

22 May 2019

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

Dear Chris,

DEXUS QUARRYWEST PROJECT (SSD 6801) – SECTION 4.55 MODIFICATION (MOD 8) – 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.

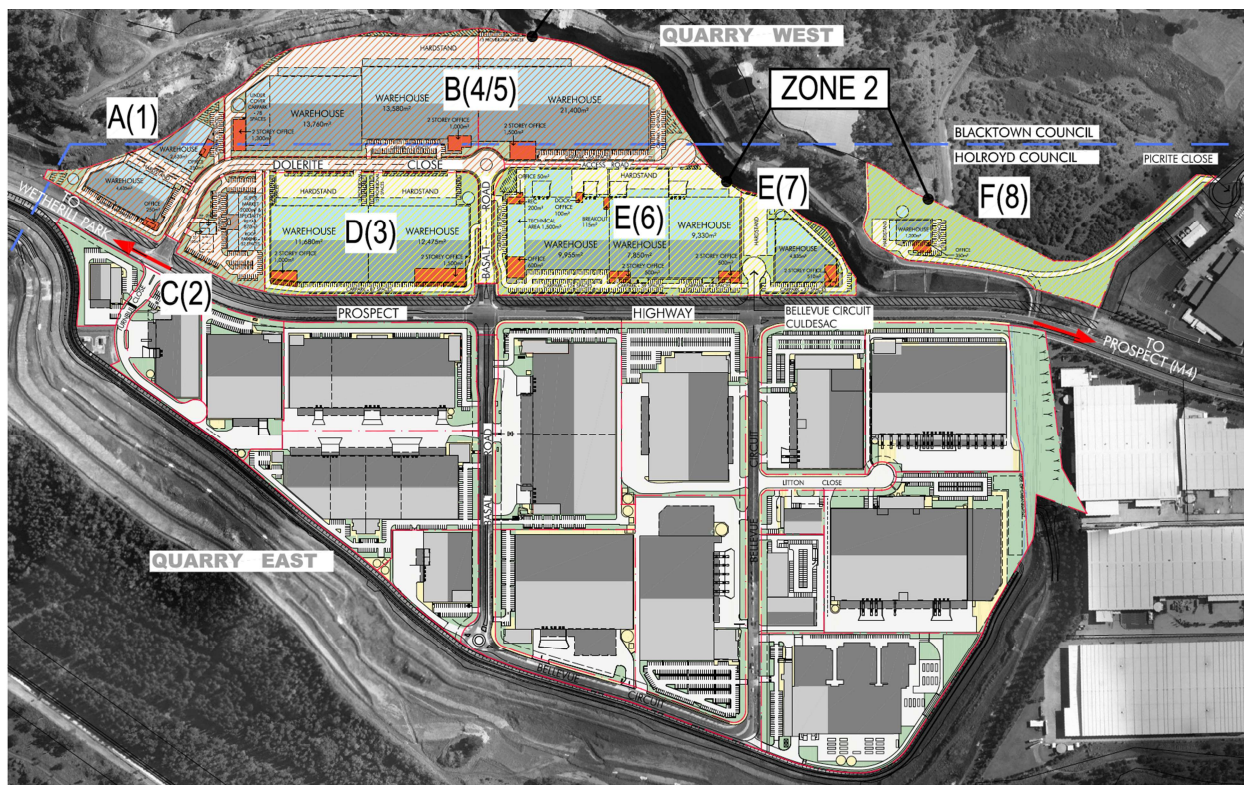


Figure 1: QuarryWEST Masterplan – As Originally Approved (Source: Nettleton Tribe)



DEXUS has since constructed most components of the QuarryWEST project, including:

- 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;
 - Precinct A, including Warehouses A1 and A2; and
 - Precincts C and D, including Warehouses C, D1 and D2.

In late 2017, Hannas Contracting Services (Hannas) purchased the remaining precinct within the estate, Precinct F, from DEXUS. Hannas has renamed the Precinct F site as the Bluestone Industrial Estate, and is currently undertaking detailed design and early works for the development of the precinct.

The development consent has been modified seven times to accommodate the facilities in the QuarryWEST and Bluestone estates, 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;
- MOD 4 – approved by the Department on 10 August 2017. This modification involved minor changes to the layout of the facilities in Precinct A;
- MOD 5 – approved by the Department on 20 December 2017. This modification involved changes to the use and layout of Precincts C and D;
- MOD 6 – approved by the Department on 8 June 2018. This modification by Hannas involved changes to the layout of Precinct F, including development of 5 small warehouse facility buildings; and
- MOD 7 – approved by the Department on 5 February 2019. This modification by DEXUS involved minor changes to the layout of Precincts C and D.

The modified estate masterplan (based on the MOD 7 layout) is shown on **Figure 2**, and the approved layout of Precinct E, which is the subject of the proposed modification, is shown on **Figure 3**.

DEXUS has identified the need for a minor change to Precinct E to accommodate the needs of the tenant of Warehouses E3 and E4, namely Hello Fresh. The proposed change involves the construction of an internal overhead gantry/conveyor structure to link the warehouse facilities in Warehouses E3 and E4², to enable the internal movement of stored goods between the two warehouses.

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

² Internal changes (fit-out) in Warehouses E3 and E4 to accommodate the Hello Fresh Facility are subject to a Complying Development Certificate.

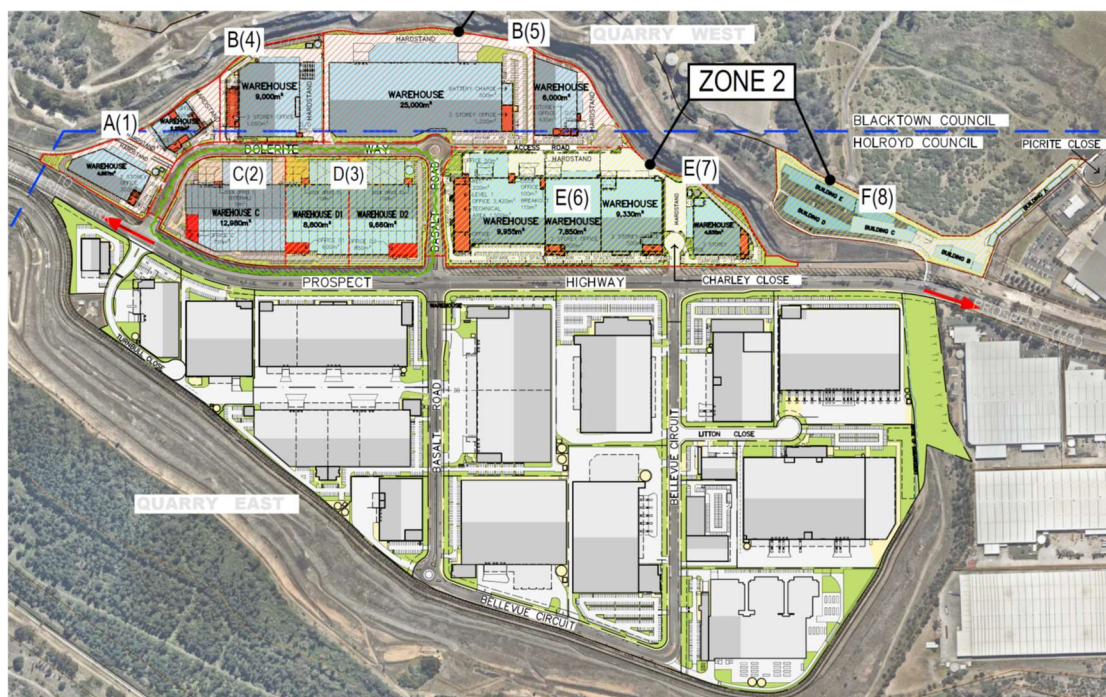


Figure 2: QuarryWEST Masterplan – As Currently Approved (Source: Netleton Tribe)

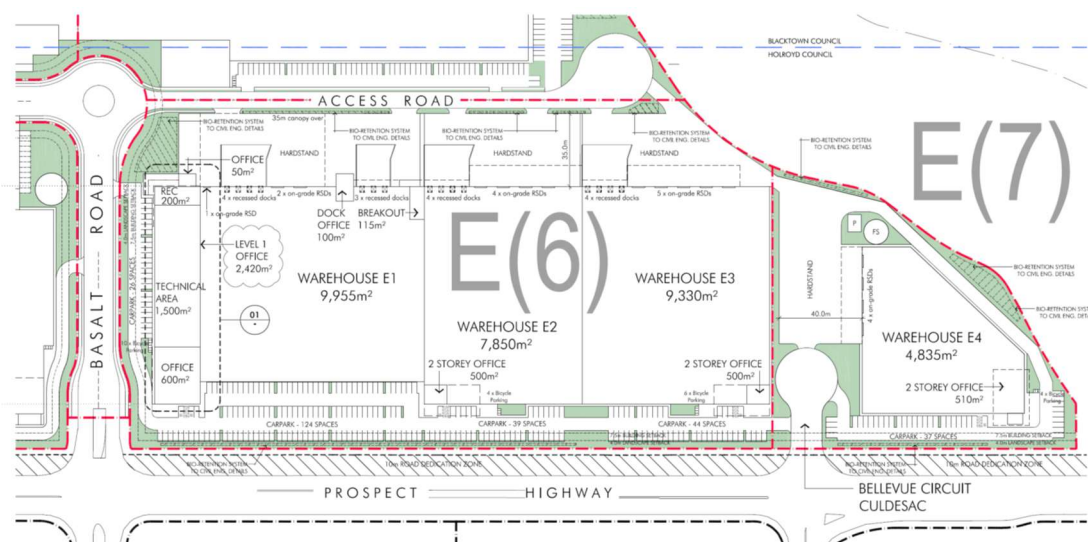


Figure 3: Precinct E Site Plan – As Currently Approved (Source: Netleton Tribe)

This Statement of Environmental Effects (SEE) has been prepared by PJEP Environmental Planning (PJEP) to support the modification application for the proposed minor change under Section 4.55 of the EP&A Act.

2 Proposed Modifications

Proposed Changes to the QuarryWEST Project

DEXUS proposes to modify the development consent for the QuarryWEST Project to amend the internal masterplan layout in Precinct E. The minor change involves installation of an internal overhead gantry/conveyor structure linking the warehouses in Warehouses E3 and E4, to enable the movement of stored goods between the two warehouses.



The gantry/conveyor structure would be constructed of temperature controlled insulated panel material, and would be located at least 7.3 metres above ground level (above the level of the warehouse awnings but below the ridge height of the warehouse buildings). The structure itself would have dimensions of approximately 3.2 metres height by 2.6 metres width, with a length spanning the distance between Warehouses E3 and E4 (approximately 45 metres).

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 and access).

The amended Precinct E layout plan is shown on **Figure 4**, and representative elevations are shown on **Figure 5**. A full set of revised architectural design plans is attached in **Appendix A**.

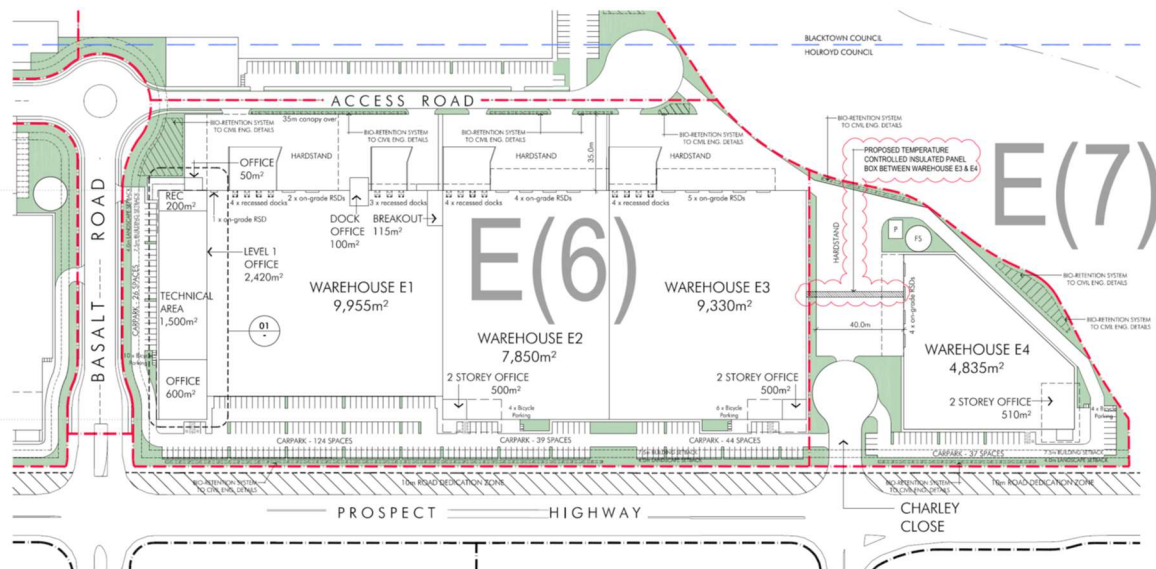


Figure 4: Precinct E Site Plan – As Proposed (Source: Nettleton Tribe)



Figure 5: Precinct E Representative Elevations – As Proposed (Source: Nettleton Tribe)



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 as defined in the *State Environmental Planning Policy (State Significant Precincts) 2005* (see **Figure 6**) and the Greystanes SEL concept plan.

As indicated in the table, the proposed minor modification to Precinct E does not change any floor areas or other development data.

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	122,298	122,298	120,130	120,130	242,428	242,428	No change
- Warehouse Area	58,066	58,066	63,410	63,410	121,476	121,476	No change
- Industrial Area	100	100	1,500	1,500	1,600	1,600	No change
- Bulky Goods/Counter Area	212	212	0	0	212	212	No change
- Office Area	5,245 (8%)	5,245 (8%)	7,405 (10%)	7,405 (10%)	12,650 (9%)	12,650 (9%)	No change
- Retail Area ³	0	0	0	0	0	0	No change
- Food & Drink Premises Area ³	0	0	0	0	0	0	No change
- Total Building Area	63,623	63,623	72,315	72,315	135,938	135,938	No change
- Awning Area	8,616	8,616	10,785	10,785	19,402	19,402	No change
- Hardstand Area (heavy & light)	43,814	43,814	37,198	37,198	81,012	81,012	No change
- Landscaping Area	15,418 (13%)	15,418 (13%)	12,328 (10%)	12,328 (10%)	27,746 (11%)	27,746 (11%)	No change
Site Cover (inc. awning)	57%	57%	65%	65%	61%	61%	No change
Floor Space Ratio	52%	52%	60%	60%	56%	56%	No change
No. office levels	1-2	1-2	1-2	1-2	1-2	1-2	No change
Building Height (m)	13.7-20.3	13.7-20.3	8 to 14.6	8 to 14.6	8 to 20.3	8 to 20.3	No change
Car Parking Spaces Required ⁴	333	333	416	416	749	749	No change
Car Parking Spaces Provided	456	456	454	454	910	910	No change
Employees ⁵	433	433	431	431	865	865	No change
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 6)
- 2 Total site area including roads is approximately 255,890m²
- 3 Retailing and food related uses were removed in MOD 5
- 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.
- 5 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; and
- *Appendix 1 – Schedule of Approved Drawings:* to update the schedule to reflect the amended drawings.

3 Planning Context

State Significant Development

The QuarryWEST Project is classified as State Significant Development under Part 4, Division 4.7 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 4.55 of the EP&A Act

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

Under Section 4.55(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) 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 the approved use of the QuarryWEST project (ie. warehousing and distribution, with smaller amounts of industry);
- does not involve any change to the broad layout of the QuarryWEST project (including the road layout and broader site layout) or to Precinct E;
- does not affect the development's consistency with any environmental planning instrument (see below); and
- would not result in any significant environmental effects (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 4.55(1A) of the EP&A 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) 2005³</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. Precinct E is within the B7 zoned area (see Figure 6).</p> <p>The proposed modification does not change the approved uses of the QuarryWEST project (ie. warehousing and distribution, and light industry). Warehousing and distribution facilities (and light industries) 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 estate road network, or 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 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> guidelines, and to store and handle all dangerous goods in accordance with relevant Australian Standards.</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</p>

³ Formerly SEPP (Major Development) 2005



Instrument	Consideration
	<p>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 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 required 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>
SEPP 64 – Advertising and Signage	<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 signage for the QuarryWEST Estate or to Precinct E.</p> <p>Condition C27 of schedule C of the development consent required 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>

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, and the buildings in Precinct F, which have a combined height of up to 20.3 metres The changes proposed in Precinct E do not change to the approved maximum building heights



Clause (Part 22, Sch.3)	Issue	Key Controls Summary	Complies (Yes or No)	Comments / EA Reference
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 proposal does not involve any change to GFA in the B7 zone The proposed warehouses in the IN2 zone have ancillary office components less than 30%
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 change to FSR in the IN2 zone
16	Hotel Accommodation	<ul style="list-style-type: none"> Development of a hotel is permissible on Precinct F, subject to: <ul style="list-style-type: none"> GFA not exceeding 5,000m²; Height not exceeding 25 metres; and FSR not exceeding 1:1 	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
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 proposal does not involve any change to floor areas or car parking
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 proposal has been designed by respected industrial architects Nettleton Tribe
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 maximum building heights



Clause (Part 22, Sch.3)	Issue	Key Controls Summary	Complies (Yes or No)	Comments / EA Reference
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

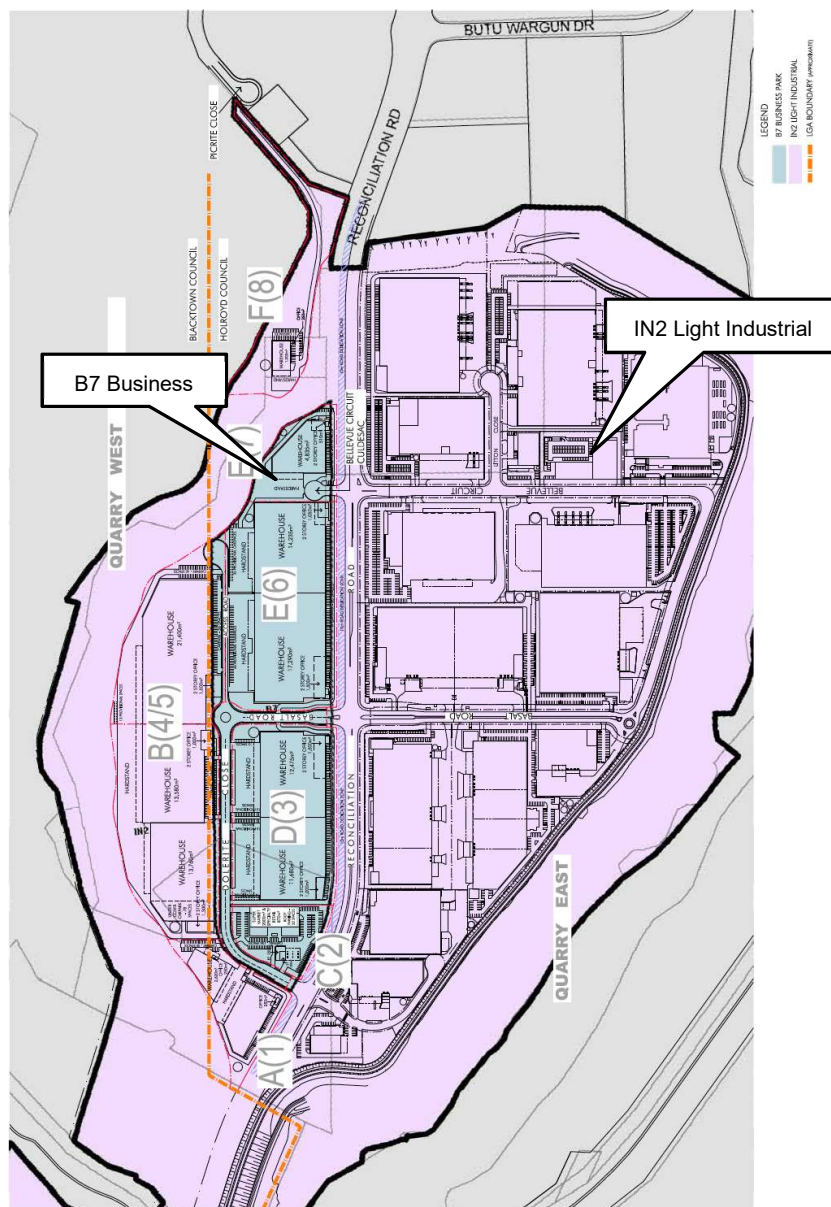


Figure 6: Zoning Plan (showing original masterplan layout) (Source: Nettleton Tribe)

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 Precinct B, and the combined height of the buildings in Precinct F. These non-compliance have been approved previously (as part of MOD 3 and MOD 6), and the proposed modification does not involve any further non-compliance in this regard.



Greystanes SEL Concept Plan and Urban Design Plan

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 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.

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

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
Design and Visual	<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 proposed gantry/conveyor structure in Precinct E would be located well within the site, some 90 metres from Prospect Highway and 30 metres from the end of Charley Close. The structure has been designed to integrate with the design of the Warehouses E3 and E4, and would be positioned below the height of the warehouses. Consequently, the structure is not expected to result in any adverse visual impacts.</p>
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 was 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>



Issue	Consideration
	<p><i>Groundwater Management</i></p> <p>The proposal is not expected to result in any change to groundwater flows or quality within the QuarryWEST Estate, or affect the operation of the existing 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). The proposed modification would not affect this existing groundwater management strategy.</p> <p><i>Stormwater Management</i></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• 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 QuarryWEST 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>The proposed gantry/conveyor structure in Precinct E would be constructed on existing approved impervious surfaces, and would not significantly affect existing stormwater management on the site.</p>



Issue	Consideration																							
Noise	<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> <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 gantry/conveyor structure is 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																				
		Day	Evening	Night																				
Nelsons Ridge A	16																							
Nelsons Ridge B	20	40	42	38																				
Nelsons Ridge C	15																							
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>As a former quarry, the QuarryWEST site is largely devoid of vegetation and has no significant fauna habitat.</p> <p>The proposed changes to Precinct E would not affect any landscaping or vegetated areas.</p>																							
Heritage	<p>As a former hard rock quarry, the QuarryWEST site has been highly disturbed and does not contain any Aboriginal sites or objects.</p> <p>The proposed gantry/conveyor structure in Precinct E would be constructed on existing approved disturbed surfaces, and would not affect any Aboriginal or non-indigenous heritage items.</p>																							



Issue	Consideration
Traffic and Parking	<p>The proposed gantry/conveyor structure in Precinct E would not result in any changes to existing traffic generation, circulation, loading or parking areas on the site. The structure would have a clearance of at least 7.3 metres (ie. above the height of the existing awnings), to allow unrestricted internal movement of heavy vehicles below the structure.</p> <p>Consequently, the structure is not expected to result in any adverse traffic or parking impacts on the site.</p>
Hazards	<p>The proposed modification does not involve any 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.</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 would not affect the capacity of utilities and services associated with the approved project.</p>

5 Conclusion

It is considered that the proposed MOD 8 modification represents a minor modification of the QuarryWEST project as approved.

Having regard to 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

Attachments:

Appendix A

Revised Architectural Design Plans



APPENDIX A