

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

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

5 November 2021

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

Dear Joanna,

DETAILED PROJECT DESCRIPTION | 42 RAYMOND AVENUE, MATRAVILLE

This letter has been prepared on behalf of Hale Capital Partners to provide a detailed description of the proposed multi-level warehouse and distribution centre development at 42 Raymond Avenue, Matraville.

It has 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)	Hale Capital Partners Pty Ltd
Postal Address	246 Pacific Highway, Crows Nest NSW 2065
ABN	17 648 187 811
Nominated Contact	Alana Garrick
Contact Details	alana.garrick@halecp.com

2. SITE DESCRIPTION

The site is located at 42 Raymond Avenue, Matraville within the Randwick City Council local government area ('LGA').

The site is legally described as Lot 1 in Deposited Plan 369888, Lot 32 Sec B Deposited Plan 8313 and Lot 1 Deposited Plan 511092. 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: 1.944 hectares Site dimensions: 103 metres x 195 metres (approximate) Site topography: The site is generally flat

Descriptor	Site Details
Land Ownership	The site is owned by Perpetual Corporate Trust Limited ATF 42 Matraville Investment Trust.
Existing Development	The site previously contained a warehouse building but has been cleared and is now vacant hardstand.
Local Context	<p>The site is surrounded by a mix of warehouse/distribution and industrial uses. The surrounding warehouse developments vary from older stock to more recent developments. There is also a variety in lot sizes with some small business units and some larger warehouse sites.</p> <p>The surrounding locality is described in further detail below:</p> <ul style="list-style-type: none"> North: Existing warehouse development including units along Raymond Avenue and Beauchamp Road East: Existing warehouse and general industrial uses along Raymond Avenue and McCauley Street including the Matraville paper mill. The residential community of Matraville approximately 150 metres to the east of the site comprising low rise residential development South: Immediately to the south of the site is a stormwater detention basin beyond which is existing warehouse development and Botany Road. Port Botany is located to the south of the site beyond Botany Road. West: A Sydney Water heritage listed stormwater drainage channel runs along the western boundary of the site. To the west of the site is existing warehouse and industrial uses.
Regional Context	<p>The site is located approximately 9 kilometres south of the Sydney Central Business District (CBD), 4.5 kilometres south east of Sydney Airport and 500 metres north of Port Botany.</p> <p>The site is located approximately 1.6 kilometres south of the Eastgardens-Maroubra Junction Strategic Centre.</p>
Infrastructure	The site is strategically located to the Port Botany trade gateway with vehicular access to Botany Road via McCauley Street. The site is also strategically located to Sydney Airport with vehicular access via Foreshore Road. The site is highly accessible to the M1 being approximately 5 kilometres from the M1 route, as well as the M5 and

Descriptor	Site Details
	M8 interchange approximately 8 kilometres to the north west of the site.
Site Access	The site is accessed from Raymond Avenue. The site has an approximate 50 metre frontage to Raymond Avenue with two existing vehicle crossovers.
Easements and Covenants	There are a number of covenants along the eastern, southern and western boundaries of the site, primarily in relation to services infrastructure.
Services	The site is served by existing services connections for power, water, gas and telecoms.
Acid Sulfate Soils	The site has a low probability of occurrence of acid sulfate soil risk.
Contamination	Phase 2 contamination remediation works have been carried out on site in accordance with the Remediation Action Plan.
Stormwater and Flooding	The site is located within a flood planning area and is partly affected by the probable maximum flood. Council's flood report has confirmed the flood planning level required for the site is RL6.65. There is a stormwater drainage channel along the western boundary of the site and a stormwater detention basin at the southern boundary of the site.
Bushfire Prone Land	The site is not bushfire prone land.
Flora and Fauna	The site is cleared of vegetation except for a mature tree on the south eastern boundary 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 View of the site from Raymond Avenue

Source: Hale Capital Partners



Picture 2 View of the site from south east corner

Source: Hale Capital Partners



Picture 3 View of Raymond Avenue looking north

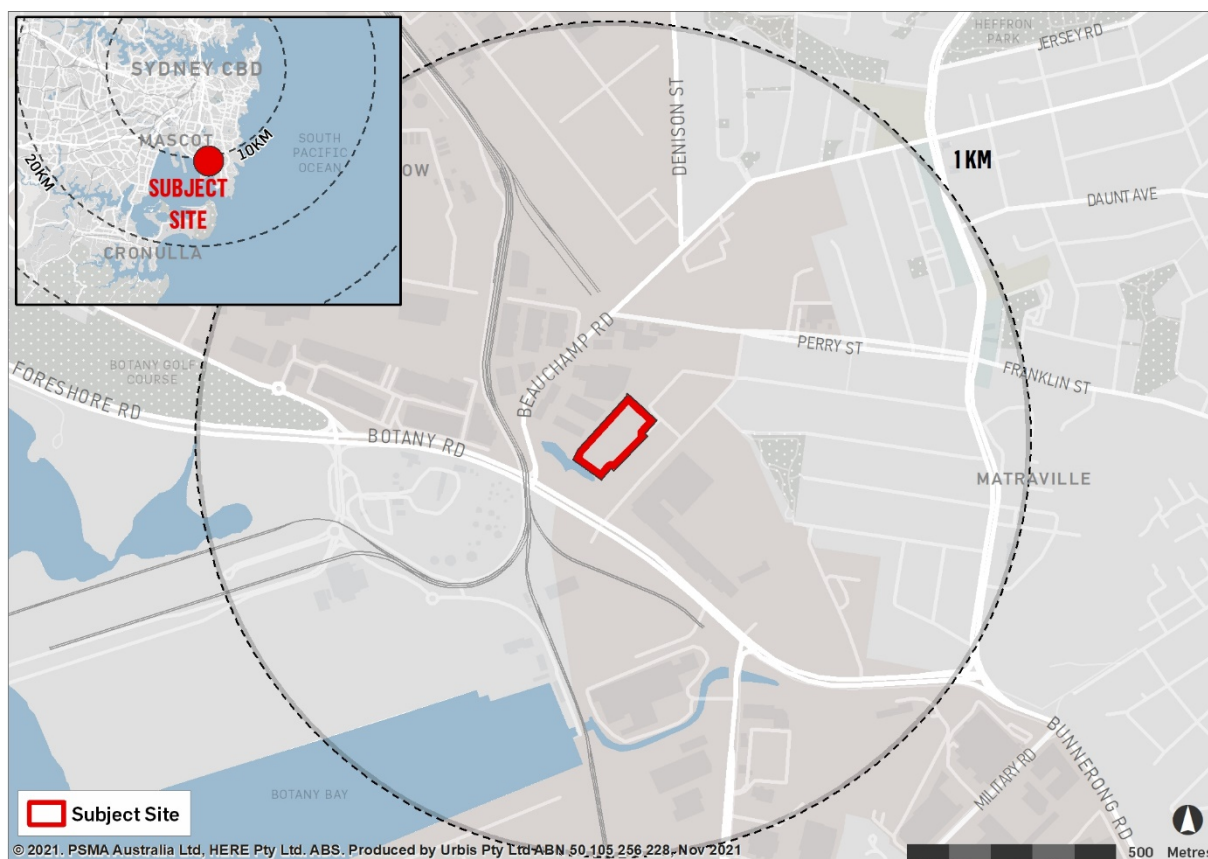
Source: Google Maps, November 2021



Picture 4 View of Raymond Avenue looking south

Source: Google Maps, November 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 19,437m ² . Approximately 16,800m ² of the site 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 22.2 metres (RL 29.65) and two storeys.

Descriptor	Project Details
	<ul style="list-style-type: none"> ▪ Total GFA of 19,250m², broken down as follows: <ul style="list-style-type: none"> ▪ Warehouse and distribution: 17,650m² ▪ Ancillary office: 1,600m² ▪ Access to and from the site shall occur via 2x access crossovers on Raymond Avenue, to be utilised by light and heavy vehicles. ▪ The largest vehicle to access the site are expected to be a 26.0m B-double (subject to a separate application to the National Heavy Vehicle Register). ▪ Development traffic, particularly heavy vehicles, shall travel to and from the site via Botany Road / McCauley Street due to heavy vehicle restrictions at the intersection of Perry Street / McCauley Street. The Perry Street intersection may be utilised by staff for arrivals / departures in private passenger vehicles ▪ On-site parking will be provided for: <ul style="list-style-type: none"> ▪ 108 cars ▪ 11 bicycles <p>Heavy vehicle parking is provided within the ground floor and level one breezeways.</p> ▪ 2,600m² of landscaping at ground level.
Expected Capital Investment Value	\$34,677,255 (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"> ▪ Site preparation: it is anticipated that the existing concrete slab on site will be retained. Approximately 1-1.5m of fill will be brought to site to achieve the required flood planning level. ▪ Construction: construction of the development is anticipated to commence in Q1 2022 (subject to approval). A construction zone will be established on site, with construction vehicle access from Raymond Avenue and the designation of a 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

Descriptor	Project Details
	<p>and no works on Sundays and public holidays. Some out of hours work may be needed to minimise disruption to the road network.</p> <ul style="list-style-type: none"> Operation: the warehouse and distribution tenancies are proposed to be operated 24 hours/day 7 days a week. All access to the site will be via Raymond Avenue. 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 Plans
QS Report