

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

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Urbis Pty Ltd  
ABN 50 105 256 228

17 February 2023

Jeffrey Peng  
Department of Planning & Environment  
Industry Assessments  
4 Parramatta Square  
12 Darcy St  
Parramatta  
NSW 2150

Dear Jeffrey,

## **45-57 MOXON ROAD, PUNCHBOWL - REQUEST FOR SEARS**

This letter has been prepared on behalf of Hale Capital Development Management Pty Ltd (Hale) to request industry-specific Secretary's Environmental Assessment Requirements (SEARs) from the Department of Planning and Environment. This letter sets out a detailed description of the proposed warehouse and distribution centre at 45-57 Moxon Road, Punchbowl.

This request for industry-specific SEARs is accompanied by:

- Draft Concept Architectural Plans
- CIV Report.

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

<b>Descriptor</b>	<b>Proponent Details</b>
Full Name(s)	Hale Capital Development Management Pty Ltd
Postal Address	Suite 903, 25 Martin Pace Sydney NSW 2000
ABN	89 655 366 322
Nominated Contact	Dominic Sester
Contact Details	dominic.sester@halecp.com

## 2. SITE DESCRIPTION

The site is located at 45-57 Moxon Road, Punchbowl within the City of Canterbury Bankstown local government area (LGA). The site currently comprises multiple lots legally described below:

- Lot B in Deposited Plan 390488
- Lot 1 in Deposited Plan 618465
- Lots 221 and 222 in Deposited Plan 840328
- Lot 23 in Deposited Plan 552521.

The location of the site showing the consolidated lot boundary is illustrated in **Map 1**.

Map 1 Locality Aerial Photograph



Source: Urbis

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. Photographs of the site and locality are provided as **Figure 1**.

Table 2 Key Features of Site and Locality

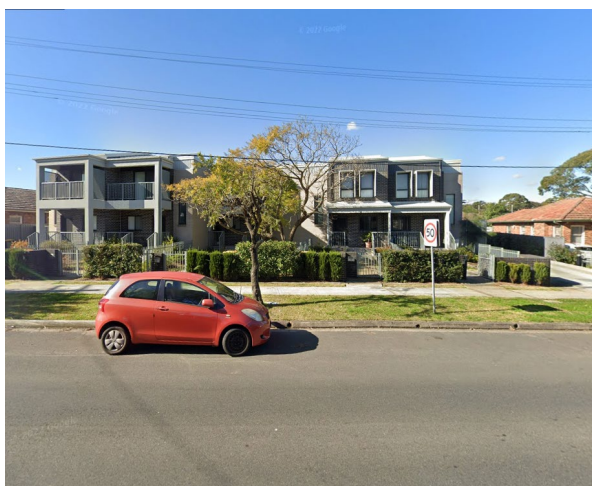
Descriptor	Site Details
Land Configuration	<p>The site has a total area of 34,499m<sup>2</sup>.</p> <p>It is irregular in shape with the following (approximate) boundary dimensions:</p> <ul style="list-style-type: none"> <li>▪ 185 metres to Moxon Road.</li> <li>▪ 219 metres along the northern side boundary.</li> <li>▪ 116 metres along the south-eastern side boundary (adjoining the battle-axe driveway) and 137 metres along the south-western side boundary (adjoining the battle-axe lot).</li> <li>▪ 107 metres to Salt Pan Creek and 83 metres to the western boundary (adjoining the battle-axe block).</li> </ul> <p>The site slopes in an east to west direction from Moxon Road to the western boundary and Salt Pan Creek.</p>
Land Ownership	ITG Australia TS Mid Pty Ltd (ABN 642 379 226) as trustee for HCLF Punchbowl No 1 Trust 20 796 167 054
Existing Development	<p>The site has been developed and currently accommodates a range of buildings and structures. The site forms the eastern boundary of the broader industrial precinct. Residential properties are immediately to the east on the opposite side of Moxon Road. These predominantly comprise older-style single-level residential dwellings with some infill development comprising two-storey dual occupancy dwellings and row housing.</p> <p>Part of the site adjoins Salt Pan Creek and the adjoining riparian area which contains significant trees and other vegetation. Landscaping is provided within the front setback including large native trees, palm trees and grassed areas of varying widths. Additional trees are along the northern side boundary of 45 Moxon Road.</p>
Local Context	<p>The surrounding locality is described below:</p> <ul style="list-style-type: none"> <li>▪ North: the land immediately to the north comprises industrial development of a similar scale and nature as the development within the subject site.</li> </ul>

Descriptor	Site Details
	<ul style="list-style-type: none"> <li>East: low density residential development is on the opposite side of Moxon Road and beyond, primarily comprising single storey detach dwellings with some infill development, including two level dual occupancies and row housing developments</li> <li>South: Moxon Sports Club is located to the south, comprising two bowling greens, multiple playing courts and a club building with bar and bistro facilities. McLaughlin Oval is to the southeast with Salt Pan Creek and Stuart Street Reserve further south.</li> <li>West: Salt Pan Creek runs along the western boundary of the site, with industrial development, a zone substation and Fairford Road further to the west.</li> </ul> <p>Photographs of the surrounding land uses are provided as <b>Figure 1</b>.</p>
Regional Context	<p>The site is approximately 17 kilometres south-west of the Sydney CBD and approximately 13 kilometres west of Sydney Airport. It is also 2 kilometres south-east of Bankstown Station.</p> <p>The region features a mix of land uses, including residential and employment generating activities.</p> <p>The site is located in a strategic location that is well connected to the M5, A6, Port Botany and Sydney Airport, as well as Western Sydney.</p>
Infrastructure	<p>The site is well-located based on its access to the metropolitan road network, including the M5 South Western Motorway via Canterbury Road (A34) and Fairford Road (A6). The A6 also provides access to the M4 Western Motorway at Auburn to the north and the Princes Highway (A1) at Heathcote to the south.</p>
Site Access	<p>Access to the site is currently available from Moxon Road which connects to Canterbury Road to the north.</p> <p>The M5 South Western Motorway is accessible via Canterbury Road and Fairford Road.</p>
Easements and Covenants	<p>The site is affected by the following easements/restrictions:</p> <ul style="list-style-type: none"> <li>Easement for transmission line affecting the south-western corner of Lot B (47-53 Moxon Road)</li> </ul>

Descriptor	Site Details
	<ul style="list-style-type: none"> <li>Easement to drain water and sewage across Lot 222 (55A Moxon Road)</li> <li>Easement for services across Lot 222 (55A Moxon Road) (which may relate to the water and sewage referred to above).</li> </ul>
Services	The site is served by existing services connections for water, sewer, electricity and telecommunications.
Acid Sulfate Soils	The site is classified as Class 1 & 2.
Contamination	A Detailed Site Investigation is being prepared to assess contamination at the site.
Stormwater and Flooding	The site is identified as flood prone land and is subject to flood related development controls.
Bushfire Prone Land	The site is not classified as bushfire prone land.
Flora and Fauna	The site is not classified as having biodiversity values.
Aboriginal Heritage	An Aboriginal Cultural Heritage Assessment is being prepared to assess the potential for Aboriginal cultural heritage value at the site.
European Heritage	The site does not have any items of heritage significance nor is it located in a conservation area.
Coastal Environment Area	The western portion of the site is identified and included on the Coastal Environmental Area Map.



Figure 1 Site and Locality Photographs



Picture 1 View looking across Moxon Road to the low density housing from the eastern site boundary.



Picture 2 View of Moxon Sports Club located south of the site.



Picture 3 View of the site from the south-east boundary.



Picture 4 View looking at the north-eastern portion of the site.

Source: Google Maps

### 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 34,499m <sup>2</sup> .
Project Description	<p>The project comprises the demolition of existing buildings and construction of a two-storey warehouse and distribution centre development. A brief outline of the proposal is described below:</p> <ul style="list-style-type: none"> <li>▪ Total GFA of 28,723 m<sup>2</sup>, broken down as follows: <ul style="list-style-type: none"> <li>- 24,655 m<sup>2</sup> of warehouse and distribution GFA; and</li> <li>- 3,744 m<sup>2</sup> GFA ancillary office space</li> </ul> </li> <li>▪ A maximum building height of 20.7 metres.</li> <li>▪ Vehicle access will be provided via Moxon Road with three new access driveways. The existing five crossovers are proposed to be removed.</li> <li>▪ The provision of internal vehicle access road and loading docks.</li> <li>▪ On-site parking will be provided for: <ul style="list-style-type: none"> <li>- 178 vehicles,</li> <li>- 20 bicycles,</li> <li>- 20 motorcycles.</li> </ul> </li> <li>▪ Approximately 3,450 m<sup>2</sup> of soft landscaping at ground level.</li> <li>▪ Earthworks and upgrades to existing on-site infrastructure.</li> <li>▪ Building identification signage</li> </ul>
Expected Capital Investment Value	\$82,110,000 – refer to CIV Report submitted with this SEARs request
Staging/Phasing	<p>The project will include the following phases:</p> <ul style="list-style-type: none"> <li>▪ Demolition: removal of existing buildings and structures</li> <li>▪ Remediation: removal of site contamination and any asbestos identified as part of the site investigations.</li> <li>▪ Site preparation: excavation and filling.</li> </ul>

Descriptor	Project Details
	<ul style="list-style-type: none"> <li>Construction: construction of the development is anticipated to commence in Q1 2024 (subject to approval). A construction zone will be established on site, with construction vehicle access from Moxon Road. 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 or for emergency works if needed.</li> <li>Operation: the proposed operational hours of the development are to be confirmed through technical assessments being undertaken. All access to the site will be via Moxon Road. It is likely that employees will attend the site in two shift patterns over the morning/afternoon. Car parking for employees and visitors is provided on site, separated from heavy vehicle movements.</li> </ul>

## 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 to discuss.

Yours sincerely,

*Holly A Rhoades*

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