

9 May 2022

Mr Chris Ritchie
Director, Industry Assessments
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

Dear Chris,

Request for Secretary's Environmental Assessment Requirements – 546 – 548 Gardeners Road, Alexandria

We write on behalf of *Goodman Property Services (Aust.) Pty Ltd* (Goodman) to request the Department of Planning and Environment (DPE) to issue Secretary's Environmental Assessment Requirements (SEARs) for the development of a multi-level warehouse and distribution centre at 546 – 548 Gardeners Road, Alexandria (site).

Goodman is an Australian integrated commercial and industrial property group that owns, develops and manages real estate. This includes warehouses, large scale logistics facilities, business and office parks globally. Further information on Goodman's business details are provided below:

Goodman Property Services (Aust.) Pty Ltd	
ABN	40 088 981 793
Address	The Hayesbery 1-11 Hayes Road Rosebery NSW 2018 Australia

Table 1: Applicant details

Subject site

The site is strategically located in the City of Sydney's Southern Employment Lands, approximately 6 kilometres (km) south of the Sydney Central Business District (CBD), 2 km north of Sydney Airport and 6 km north-west of Port Botany (Figure 1).

The site is bounded by industrial land uses to the north, east and west. The adjoining site to the west is known as the Southend Distribution Centre at 63 Campbell Road, which is also under Goodman's ownership.

Gardeners Road is located to the South and the Mascot mixed-use precinct is located across Gardeners Road. The site is also strategically located close to the St Peters Interchange, which opened in July 2020 and provides access to the M8 Motorway Tunnel via Gardeners Road and Campbell Road.

The site area is 25,098 square metres (m²) and is legally described as Lot 103 in DP1222824. The site is located to the south-east of the Alexandria Canal (Figure 2). The Site is partially identified as being on flood prone land, as per City of Sydney Councils Flood Study.



Figure 1: Site location (Source: Nearmap)



Figure 2: Site context (Source: Nearmap)

The site is zoned IN1 General Industrial under the *Sydney Local Environmental Plan 2012* (SLEP 2012). Warehouse or distribution centres are permissible with consent in the IN1 zone.

The site contains an existing single storey warehouse and distribution centre, comprising 10,922 m² of warehouse space and 3,368 m² of office space, approved to operate 24 hours a day, 7 days per week. The existing development is no longer fit for purpose for market requirements.

A Development Application (DA/2020/394) for the removal of 44 trees along the north-western boundary of the site was approved by City of Sydney Council. The purpose of DA/2020/394 is to improve large-vehicle access and manoeuvrability at the existing warehouse.

The Proposal

The proposed development comprises the demolition of existing structures on the site to facilitate the construction, fit out and operation of a 2-storey warehouse facility.

The proposal consists of 20,010 m² of warehouse floor space plus 3,380 m² of office space, with associated hardstand, carparking and landscaping. A conceptual layout of the proposed development is provided at Attachment A.

Access to the site will be provided via driveway connections with Gardeners Road and Campbell Road, with the Campbell Road access for vehicles entering the upper level deck via a ramp. Vehicles leaving the upper level deck will utilise the Southend distribution centre access to ensure the safe egress to Gardeners Road, with the use of this access to be restricted in accordance with the Southend landowner's requirements. This will ensure minimal impact on the operation of Gardeners Road and Campbell Road.

Key components of the proposed development include:

- earthworks and infrastructure construction, including minor vegetation clearing, installation of services and drainage infrastructure
- provision of 104 car parking spaces
- approximately 22 m ridgeline roof height
- approximately 280 jobs during construction and approximately 530 jobs during operation

State Significant Development

The proposal is for a warehouse and distribution centre with ancillary office space with a capital investment value of approximately \$60 million. The proposed development is State Significant development (SSD) under Schedule 1 clause 12 of *State Environmental Planning Policy (Planning Systems) 2021*.

Clause 12 states:

12 Warehouses or distribution centres

(1) Development that has a capital investment value of more than the relevant amount for the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation.

(2) This section does not apply to development for the purposes of warehouses or distribution centres to which section 18 or 19 applies.

(3) In this section—

relevant amount means—

(a) for development in relation to which the relevant environmental assessment requirements are notified under the Act on or before 31 May 2023—\$30 million, or

(b) for any other development—\$50 million.

It is proposed to lodge a development application under section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to be assessed as SSD. It is therefore requested that the DPE issue SEARs under section 4.12 of the EP&A Act and Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2021* that will enable the preparation of an Environmental Impact Statement (EIS) for the proposed development.

Key Issues

The EIS will be prepared in accordance with the SEARs and the legislative requirements defined under the EP&A Regulation. The EIS will outline recommendations to address any environmental impacts of the project to inform DPE in its assessment and recommendation on the project.

Given the site's location, the key assessment issues for consideration are likely to be traffic impacts on Gardeners Road and Campbell Road, noise impacts on mixed-use development along Gardeners Road and visual impacts of the built form.

Goodman has commenced discussions with TfNSW to understand and refine the design of proposal to ensure an acceptable outcome regarding the access to and from the site. These discussions will continue through the development of the design to be submitted with the SSD application. Goodman also intends to establish an easement over the adjoining Southend site to create a right of carriageway for vehicles associated with the subject site.

The development of the proposed design has also considered the potential noise impacts on nearby residential receivers, which has influenced the proposed configuration of loading docks and access to the Level 1 ramp from the northern end of the site.

The design of the façade fronting Gardeners Road will also be sympathetic to the building's location across from the mixed use development (Figure A3 in Attachment A).

Under SLEP 2012, a Floor Space Ratio (FSR) of 1.5:1 applies to the site and the maximum height of building controls are 25 m on the southern part of the site and 18 m on the northern part of the site. The proposed development has an approximate FSR of 0.93:1, which complies with the FSR control, but will require a variation request under clause 4.6 of the SLEP 2012 to exceed the 18 m height control. The height of the building fronting Gardeners Road will be lower than the maximum approved 25 m height limit under SLEP 2012.

Preliminary investigations have also identified localised flooding at the site which can readily be managed through design of the site drainage, which will meet the stormwater management requirements of Council's Development Control Plan.

Conclusion

We trust that the above information is sufficient to enable the issue of SEARs for the proposed development. If you wish to discuss any aspect of this letter, please contact Kane Winwood on 8459 7507 or kane@keylan.com.au.

Yours sincerely



Kane Winwood
Principal Planner

Attachment A – Indicative Concept Layout Plans and Elevation

Attachment A – Indicative Concept Layout

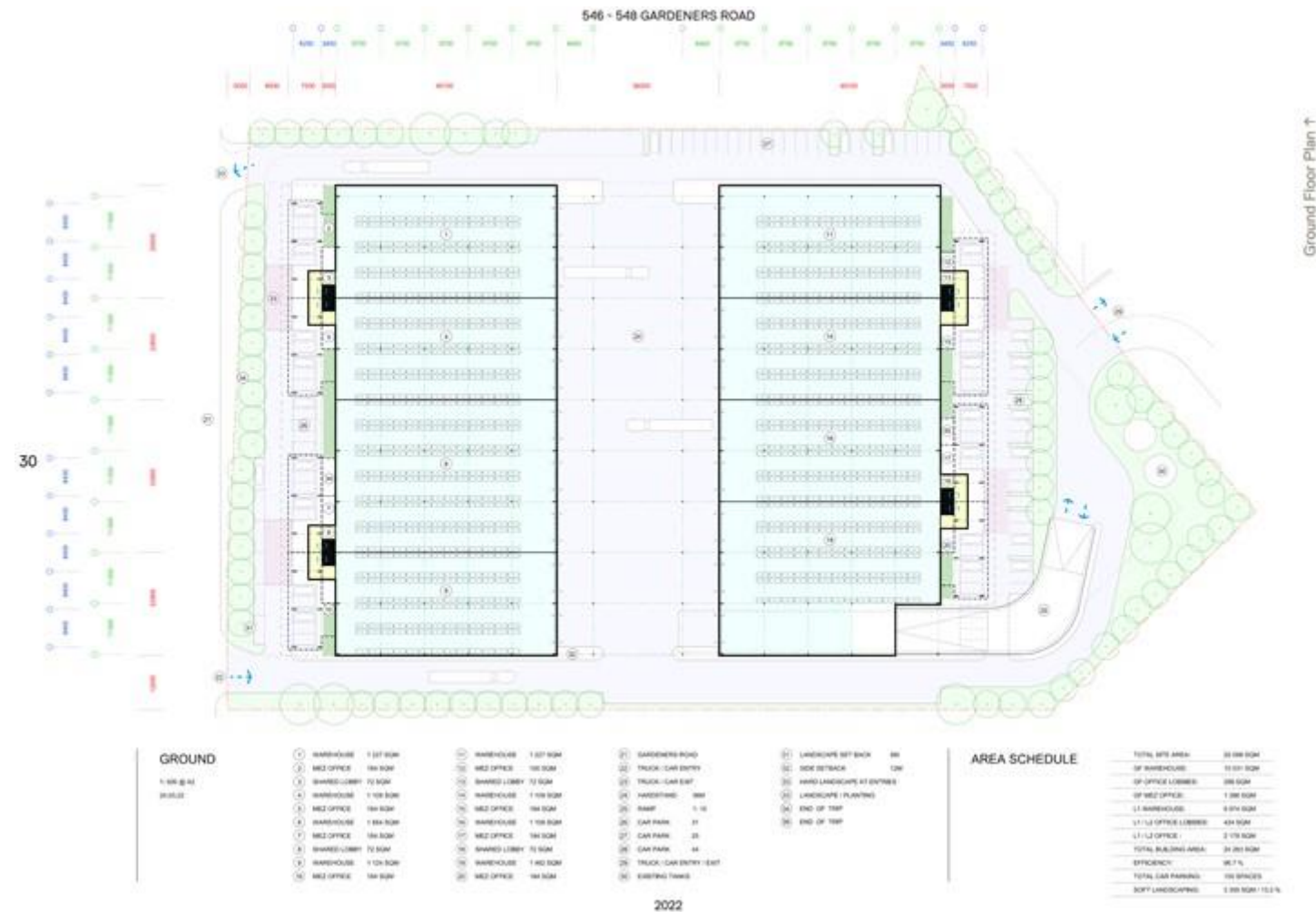


Figure A1: Conceptual Ground Floor Layout (Source: design+)

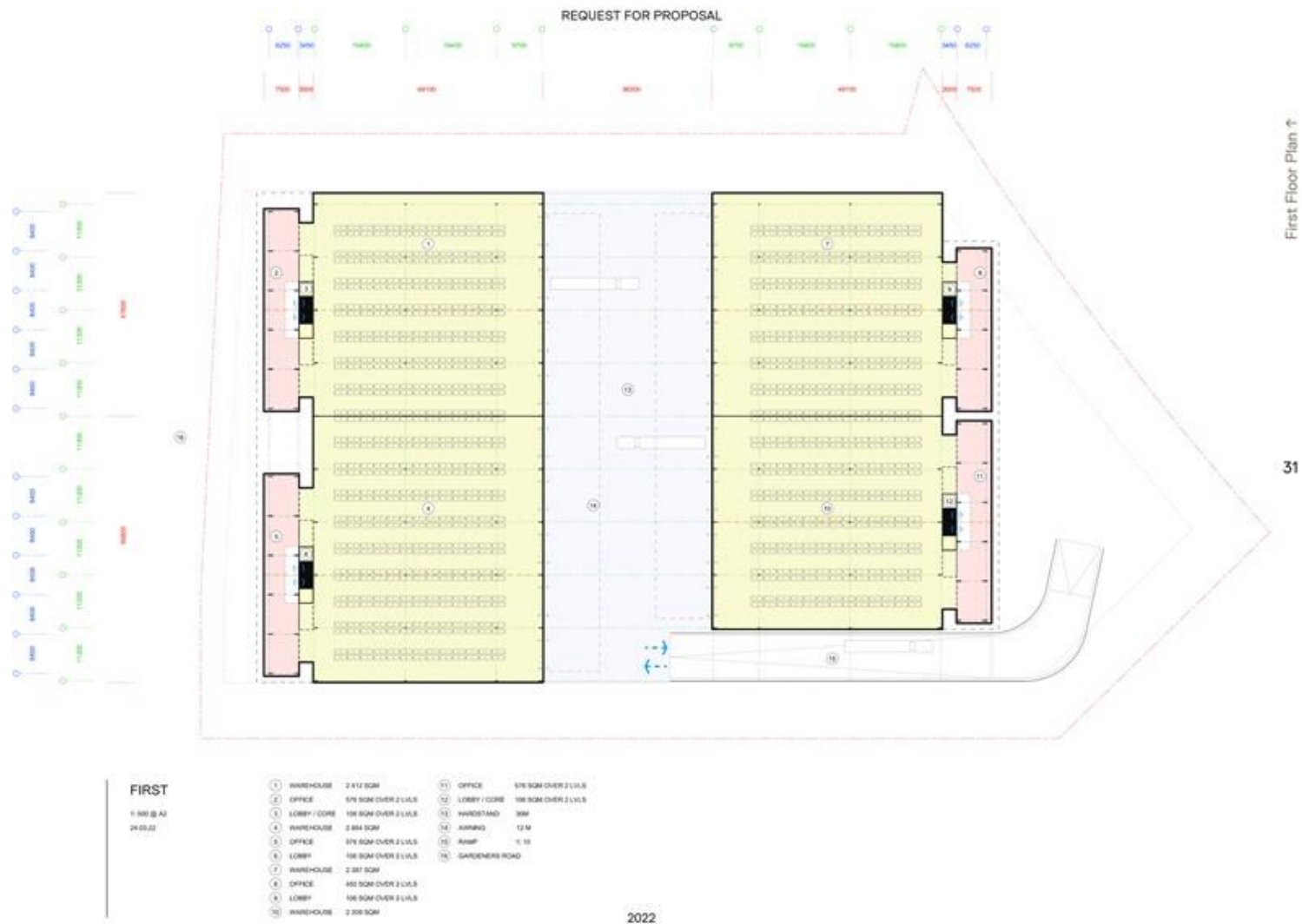


Figure A2: Conceptual First Floor Layout (Source: design+)



Figure A3: Concept elevation from Gardeners Rd (Source: Grimshaw)