² of floor space for food and drink premises.
- 6 Estimate only (based on 95% of car parking spaces)

Proposed Changes to Approval Instrument

The proposed modification would require only minor amendments to the development consent instrument, including amendments to:

- **Condition B2 – Terms of Consent:** to add reference to the modification application and/or this SEE;
- **Condition B6 – Limits of Consent:** to:
 - amend the total building area for warehouse and distribution uses, including ancillary office area (to 122,919m²);
 - delete condition B6(c), which refers to the ancillary retail building areas; and
- **Appendix 1 – Schedule of Approved Drawings:** to update the schedule to reflect the amended drawings.



There are also a relatively small number of other references to the ancillary retail facilities within the development consent instrument, that the Department may wish to delete for housekeeping purposes.

3 Planning Context

State Significant Development

The QuarryWEST Project is classified as State Significant Development under Part 4, Division 4.1 of the 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, 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 was the consent authority for the original development application.

Section 96 of the EP&A Act

As the Minister for Planning was the consent authority for the original development application, he is therefore the consent authority for the proposed modification.

Under Section 96(1A) of the EP&A Act, a consent authority may modify a development consent if it:

- (a) is satisfied that the proposed modification is of minimal environmental impact;
- (b) is satisfied that the development as modified is substantially the same development as the development as originally granted;
- (c) has notified the application in accordance with the regulations or a development control plan, if required; and
- (d) it has considered any submissions made concerning the proposed modification.

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

- does not affect (and supports) the predominant approved use of the QuarryWEST project (ie. warehousing and distribution, with smaller amounts of industry);
- does not involve any significant change to the broad layout of the QuarryWEST project (including the road layout and broader site layout);
- does not significantly affect the development's consistency with any environmental planning instrument (see below); and
- would not result in any significant change to the environmental effects of the development (see Section 4).

Consequently, it is considered that the development as modified is substantially the same development as that originally granted, and can be considered and determined as a minor modification under Section 96(1A) of the EP&A Act (or alternatively under Section 96(2) of the Act).

Environmental Planning Instruments

The proposal is considered able to be undertaken in a manner that is generally consistent with applicable environmental planning instruments. Consideration of applicable instruments is presented in the following table.



Table 2: Consideration of Environmental Planning Instruments

Instrument	Consideration
<i>SEPP (State Significant Precincts) 2005²</i>	<p>The Greystanes SEL is listed as a State significant precinct under Part 22 of Schedule 3 of the State Significant Precincts SEPP. The QuarryWEST Estate site is zoned IN2 Light Industrial and B7 Business Park under Schedule 3 (clause 6, Part 22) of the SEPP (see Figure 7).</p> <p>The proposed modification does not change the predominant approved uses of the QuarryWEST project (ie. warehousing and distribution). Indeed, the proposal supports this use with the proposed removal of the ancillary retail facilities. Warehousing and distribution facilities are permissible with consent in both the IN2 and B7 zones.</p> <p>Part 22 of Schedule 3 of the SEPP outlines a number of principal development standards and provisions related to development in the Greystanes SEL. A review of the proposed modification against these development standards is presented in Table 3 below.</p> <p>As indicated in the table, the proposed modification would not change the approved development's consistency with the applicable development standards under the SEPP.</p>
<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 Roads and Maritime Services (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> <p>The QuarryWEST 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 QuarryWEST project.</p> <p>The proposed modification would not alter the existing road network servicing the estate, or significantly affect traffic associated with the estate (see Section 4).</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 significant 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.</p> <p>As required under the development consent (Conditions C21 and C22 of Schedule C), DEXUS is required to ensure that dangerous goods storage does not exceed the thresholds in the Department's <i>Applying SEPP 33</i></p>

² Formerly SEPP (Major Development) 2005



<i>Instrument</i>	<i>Consideration</i>
	guidelines, and to store and handle all dangerous goods in accordance with relevant Australian Standards.
<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, any change to a more sensitive 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.</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 significant changes to broad signage for the estate, however the nature, location and layout of signage for the facility in Precinct C would be amended with the proposed changes to land use and layout of the precinct. In this regard, the amended signage would involve a considerable reduction in the number of signs within Precinct C, given that the proposal involves a reduction from more than 5 retail facilities to a single warehouse facility.</p> <p>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.</p> <p>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.</p>

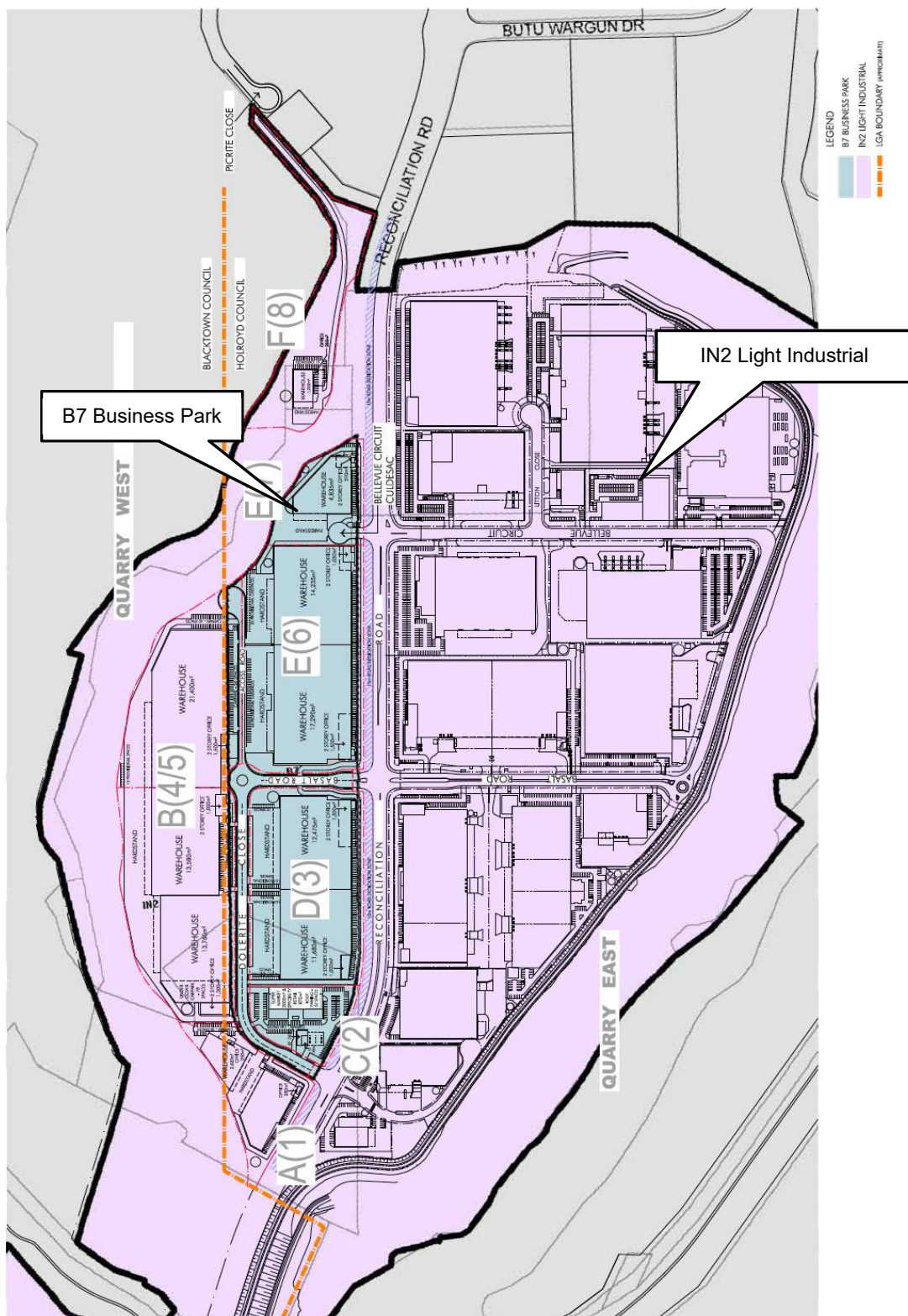


Figure 7: Zoning Plan (showing original masterplan layout) (Source: Nettleton Tribe)



Table 3: State Significant Precincts SEPP Development Standard Compliance

Clause (Part 22, Sch.3)	Issue	Key Controls Summary	Complies (Yes or No)	Comments / EA Reference
13	Building Height	<ul style="list-style-type: none"> Maximum height in B7 zone is 25 metres Maximum height in IN2 zone is 15 metres 	No (existing non-compliance)	<ul style="list-style-type: none"> The approved development generally complies, apart from Warehouse B2 in the IN2 zone which has an approved height of 17.4 metres The buildings associated with the proposed modification (ie. Warehouses C, D1 and D2) comply with the maximum building height standard in the B7 zone
14	Gross Floor Area (GFA)	<ul style="list-style-type: none"> Maximum GFA in B7 zone is 104,000m², of which: <ul style="list-style-type: none"> max. of 6,500m² for retail premises, service stations and vehicle repair stations, with a max. pub GFA of 2,500m² and max. supermarket GFA of 2,000m²; max. GFA for other uses of 97,000m²; and min. GFA of 3,000m² for any building containing office premises; Maximum office GFA in IN2 zone is: <ul style="list-style-type: none"> 50%, for lots within 400 metres of bus stop; and 30%, for lots more than 400 metres of bus stop. 	Yes	<ul style="list-style-type: none"> The modified masterplan has a total GFA in the B7 zone of 71,885m² The proposal does not involve any development in the IN2 zone
15	Floor Space Ratio	<ul style="list-style-type: none"> Maximum floor space ratio in IN2 zone is 0.75:1 	Yes	<ul style="list-style-type: none"> The proposal does not involve any development in the IN2 zone The proposed amended masterplan has an overall FSR of 0.51:1
16	Hotel Accommodation	<ul style="list-style-type: none"> Not applicable 	Yes	<ul style="list-style-type: none"> The project does not involve hotel development
17	Child Care Centres	<ul style="list-style-type: none"> Not applicable 	Yes	<ul style="list-style-type: none"> The project does not involve child care centre development



Clause (Part 22, Sch.3)	Issue	Key Controls Summary	Complies (Yes or No)	Comments / EA Reference
18	Car Parking	<ul style="list-style-type: none"> Car parking rates include: <ul style="list-style-type: none"> Warehouses or distribution centres, 1 space per 300 m²; Light industry, 1 space per 77m²; Offices, 1 space per 40m²; Retail, 1 space per 20m² 	Yes	<ul style="list-style-type: none"> The project has been designed to comply with the applicable car parking rates – see Section 4.
21	Design Excellence	<ul style="list-style-type: none"> Requires buildings to achieve a high level of architectural design merit 	Yes	<ul style="list-style-type: none"> The proposed amended facilities have been designed by respected industrial architects Concept Y Architecture
22	Architectural Roof Features	<ul style="list-style-type: none"> Allows decorative architectural roof elements above the maximum building height under certain circumstances 	Yes	<ul style="list-style-type: none"> The development does not involve architectural roof elements above the proposed heights
23	Public Utility Infrastructure	<ul style="list-style-type: none"> Requires infrastructure to be provided, including potable water, electricity, gas and sewerage 	Yes	<ul style="list-style-type: none"> All required infrastructure for the Greystanes SEL has been approved

As outlined in the above table, the proposed modified masterplan complies with all of the development standards in the SEPP, apart from an existing non-compliance with building height for one building (Warehouse B2) located within the IN2 zone. This non-compliance has been approved previously (as part of MOD 3), and the proposed modification does not involve any further non-compliance in this regard.

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 E**.

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 generally similar to those departures already identified for the approved project, which include:

- setbacks in some areas of the site;
- streetscape, in particular the width of Basalt Road;
- building heights adjacent Basalt Road and for Warehouse B2; and
- landscaping areas for lots in the business precinct.

With regard to setbacks, the approved masterplan for the QuarryWEST project has been designed and approved based on a 4.0 metre minimum landscape setback and 7.5 metre minimum building setback for all public road frontages. The proposed modification does not involve any change to these minimum setbacks.



However, it is noted that the awnings for Warehouses D1 and D2 do encroach into the building setback to Dolerite Way. However, the awning does not encroach into the landscape setback. This issue is considered in Section 4 below.

The proposed modification does not involve any change to the other existing departures.

The proposal does remove the service retail uses from the approved project, which are permitted under the concept plan and considered in the UDP. However, the service retail uses are an ancillary component of the concept plan, and are not required to be developed under the plan.

4 Environmental Issues

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 4: Consideration of Environmental Effects

Issue	Consideration
<i>Design and Visual</i>	<p>It is considered that the proposed modifications to the layout of the QuarryWEST masterplan would not result in any significant adverse impacts to the design quality of the project or visual amenity of the locality as a whole.</p> <p>The proposal would result in a change of land use in Precinct C of the estate, from a service retail land use to a light industrial (warehouse and distribution) land use. Whilst this would change the nature of the visual amenity of this area of the estate, it is considered that the proposed land use would be more in keeping with the character of the remainder of the QuarryWEST Estate, as well as the adjacent QuarryEAST Estate. A relatively small retail precinct within a large industrial estate is not considered to be a particularly compatible set of land uses, whereas the proposed land use would be consistent with the land use across the estates.</p> <p>Further, as discussed in more detail below, there is unlikely to be sufficient demand for the retail facilities, which would affect the ability to ensure that the retail facilities are leased and maintained to a high standard.</p> <p>To ensure that the warehouse facilities contribute to the high design quality of the QuarryWEST Estate, the façades of the buildings have been designed to a high standard, with the key design measures including:</p> <ul style="list-style-type: none">• orienting the ancillary offices to the key street frontages, particularly to Prospect Highway and the intersection of Prospect Highway and Dolerite Close;• providing generous setbacks to key frontages, including approximately:<ul style="list-style-type: none">○ 18-22 metres for most of the warehouse façades to Prospect Highway;○ 42 metres for most of the warehouse façades to Dolerite Close;○ 13-16 metres for most of the warehouse façade to Basalt Road; and○ 38 metres to the intersection of Prospect Highway and Dolerite Close;• incorporating high quality architectural forms and articulation, including:<ul style="list-style-type: none">○ diagonal cladding to the warehouses○ translucent polycarbonate components;○ architectural shading to the offices using perforated corten metal screens (or equivalent);



Issue	Consideration
	<ul style="list-style-type: none"> incorporating a range of quality building materials, including pre-cast concrete, composite aluminium cladding, metal sheeting, translucent wall panelling, and extensive glazing to offices; and incorporating a range of building colours and decorative design elements. <p>While two of the warehouse awnings do encroach to 7.5m building setback to Dolerite Close, it is considered that this would not result in any significant visual or amenity impacts given that:</p> <ul style="list-style-type: none"> the awnings do not encroach into the landscape setback; very generous building setbacks are provided to the Dolerite Close frontage (ie. 42 metres for most of the warehouse façade length); and Dolerite Close is an internal estate road that provides access to the QuarryWEST facilities only.
Soil and Water	<p>Erosion and Sedimentation</p> <p>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>As required under the development consent, DEXUS will implement and maintain erosion and sediment control measures in accordance with Landcom's (2004) <i>Managing Urban Stormwater: Soils and Construction</i> manual (the 'Blue Book').</p> <p>Site Contamination</p> <p>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>As required under the development consent, 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. 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.</p> <p>Groundwater Management</p> <p>The proposal does not involve any significant 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>This Groundwater Management Strategy details measures to drain and treat groundwater from the base of the quarry. 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 EIS for the original QuarryWEST project for further information).</p> <p>Stormwater Management</p> <p>As detailed in the EIS for the approved QuarryWEST 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 style="list-style-type: none"> on-site treatment (business precinct only); 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



<i>Issue</i>	<i>Consideration</i>
	<ul style="list-style-type: none">• a precinct detention basin at Widemere East, along with a 5 megalitre harvesting dam. <p>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 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>The EIS for the approved QuarryWEST project included a stormwater concept prepared by Costin Roe Consulting, in accordance with the wider Stormwater Management Strategy for the Greystanes SEL.</p> <p>The stormwater concept included a series of bio-retention basins in the landscaping areas throughout the site, providing a total of 3,000m² of bio-retention. Modelling undertaken in the EIS demonstrated that the concept would comply with the applicable stormwater quantity and quality requirements.</p> <p>Costin Roe has amended the stormwater concept to reflect the minor layout changes associated with the proposed modification, and reviewed the concept to confirm its consistency with the approved stormwater management strategy. The design plans and review are attached as Appendix C.</p> <p>The review confirms that the overall impervious surface area associated with the proposed masterplan remains generally consistent with the approved masterplan layout (with landscaping representing 16% of site area), and therefore stormwater runoff rates would remain consistent with the approved stormwater concept.</p> <p>While the proposed stormwater concept includes minor adjustments to the layout of the bio-retentions within the site, the review also confirms that the area of bio-retention remains similar to that approved (ie. minimum 3,000m²). Consequently, the proposed stormwater concept would not involve any significant change to stormwater quantity and quality associated with the project.</p> <p>As required under the development consent (Condition D3 of Schedule D), DEXUS is required to prepare a specific Stormwater Management Plan for each facility to the satisfaction of the Department, prior to the commencement of construction of each facility.</p>
<i>Noise</i>	<p>A noise impact assessment was undertaken as part of the EIS for the QuarryWEST project, which found that the project would comfortably comply with the applicable construction, operation, sleep disturbance and traffic noise criteria at the nearest sensitive receiver locations, namely the residential area of Nelsons Ridge to the east of the quarry. The predicted operational noise levels are reproduced in Table 4A below.</p>



Issue	Consideration																							
	<p>The comfortable compliance is largely due to the nature of the Greystanes SEL site, which is separated from surrounding land uses by the walls of the former Prospect Quarry. These walls, at up to 60 metres high, act to effectively attenuate noise emissions.</p> <p>Table 4A: Operational Noise Predictions, $dB_{LAeq}(15min)$</p> <table><tr><th rowspan="2">Receiver Location</th><th rowspan="2">Predicted Noise Level</th><th colspan="3">Intrusive Noise Criteria</th></tr><tr><th>Day</th><th>Evening</th><th>Night</th></tr><tr><td>Nelsons Ridge A</td><td>16</td><td></td><td></td><td></td></tr><tr><td>Nelsons Ridge B</td><td>20</td><td>40</td><td>42</td><td>38</td></tr><tr><td>Nelsons Ridge C</td><td>15</td><td></td><td></td><td></td></tr></table> <p><i>Note: With regard to time periods:</i></p> <ul style="list-style-type: none">• Day is the period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and public holidays;• Evening is the period from 6pm to 10pm; and• Night is the period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and public holidays. <p>The proposed minor changes to the layout of the QuarryWEST Estate, and removal of the ancillary service retail uses, 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.</p>	Receiver Location	Predicted Noise Level	Intrusive Noise Criteria			Day	Evening	Night	Nelsons Ridge A	16				Nelsons Ridge B	20	40	42	38	Nelsons Ridge C	15			
Receiver Location	Predicted Noise Level			Intrusive Noise Criteria																				
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Nelsons Ridge A	16																							
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Air Quality	<p>The proposed modification does not involve any significant change to air emissions associated with the approved project.</p> <p>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.</p>																							
Greenhouse Gas (GHG) and Energy Efficiency	<p>The proposal is not expected to significantly change the total GHG emissions associated with operation of the QuarryWEST Estate.</p> <p>As required under the development consent (Condition C22 of Schedule C), DEXUS is required to minimise energy use and GHG emissions on site.</p>																							
Flora and Fauna	<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>																							
Heritage	<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> <p>However, as outlined in the original EIS the QuarryWEST project provides for the installation of interpretive heritage elements associated with the former Prospect Quarry within Precinct C, in accordance with the approved Heritage Interpretation Plan for the Greystanes SEL. These elements include a jaw crusher and associated rocks, and were approved to be located within the landscaping area at the front of the retail area fronting Dolerite Way, which was expected to be one of the key public focal points within the estate.</p> <p>With the removal of the ancillary retail uses, DEXUS now proposes to relocate the jaw crusher and associated rocks to the landscaped area between Warehouses C and D1, fronting Prospect Highway. This area is one of the most publicly visible parts of the estate, given that it has extended frontage to Prospect Highway.</p>																							



Issue	Consideration
	<p>City Plan Heritage has undertaken a review of the heritage implications of the relocation, which is attached as Appendix F. The review confirms that the relocation would be acceptable and would not have any adverse heritage impacts.</p> <p>The revised location of the jaw crusher and associated rocks has been integrated into the amended landscape masterplan for the precinct, which is attached as Appendix B.</p>
Traffic and Parking	<p>Traffic Generation and Road Network</p> <p>The EIS for the approved QuarryWEST project included a traffic assessment undertaken by Transport & Urban Planning Pty Ltd (T&UP), which predicted that the project would generate some 888 two way trips in the AM peak hour and 1,158 two way trips in the PM peak hour.</p> <p>T&UP has undertaken an assessment of the traffic implications of the proposed modification (see Appendix G). The assessment notes that there would be a significant reduction in traffic generation from the QuarryWEST Estate with the proposed modification given the removal of service retail uses, which have higher traffic generation rates than warehouse and distribution land uses.</p> <p>In this regard, the approved retail uses were assessed as generating 246 vehicle trips per hour in the AM peak and 515 trips in the PM peak, whereas the proposed Warehouse C facility would generate approximately 38 trips in the AM and PM peaks.</p> <p>Based on the proposed changes to Precincts C and D, the overall traffic generation for the estate with the proposed modification would be 653 trips in the AM peak and 660 trips in the PM peak.</p> <p>As outlined above these overall rates are considerably lower in both peaks than the rates assessed for the original approved project. Consequently, the proposed modification is not expected to result in any significant change to traffic patterns or impacts on the capacity of the road network.</p> <p>Internal Circulation</p> <p>The internal road network within the QuarryWEST Estate (including Basalt Road West, Dolerite Way and Charley Close) has been designed to accommodate industrial traffic (including B-doubles), and the proposed modification does not involve any change to these roadways.</p> <p>The modified lot and warehouse layouts and associated hardstand areas have been designed in a manner that is consistent with the approved project, including:</p> <ul style="list-style-type: none"> • ensuring that development lots are accessed via the secondary road network only, with no direct access from Prospect Highway; • separation of car and truck driveways as far as practicable; • ensuring cars and trucks are able to enter and exit all lots in a forward direction; and • designing the facilities to accommodate the largest vehicle which would use each warehouse, which would include trucks up to B-doubles for each of Warehouses C, D1 and D2. <p>The traffic review confirms that all driveways and internal roads are/will be designed to fully comply with Australian Standard (AS2890.2) requirements for the largest vehicle that will visit the development, and that driveway locations will provide adequate sight distance.</p> <p>Car Parking</p> <p>The proposed masterplan has been designed to comply with the applicable car parking rates in the development consent (Condition C5 of Schedule C) and the State Significant</p>



Issue	Consideration
	<p>Precincts SEPP for each development lot. As indicated in Table 1, proposed parking supply for the QuarryWEST Estate comfortably meets the minimum parking requirements. Parking requirements and supply for each development lot is shown in Appendix D.</p> <p>Disabled parking spaces have been designed and would be provided in accordance with AS 2890.6 (2009).</p> <p><i>Pedestrian and Bicycle Facilities</i></p> <p>The proposed modification does not involve any change to the estate pedestrian and bicycle facilities, other than minor changes associated with the proposed changes to the masterplan layout. Bicycle parking and changing facilities would be provided in accordance with Condition C5 of Schedule C of the development consent.</p>
Hazards	<p>The proposed modification does not involve any significant change to hazardous or dangerous goods storage within the QuarryWEST Estate.</p> <p>As required under the development consent (Conditions C21 and C22 of Schedule C), DEXUS is required to ensure that dangerous goods storage does not exceed the thresholds in the Department's <i>Applying SEPP 33</i> guidelines, and to store and handle all dangerous goods in accordance with relevant Australian Standards.</p>
Waste	<p>The proposed modification would not significantly alter the generation or management of wastes associated with the approved QuarryWEST project, although it would reduce the volumes of retail-type waste streams.</p> <p>As required under the development consent (Condition C24 of Schedule C), DEXUS is required to monitor and minimise waste generation associated with the project.</p>
Utilities and Services	<p>The proposal is not expected to affect the capacity of utilities and services associated with the approved project.</p>
Socio-economics	<p>The proposed modification involves the removal of the service retail-related uses approved for the QuarryWEST project, and replacing these with warehouse and distribution facilities in a manner that is consistent with other warehouse facilities within the estate and the adjacent QuarryEAST estate.</p> <p>This would change the approved land use mix within the estate. However, at the time of the original concept plan approval the relevant Councils – including Cumberland (then Holroyd), Blacktown and Fairfield Councils – all expressed significant concerns about the retail and commercial land uses proposed in the concept plan. The Council were concerned that the high level of office/commercial development within the Greystanes SEL would have adverse economic impacts on existing and planned commercial centres within their respective local government areas. The Councils argued that the business park component of the Greystanes SEL was not a recognised centre in the Metropolitan Strategy³, and that the proposed business park would set an undesirable precedent for industrial lands in Western Sydney.</p> <p>Whilst the approved QuarryWEST project involved a considerably reduced component of commercial development than envisaged in the concept plan, DEXUS' continuing market research indicates that there is not a sustainable market for even the approved level of retail</p>

³ Nor is it in the current *A Plan for Growing Sydney*.



Issue	Consideration
	and commercial-related development at this time, or for the foreseeable future. This is evidenced by the existing café within the QuarryEAST estate, which has struggled to remain profitable. Accordingly, the proposal seeks approval for a more realistic balance of warehousing and light industrial land use within the estate.
	In this regard, the proposed modification would assist in addressing the Councils' concerns about the impact on existing and proposed commercial centres in their LGAs.
	It is considered that the proposal would not result in any adverse socio-economic impacts. On the contrary, by seeking approval for more a realistic warehousing and distribution land use, the proposal provides for development that is more aligned with existing land use in the estate and with current and foreseeable market demand. This would help to ensure the timely development of the estate, and realise the employment creation targets in <i>A Plan for Growing Sydney</i> .
	It is noted that the proposal would not preclude the potential to provide additional commercial development in the future, which could be provided subject to separate approval.

5 Conclusion

It is considered that the proposed MOD 5 modification represents a relatively minor modification of the QuarryWEST 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 Department, having due regard for the information submitted in this document, grants approval to the proposed modification.

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, Tactical Group

Attachments:

Appendix A	Revised Architectural Design Plans
Appendix B	Revised Landscape Design Plans
Appendix C	Revised Civil Design Plans/Review
Appendix D	Detailed Area Schedule
Appendix E	Greystanes SEL Concept Plan Consideration
Appendix F	Heritage Review
Appendix G	Traffic Assessment



APPENDIX A



APPENDIX B



APPENDIX C



APPENDIX D



APPENDIX E



APPENDIX F



APPENDIX G