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8 December 2021

Joanna Bakopanos  
Department of Planning, Industry and Environment  
via the NSW Planning Portal

Dear Joanna,

## REQUEST FOR INDUSTRY SPECIFIC SEARS - WOOLWORTHS WYONG REGIONAL DISTRIBUTION CENTRE EXPANSION

This letter has been prepared on behalf of Woolworths Limited to provide a detailed description of the proposed alterations and additions to the existing warehouse and distribution centre at 11 Warren Road, Warnervale.

This letter has been prepared to respond to a request for further information from the Department of Planning, Industry and Environment ('DPIE') in issuing industry-specific 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)      | Woolworths Limited   |
| Postal Address    | 1 Woolworths Way, Bella Vista  |
| ABN               | 88 000 014 675   |
| Nominated Contact | Andrew Hollander   |
| Contact Details   | <a href="mailto:ahollander@woolworths.com.au">ahollander@woolworths.com.au</a> |

## 2. SITE DESCRIPTION

The site is located at 11 Warren Road, Warnervale within the Central Coast local government area (LGA). The site is legally described as Lot 413 in Deposited Plan 1058215. The location of the site is illustrated in **Map 1**.

Map 1 Local Context



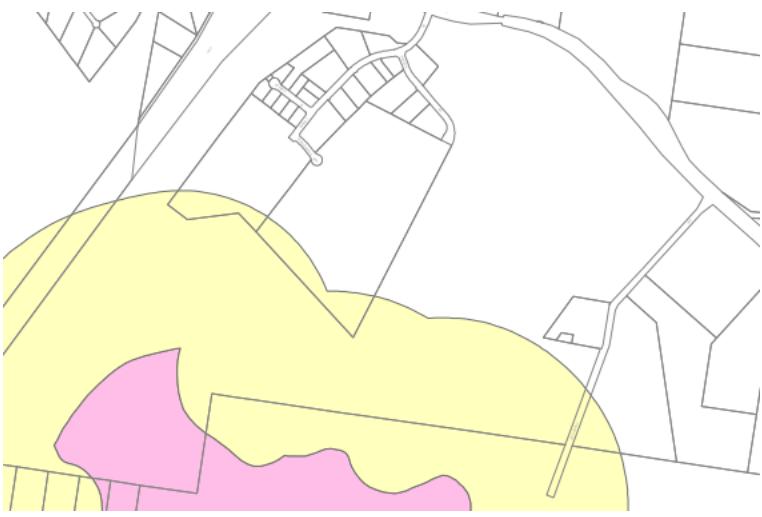
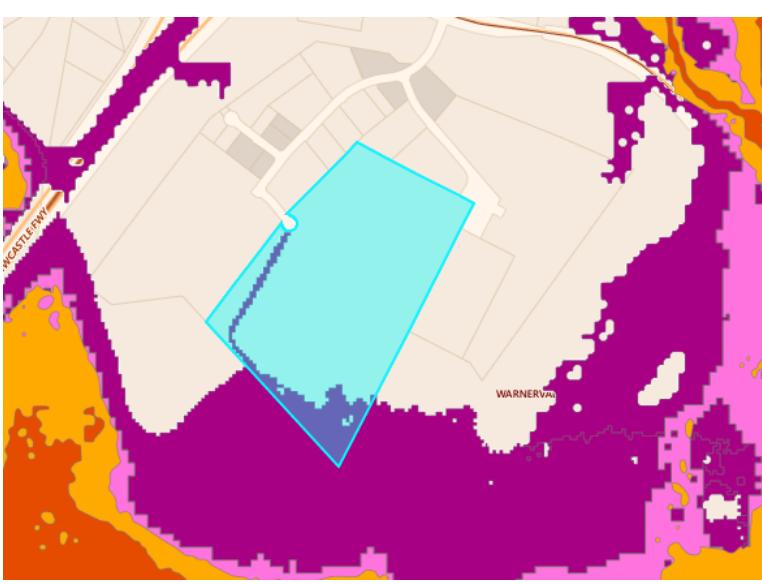
The key features of the site which have the potential to impact or be impacted by the proposed development are summarised in the table below.

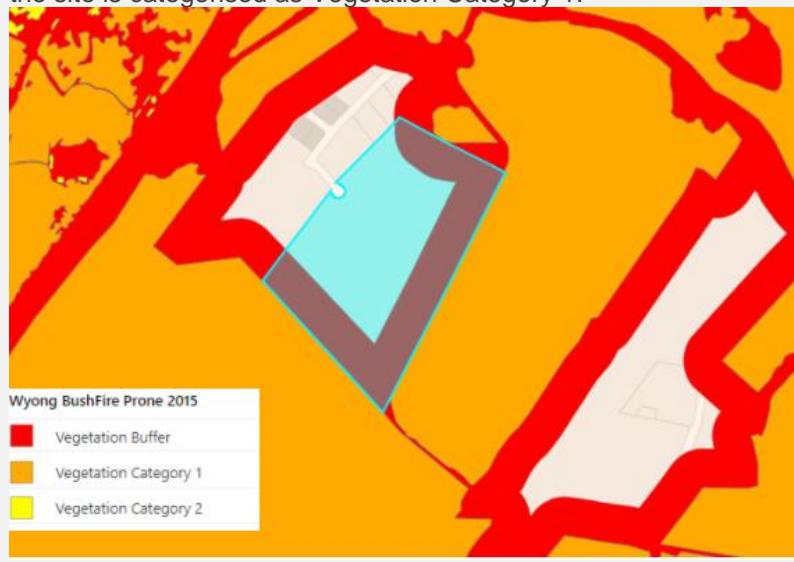
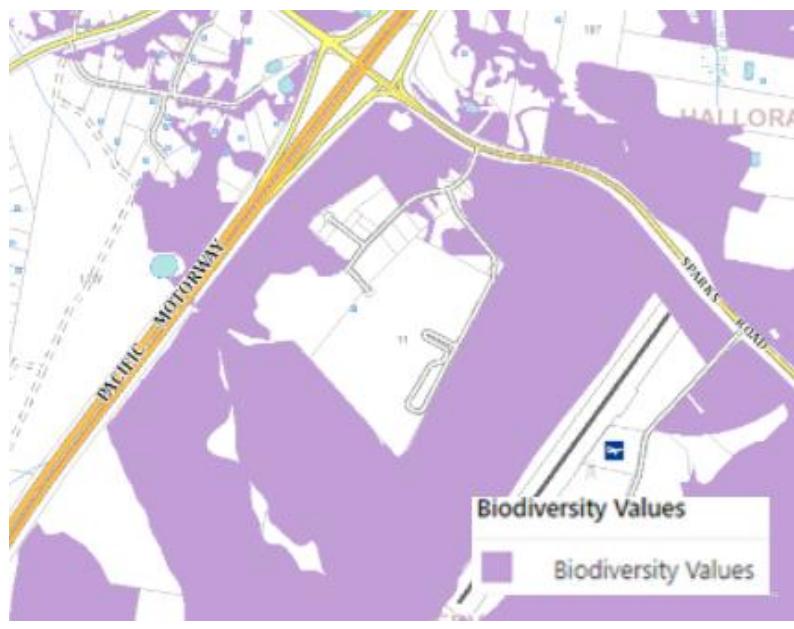
Table 2 Key Features of Site and Locality

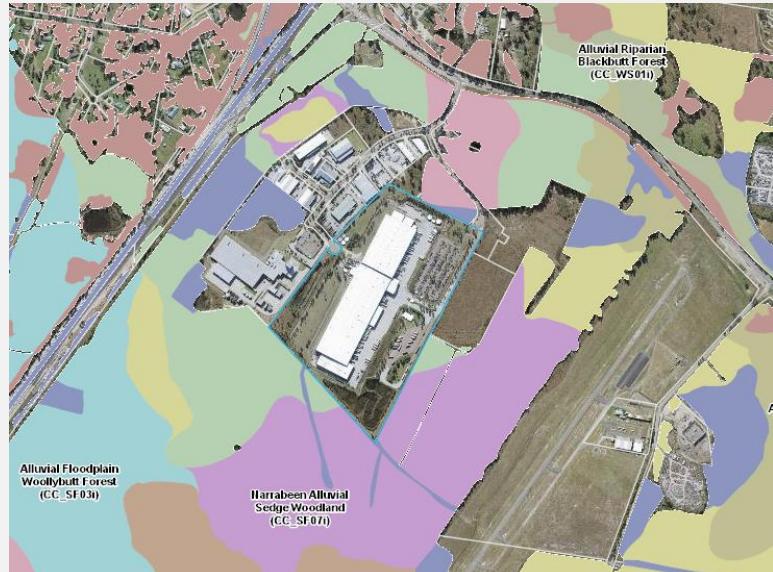
| Descriptor         | Site Details   |
|--------------------|--|
| Land Configuration | The site is an irregular shaped parcel of land with a total land area of approximately 23.16 hectares.                               |
| Land Ownership     | The site is located at 11 Warren Road, Warnervale in the Central Coast region of New South Wales and is legally described as Lot 413 |

| Descriptor           | Site Details   |
|----------------------|--|
|                      | in Deposited Plan 1058215. The site is owned by Centuria Property Funds No.2 Limited.  |
| Existing Development | The site currently contains an existing warehouse and distribution centre operated by Woolworths. The site is used for the storage and distribution of groceries and operates 24 hours a day, seven days a week. A hardstand parking area is located along the eastern boundary with access from Warren Road. The warehouse component is situated towards the western boundary, with a landscaped setback.   |
| Local Context        | <p>The primary land use of the site and surrounding area for large-scale employment-generating uses, including warehouse or distribution centre development. The site is within an existing industrial area and forms part of the Wyong Employment Zone.</p> <ul style="list-style-type: none"> <li data-bbox="597 1069 1422 1248">▪ Industrial buildings are located to the north with frontage to Burnet Road. Also to the north at 13 Warren Road is 'Cubbyhole Warnervale' which offers light industrial commercial units. Further to the north is Sparks Road which connects to the M1 Pacific Motorway and Warnervale Town Centre.</li> <li data-bbox="597 1271 1422 1450">▪ Native vegetation is located to the east, forming part of the Warnervale Airport site, with the airport operations further east. Warnervale Airport is operated by Council and does not operate regular commercial flights, providing private aircraft hire, training, recreational flying, maintenance facilities and fuel.</li> <li data-bbox="597 1473 1422 1630">▪ To the west of the site at 18 Burnet Road is a warehouse and distribution facility associated with Sanitarium Health and Wellbeing Company. The M1 Pacific Motorway is located further west.</li> <li data-bbox="597 1653 1422 1720">▪ Native vegetation extends approximately 3.5km to the south, which is categorised as a bushfire prone area.</li> </ul> <p>The nearest residential zone is located approximately 600 metres to the west of the site on the other side of the M1 Motorway.</p> |
| Regional Context     | Warnervale is approximately 95km north of the Sydney CBD, 22km north of Gosford and 4.5km north of Wyong. The site is within an existing business park and industrial area and forms part of the Wyong Employment Zone.  |

| Descriptor              | Site Details  |
|-------------------------|---|
| Infrastructure          | <p>The M1 Pacific Motorway is to the west and links Sydney to the Central Coast, Newcastle and Hunter regions. Access to the M1 is available via Sparks Road to the north-east. The Pacific Motorway also links Warnervale to Tuggerah which is identified as the Northern Growth Corridor – a priority location for service and business growth in the Central Coast Regional Plan. Warnervale Airport is to the east of the site. Warnervale Train Station is located further east.</p>   |
| Site Access             | <p>Existing vehicle access is provided via Warren Road. Vehicle access is also available via Woolworths Way, however, this entry/exit driveway is not currently utilised. The use of this driveway will be explored in the transport and traffic management for the proposed alterations and additions.</p>   |
| Easements and Covenants | <p>Title searches confirm the site is affected by:</p> <ul style="list-style-type: none"> <li data-bbox="597 1114 1406 1181">▪ Easement to drain water (variable width) affecting the south-western part of the Site benefiting Council.</li> <li data-bbox="597 1203 1406 1316">▪ Easement to drain water 3m wide running along the southern boundary of the Site at the south-western corner of the Site benefiting Lot 4 in DP 1149548 (the western adjoining property).</li> <li data-bbox="597 1338 1406 1518">▪ Easements associated with electricity and a substation including a 4m wide and variable width right of way to access the substation. These easements are all located on the western side of the existing warehouse and distribution building near the turning head at the end of Woolworths Way.</li> <li data-bbox="597 1540 1406 1653">▪ Land excludes minerals and is subject to reservations and conditions in favour of the Crown affecting the part(s) shown so burdened in the title diagram.</li> <li data-bbox="597 1675 1406 1742">▪ Land excludes minerals (s.171 Crown Lands Act 1989) affecting the part(s) shown so burdened in the title diagram.</li> <li data-bbox="597 1765 1406 1832">▪ Excepting land below a depth from the surface of 15.24m affecting the part shown so indicated in the title diagram.</li> </ul> |
| Services                | <p>Our desktop analysis has not included a capacity analysis of the existing infrastructure services. An Infrastructure Servicing Assessment will be prepared to confirm the availability of essential services to meet the needs of the proposed alterations and additions.</p>  |

| Descriptor              | Site Details   |
|-------------------------|--|
| Acid Sulfate Soils      | <p>A small portion of the site running along the southern property boundary is classified as Class 5 acid sulphate soils. The balance of the site is not affected by acid sulfate soils.</p>  |
| Contamination           | <p>A Preliminary Site Investigation will be required to identify potential sources of contamination and lodged with the future SSDA.</p>   |
| Stormwater and Flooding | <p>Council's online mapping tool identifies the southern portion of the Site as 'Precinct 1 – Probable Maximum Flood.'</p>   |

| Descriptor          | Site Details   |
|---------------------|--|
| Bushfire Prone Land | <p>The site is identified as 'Vegetation Buffer' while the land surrounding the site is categorised as Vegetation Category 1.</p>  <p>Wyong BushFire Prone 2015</p> <ul style="list-style-type: none"> <li>Vegetation Buffer</li> <li>Vegetation Category 1</li> <li>Vegetation Category 2</li> </ul> |
| Flora and Fauna     | <p>The site is not mapped as having any 'Biodiversity Value', however, the surrounding land has 'Biodiversity Values.'</p>  <p>Biodiversity Values</p>   |
| Aboriginal Heritage | <p>We understand an Aboriginal Heritage Cultural Assessment may be required to assess the potential impacts of the proposed works.</p>   |

| Descriptor        | Site Details   |
|-------------------|--|
| European Heritage | The site does not contain a heritage item and is not located in a heritage conservation area. There are no heritage items within the vicinity of the site which would warrant further assessment.  |
| Vegetation        | <p>The site is surrounded by vegetation which forms part of the Warnervale Airport site to the east. Various trees are scattered across the Site and between the parking bays located towards the eastern portion of the site. The Central Coast Council on-line mapping tool identifies the following vegetation within the vicinity of the Site:</p>  |

Photographs of the existing warehouse or distribution centre development and the locality context are provided on the following pages.

Figure 1 Existing Development (source: Woolworths Limited, 3 December 2021)

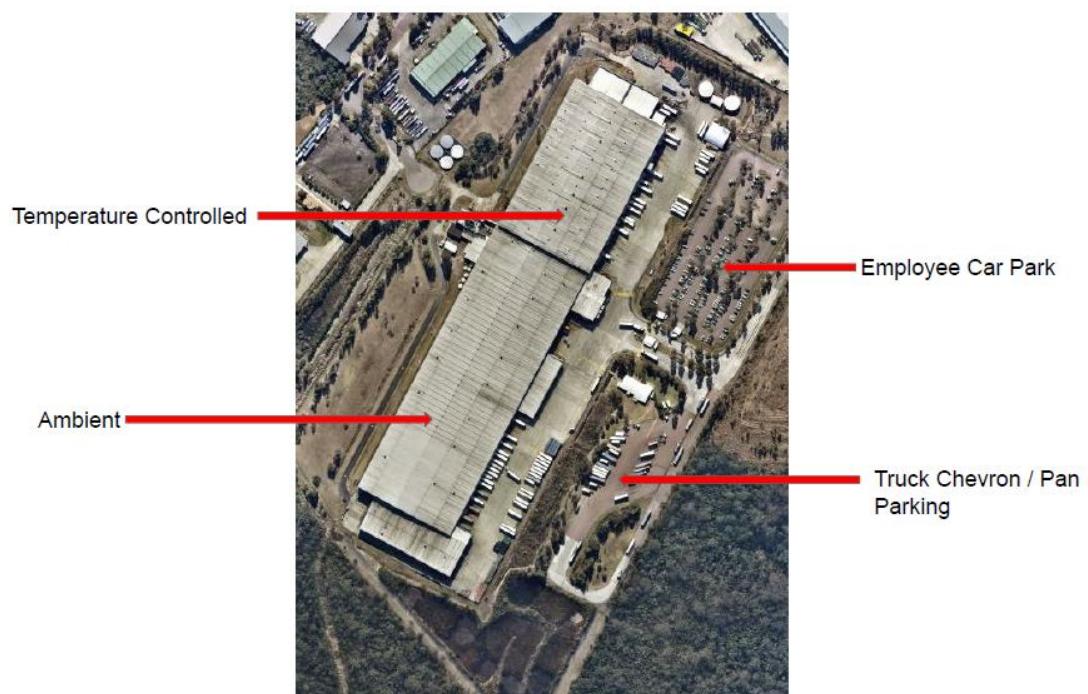


Figure 2 Locality Context (source: Woolworths Limited, 3 December 2021)



### 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 23.16 hectares. The alterations and additions are expected to impact various locations spanning across the site, including expansion of the existing building envelopes and hardstand areas along the eastern boundary.  |
| Project Description | <p>The project comprises alterations and additions to the existing warehouse and distribution centre development including the following key components:</p> <ul style="list-style-type: none"> <li>▪ Alterations and additions to the existing warehouse or distribution centre building including: <ul style="list-style-type: none"> <li>- 7,038m<sup>2</sup> extension of the existing temperature controlled warehouse (including new exhaust fans)</li> <li>- 14,190m<sup>2</sup> extension of the ambient warehouse including B-double drive-through</li> <li>- 4,215m<sup>2</sup> extension of the Return Transfer Facility warehouse including B-double drive-through</li> <li>- Expansion of the confectionary storage floorspace</li> <li>- 13 new banana ripening rooms</li> <li>- Refurbishment of the existing canteen, locker rooms and amenities</li> </ul> </li> <li>▪ Expansion of the existing hardstand areas to accommodate a truck wash and maintenance facility and refuel station, with two new weigh bridges and total on-site parking provided as follows: <ul style="list-style-type: none"> <li>- 485 car parking spaces (existing)</li> <li>- 98 pan-tech parking spaces, including 48 new spaces</li> <li>- 18 existing truck parking spaces, including six new spaces</li> </ul> </li> </ul> |

| Descriptor                        | Project Details   |
|-----------------------------------|---|
|                                   | <ul style="list-style-type: none"> <li>▪ Site services infrastructure including relocation of existing fire tank and pumphouse.</li> <li>▪ Vehicle access will continue to be provided via Warren Road with provision for additional entry/exit movements via the existing driveway to Woolworths Way.</li> </ul> |
| Expected Capital Investment Value | \$68,000,000 (excluding GST) - refer to Cost Estimate report submitted with the SEARs request   |
| Staging/Phasing                   | The project is proposed based on a single stage competitive tender on a design construct basis.   |

## 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 the undersigned to discuss.

Yours sincerely,



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