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1 September 2010

Mr Brendon Quinn  
Development Manager  
Goodman  
Level 10, 60 Castlereagh Street  
SYDNEY NSW 2000

Dear Brendon

**Re: Design Review Panel – Bungarribee Industrial Estate, Metcash Proposal**

Thank you for Goodman's presentation and subsequent submission of a Project Description Report to the West Huntingwood Design Review Panel for its assessment. This assessment and review by the Panel is to meet the special condition 33.4 in the Contract for Sale documentation, namely that all Project Approval Applications must be submitted to the Design Review panel for approval.

The Panel met on Friday 20<sup>th</sup> August 2010 and reached a consensus that the Project Description Report be approved but subject to Goodman considering and addressing a number of matters that are listed below:

*1. Water Management and Bioretention Basin and Wetland*

- The Panel requests clarification if water runoff is to be collected on site and retained or if the scheme proposes distribution down Huntingwood Drive to tap into the water detention basin.
- The Western Sydney Parklands Trust would like to request, as a separate consultation, a meeting with Goodman to discuss the staging, design and boundary interface issues associated with the bioretention basin and wetland.

*2. Car parking and Pedestrian access*

- The Panel notes that due to the office component proposed and higher employment numbers that an extensive car park is planned. We acknowledge Goodman's proposal to screen the car park from Huntingwood Drive by using street edge trees. However, given the scale of the car park area and its potential as a significant generator of heat and runoff, if some consideration of the use of landscape elements within the car park could be undertaken. Such elements would include tree plantings, vegetation dividers between rows or other soft landscaping features to soften the hardstand area.
- The plan at present does not show any pedestrian and shared paths or links from the site back to the Western Sydney Parklands or other areas of the estate. It is understood that any opportunity for workers to leave their offices during lunch or to exercise should be encouraged. The Panel requests that the site plans indicate the location of shared paths and/or pedestrian links within and from the Metcash

site to other destinations (future) in the Goodman site. The Panel was concerned that the Metcash design does not encourage a safe pedestrian and cycling environment.

### *3. Office Component and Design*

- The Panel would like to complement Goodman on the design scheme for the office component of the project. We are supportive of an office component within the project to enable higher employment numbers, but also a workforce that can utilise surrounding amenities, particularly the Parklands.
- The Panel believes that the architectural design of the office component is of a high quality and will allow a visual break from an entire warehouse feel to the estate. It will also assist in providing an attractive street presentation to Huntingwood Drive.
- One question the Panel has in regards to the Office component is whether the height and floor space is fixed or if there is potential for further expansion of this component at a later time?

### *4. Workshop/Pump Room/Water Tank Component and Design*

- The Panel considers that the Brabham Drive and Huntingwood Drive intersection is a major entry to the future estate. The Panel is concerned that the first built form seen as one enters the estate is the workshop/pump room/water tank that is back of house of the office area.
- The Panel would like to request Goodman to provide more architectural detail and plans as to this section of the Distribution Centre and if some design perspectives could be undertaken of this section from both Huntingwood Drive and Brabham Drive for the Panel's further review.
- It may well be necessary for Goodman to consider some design solutions to the above to assist in the visual quality of this component given its important gateway location and major entrance to the site and the Parklands.
- A final question the Panel has in regards to this component is clarification as to whether this is connected to the office area or is a separate building. The site plan shows it is connected whereas the aerial image shows it as a separate building.

### *5. Landscape Design and species selection*

- The Panel would again like to complement Goodman on its proposed landscape design. The Panel notes that there is consistently high level of landscape treatment on other Goodman estates and that this bodes well for this estate. This treatment will be particularly important along the M4 motorway to soften the warehouse bulk that afflicts a number of nearby estates. The proposed colour palettes of the warehouse provided to us will also assist this goal.
- The Panel however would like Goodman to consider using established shrub plants and not seedlings as we note a number of suggested species take many years to mature.

### *6. Wider Estate Road pattern and timing*

- The Panel notes that the road pattern design presented in the Infrastructure Works D/A will need to change as a result of the Metcash proposal. The Panel would like some clarification as to the latest proposed estate road design and the timing associated with construction. For example will Huntingwood Drive be

constructed as part of this proposal to the end of the cul-de-sac as it connects with the Parklands or only as far as to provide entry to Metcash?

The Panel is happy to discuss any of the above comments and would like to thank Goodman for their presentation and submission.

Attached are the signatures of the Panel endorsing the application subject to the issues outlined in this letter. Please contact the undersigned in the first instance on 9895 7940 should you have any queries.

Yours sincerely



Stephen Dewick  
Senior Manager – Divestments  
**Office of Strategic Lands**

**The Panel confirms it has met and reached consensus in regards to Project Description Report – Proposed Metcash NSW Distribution Centre and associated architectural plans prepared in June and July 2010.**


**Signature:**

  
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**Name (Position):**

Stephen Dewick – Office of Strategic Lands, Land and Property Management Authority

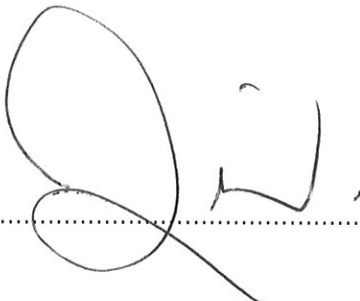
**Signature:**

  
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**Name (Position):**

Yolanda Gil – Western Sydney Parklands Trust, Communities NSW

**Signature:**

  
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**Name (Position):**

Peter Dransfield – Independent Member

## DESIGN REVIEW PANEL – BUNGARRIBEE INDUSTRIAL ESTATE – METCASH PROPOSAL

Design Review Panel comments (as set out in letter of 1 September 2010)	PA Compliance/Response
<b>1. Water management and bioretention and wetland</b>	
<ul style="list-style-type: none"> <li>Clarify that runoff is to be collected on site and retained or if distribution down Huntingwood Drive to tap into the water retention basin is proposed</li> <li>Western Sydney Parklands Trust requests separate meeting to discuss staging, design and boundary interface issues associated with the bioretention basin and wetland</li> </ul>	<p>As detailed in the Stormwater Management Strategy (<b>Appendix K</b>), stormwater will be directed to the water retention basin.</p> <p>Request for meeting noted.</p>
<b>2. Car parking and pedestrian access</b>	
<ul style="list-style-type: none"> <li>Use landscape element to screen the car park, including tree plantings, vegetation dividers between rows or other soft landscaping features to soften the car parking area</li> <li>Site plans should show pedestrian links and shared paths within and from the site to other destinations in the Goodman site. The Panel was concerned that the design does not encourage a safe pedestrian and cyclist environment</li> </ul>	<p>The landscape plan shows appropriate screening.</p> <p>Site plans show pedestrian routes</p>
<b>3. Office component and design</b>	
<ul style="list-style-type: none"> <li>The Panel complemented Goodman on the Office component design (which provides a visual break to the warehouse feel of the estate, provides an attractive street presentation to Huntingwood Drive and supports a high number of workers)</li> <li>The Panel questioned whether the office height and FSR was fixed and whether there was potential for future expansion</li> </ul>	<p>Staging plans show proposed office expansion</p>
<b>4. Workshop pump room/ water tank component and design</b>	
<ul style="list-style-type: none"> <li>Intersection of Brabham Drive/Huntingwood Drive is a major entry to the future estate and gateway to the Parklands. Therefore Panel is concerned that the first built form seen will be the workshop/pump room/water tank that is the back of house to the office area</li> <li>The Panel requests more architectural detail, plans and a design perspective of this area</li> <li>The Panel also requests confirmation on whether this area is connected to the office area or a separate building (the site plan shows it connected whereas the aerial image shows it separate)</li> </ul>	<p>The Design Team agrees the approach from the intersection at Brabham Drive and Huntingwood Drive to be of significant importance. Therefore the tank is to be screened with horizontal z-purlins on a steel support frame, this concept ties in with the louvered form of the proposed main office building. In due course the landscaped buffer zone will take form and partially screen the warehouse further.</p> <p>The Design Team considered cladding the corner with a screen of galvanised mesh, it was agreed this would be too industrial for a major entry.</p> <p>The Design Team considered cladding the corner with a screen of colorbond, it was agreed this would not provide relief form colorbond cladding each side of the tank. It was therefore decided to proceed with the horizontal z-purlins as represented on the Water Tank Sketch in Volume 2.</p> <p>The office building and the warehouse building are connected by the same concrete slab level and high level roof lights, refer to Drawing No. BIE-3A-A19 revision 2 in Volume 2.</p>
<b>5. Landscape design and species selection</b>	
<ul style="list-style-type: none"> <li>The Panel complemented Goodman on the landscape design</li> <li>Quality landscape is particularly important along the M4 motorway to soften the warehouse bulk. The palette of selected colours will also assist in this regard</li> <li>Panel would like to see established shrub plants and not seedlings as a number of the suggested species take many years to mature</li> </ul>	<p>Noted</p>

Design Review Panel comments (as set out in letter of 1 September 2010)	PA Compliance/Response
<p><b>6. Wider estate road pattern and timing</b></p>	
<ul style="list-style-type: none"> <li>The Panel notes that the road pattern design presented in the infrastructure PA will need to change to align with the Metcash proposal. The Panel would like some clarification of the latest proposed estate road design and the timing associated with construction. For example will Huntingwood Drive be constructed as part of the proposal to the end of the cul-de-sac as it connects with the Parklands or only as far as the Metcash entry</li> </ul>	<p>The extension of Huntingwood Drive would be constructed for its full length prior to occupation of the Metcash facility (Statement of Commitment 3, EAR, <b>Table 10</b>).</p>