

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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Urbis Pty Ltd
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23 November 2021

Ms Joanna Bakopanos
Department of Planning, Industry & Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Joanna,

DETAILED PROJECT DESCRIPTION | 520 GARDENERS ROAD, ALEXANDRIA

This letter has been prepared on behalf of Charter Hall to provide a detailed description of the proposed multi-level warehouse and distribution centre development at 520 Gardeners Road, Alexandria.

It has prepared to respond to a request for further information from the Department of Planning, Industry and Environment ('DPIE') in issuing Secretary's Environmental Assessment Requirements ('SEARs').

The following sections identify the applicant for the project and describe the site and proposed development.

1. APPLICANT DETAILS

The applicant details for the proposed development are listed in the following table.

Table 1 Applicant Details

Descriptor	Proponent Details
Full Name(s)	The Trust Company (Australia) Limited (as custodian for Bieson Pty Ltd as Trustee of CLP Alexandria Trust)
Postal Address	Level 18, 123 Pitt Street, Sydney 2000
ABN	21 000 000 993
Nominated Contact	Theodore Berney
Contact Details	Theodore.Berney@charterhall.com.au

520 Gardeners Road, Alexandria

2. SITE DESCRIPTION

The site is located at 520 Gardeners Road, Alexandria within the City of Sydney local government area ('LGA').

The site is legally described as Lot 302 in Deposited Plan 1231238. The location of the site is illustrated in **Figure 1**.

Figure 1 Local Context



The key features of the site are summarised in the table below. Photographs of the site and locality are provided as **Figure 2**. The site's regional context is shown in **Figure 3**.

Table 2 Key Features of Site and Locality

Descriptor	Site Details
Land Configuration	<ul style="list-style-type: none"> Site area: 1.899 hectares Site dimensions: 112 metres x 179 metres (approximate)

Descriptor	Site Details
	<ul style="list-style-type: none"> Site topography: The site is generally flat, sloping from north to south
Land Ownership	The site is owned by The Trust Company (Australia) Limited (as custodian for Bieson Pty Ltd as Trustee of CLP Alexandria Trust).
Existing Development	The site contains a former Bunnings hardware store with large areas of hardstand providing ancillary car parking along the northern, eastern and southern boundaries.
Local Context	<p>The site is located on the southern boundary of the Southern Enterprise Area (formerly known as the Southern Employment Lands) which comprises the enterprise zoned land, business parks and industrial and urban services land within the City of Sydney LGA.</p> <p>The surrounding locality is described in further detail below:</p> <ul style="list-style-type: none"> North: the southern enterprise area is located to the north, comprising a variety of employment-generating land uses. The property immediately north of the site accommodates a two-storey data centre, with more traditional warehouse-style buildings further north along Bourke Road. An east-west access driveway provides for vehicle entry/exit to the data centre buildings to the north and east via a signalised intersection on Bourke Road. The driveway sits below the existing ground level of the site. East: the land to the east (and north of Gardeners Road) is also located within the southern enterprise area. The immediately adjoining property includes a three-storey data centre, with large scale (bulky goods) retailing further to the east (The Emporium Alexandria). The data centre benefits from dual access to Gardeners Road and Bourke Road, with the east-west driveway providing access via the signalised intersection described above South: the land to the south of Gardeners Road includes a two-storey commercial and warehouse style building on the corner of Bourke Road and a mixed-use development including retail and commercial uses on the ground floor with four residential storeys above. The land to the south of Gardeners Road is located within the Bayside LGA and has been rezoned and redeveloped to

Descriptor	Site Details
	<p>accommodate mixed-use development of up to 12 storeys within walking distance of Mascot railway station.</p> <ul style="list-style-type: none"> West: a vehicle hire premises is located on the corner of Bourke Road and Gardeners Road. A mixed use three-storey building comprising commercial offices, medical consulting and showrooms is located at 85 Bourke Road, with older-style warehouse/industrial buildings to the north <p>Photographs of the surrounding land uses are provided as Figure 2.</p>
Regional Context	<p>The site is on the southern boundary of Alexandria, approximately six kilometres south of the Sydney Central Business District (CBD), one kilometre north of Sydney Airport and six kilometres north-west of Port Botany.</p>
Infrastructure	<p>The site is strategically located close to the St Peters Interchange which was opened on 5 July 2020 and provides access to the M8 Motorway Tunnel via Gardeners Road and Euston Road. The M4-M5 Link Tunnels (currently under construction) will link the St Peters Interchange to the new M4 Tunnels in Haberfield and the Rozelle Interchange (also under construction). The existing and future connections provide excellent access from the site to the regional road network.</p> <p>The site also benefits from north-south and east-west road connections which provide access to the local road network and surrounding areas, including the Sydney CBD, Sydney Airport, Port Botany and surrounding eastern, inner west and inner southern suburbs.</p>
Site Access	<p>There are currently two existing site accesses, located on Bourke Road and Gardeners Road. The Bourke Road access accommodates left-in and left-out movements. The Gardeners Road access accommodates left-in and right-in movements and left-out movements.</p> <p>The existing Bourke Road access is unsignalised and is located around 30 metres south of the Campbell Road Bridge/ Bourke Road intersection and 110 metres north of the Bourke Road/ Gardeners Road intersection.</p>

Descriptor	Site Details
	<p>The existing Gardeners Road access forms part of a signalised intersection and is located some 80 metres east of the Bourke Road/ Gardeners Road intersection and 240 metres west of the O’Riordan Street/ Gardeners Road intersection.</p> <p>The site is well-serviced by public transport, including Mascot Railway Station (approximately 350 metres walking distance) and several bus stops along Gardeners Road and Bourke Road which provide access to the inner-city, eastern suburbs and inner west via Route 305 (Gibbons Street/Redfern Station-Stamford Hotel), Route 357 (Bondi Junction-Mascot Station) and Route 418 (Kingsford-Burwood). The site also benefits from active transport connections via the separated off-road cycleway on Bourke Road and an off-road shared path along Gardeners Road</p>
Easements and Covenants	<ul style="list-style-type: none"> ▪ 5 metre wide easement for electricity running generally parallel along the western boundary. ▪ 2 metre wide easement to drain water in the western part of the property. ▪ Lease to Ausgrid (with sub-leases to various parties listed on the land title) for substation in the south-eastern corner, including right-of-way and easement for electricity purposes. ▪ Stratum easement acquired for State Rail Authority in the north-western corner.
Services	<p>The site is served by existing services connections for power, water and telecoms.</p>
Acid Sulfate Soils	<p>Site characterisation assessment data available for subsurface conditions at the site has identified the occurrence of potential acid sulfate soil material, primarily consisting of natural soils at a depth greater than 2 metres below ground surface. The Acid Sulfate Soils Management Plan will provide appropriate measures and procedures to manage and minimise any risks associated with the proposed development.</p>
Contamination	<p>A Detailed Site Investigation has been undertaken at the site, subsequent to a Preliminary Site Investigation. Based on the results of the assessment, it is concluded that the site is suitable for commercial/industrial land use. It is recommended that a</p>

Descriptor	Site Details
	Construction Environmental Management Plan be prepared for the future site redevelopment works to identify site management controls and make provisions for unexpected finds.
Stormwater and Flooding	The site is shown to be clear of any significant regional flood affectation and also free of any significant local overland flow paths for events up to the 1% AEP event (as per City of Sydney Council's flood study and the WestConnex New M5 EIS Appendix P: Technical Working Paper: Flooding).
Bushfire Prone Land	The site is not bushfire prone land.
Flora and Fauna	The site is predominantly cleared except for a small number of trees in the north-western and south-eastern parts of the site.
Aboriginal Heritage	An Aboriginal heritage due diligence assessment is being prepared by Urbis, in accordance with the requirements of the <i>Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (Due Diligence Code of Practice)</i> , to assess the likely potential for Aboriginal archaeological deposits at the site.
European Heritage	The site is not located in proximity to any identified heritage items or within a conservation area.

Figure 2 Site and Locality Photographs



Picture 1 Western elevation facing Bourke Road



Picture 2 Northern elevation facing Gardeners Road



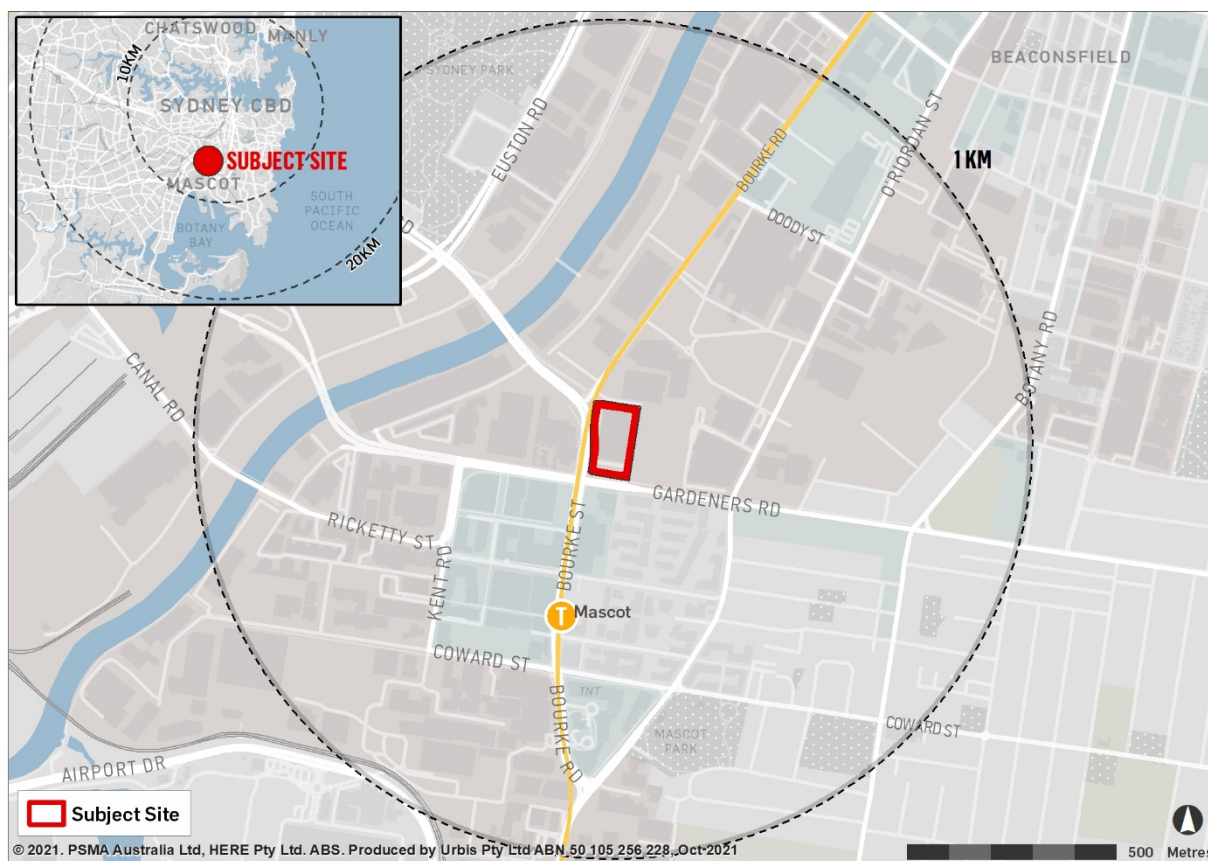
Picture 3 Bourke Road entry and exit driveway



Picture 4 Bourke Road entry and exit driveway

Source: Urbis, March 2021

Figure 3 Regional context



3. DEVELOPMENT DESCRIPTION

The key components of the proposed development are listed in the following table. A copy of the architectural concept drawings is submitted with the request for SEARs.

Table 3 Project Details

Descriptor	Project Details
Project Area	The site has a total area of 18,988m ² . The total site area is expected to be physically disturbed by the project.
Project Description	<p>The project comprises the construction of a multi-level warehouse and distribution centre development including the following key components:</p> <ul style="list-style-type: none"> Maximum building height of 24.4 metres (RL 30.9) and three storeys.

Descriptor	Project Details
	<ul style="list-style-type: none"> ▪ Total GFA of 27,660m², broken down as follows: <ul style="list-style-type: none"> ▪ Warehouse and distribution: 21,654m² ▪ Ancillary office: 5,677m² ▪ The southern Level 1 warehouse tenancy is proposed to contain three lifts internal to the warehouse for training purposes only (noting the lifts do not extend a full height and are fully contained within the warehouse). The lifts are proposed to be used to teach engineers how the components of the lifts operate. This is part of the engineers' training and apprenticeship program. There is no testing or manufacturing of the lift components, it is only a training tool. ▪ It is proposed to replace the existing Bourke Road access with two new driveways. The northern driveway will be 5 metres north of the existing driveway and provide access for left-in/ left-out for vehicles up to 6.4 metre long (including Small Rigid Vehicles), including access for staff and visitors. The southern driveway will be approximately 40 metres south of the existing driveway and provide for left-out truck egress only. ▪ The existing Gardeners Road access is to be converted from an entry/exit access to an entry-only access, accommodating vehicles up to 26 metre B-Doubles. The driveway is to be widened to accommodate heavy vehicle movements from the left-lane into the site (ie. vehicles will not occupy both lanes 1 and 2 to enter the site). ▪ On-site parking will be provided for: <ul style="list-style-type: none"> ▪ 144 cars ▪ 12 motorcycles ▪ 64 bicycles <p>Heavy vehicle parking is provided within the ground floor and level one breezeways.</p> ▪ 1,400 m² of landscaping at ground level and 1,450 m² of landscaping at second floor level.

Descriptor	Project Details
Expected Capital Investment Value	\$67,937,273 (excluding GST) - refer to QS report submitted with the SEARs request
Staging/Phasing	<p>The project will include the following phases:</p> <ul style="list-style-type: none"> ▪ Demolition: is it proposed to demolish the existing warehouse and hardstand on site. It is anticipated that the demolition phase will take approximately 4 months. ▪ Site preparation: site preparation and enabling works will be undertaken including minor bulk earthworks limited to an import of fill to raise the ground level by 0.4m for flood planning purposes. ▪ Construction: construction of the development is anticipated to commence in Q2 2022 (subject to approval). A construction zone will be established on site, with construction vehicle access from Bourke Road and the designation of an on-site loading zone. The development is proposed to be constructed in one stage. Construction activities are proposed during standard construction hours of Monday to Friday 7am to 6pm, Saturday 8am to 1pm and no works on Sundays and public holidays. Some out of hours work may be needed to minimise disruption to the road network. ▪ Operation: the warehouse and distribution tenancies are proposed to be operated 24 hours/day 7 days a week. It is likely that employees will attend the site in two-three shift patterns over the day/night. Car parking for employees and visitors is provided on site, separated from heavy vehicle movements.

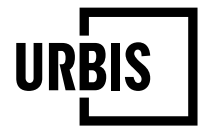
4. OVERVIEW

I trust the information provided with this letter provides sufficient details to provide the Department with a comprehensive understanding of the proposed development to facilitate the issue of industry-specific SEARs.

If you require any further information, please do not hesitate to contact me on 02 8233 9931 to discuss.

Yours sincerely,





Jennifer Cooper
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Enc: Architectural Drawings
QS Report