

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

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

27 January 2022

Mr Chris Ritchie
Department of Planning & Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Chris,

REQUEST FOR SEARS – AUGUSTA STREET, HUNTINGWOOD

This letter has been prepared on behalf of LOGOS Property Group ('LOGOS') to provide a detailed description of the proposed warehouse/distribution centre masterplan at Augusta Street, Blacktown.

It has been prepared to respond to a request for further information from the Department of Planning, Industry and Environment in issuing industry-specific Secretary's Environmental Assessment Requirements ('SEARs') for a State significant development application ('SSDA').

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)	LOGOS Property Group c/o Urbis Pty Ltd
Postal Address	Level 8, 123 Pitt Street SYDNEY NSW 2000
ABN	50 105 256 228
Nominated Contact	Athlene Kyle
Contact Details	AthleneKyle@logosproperty.com

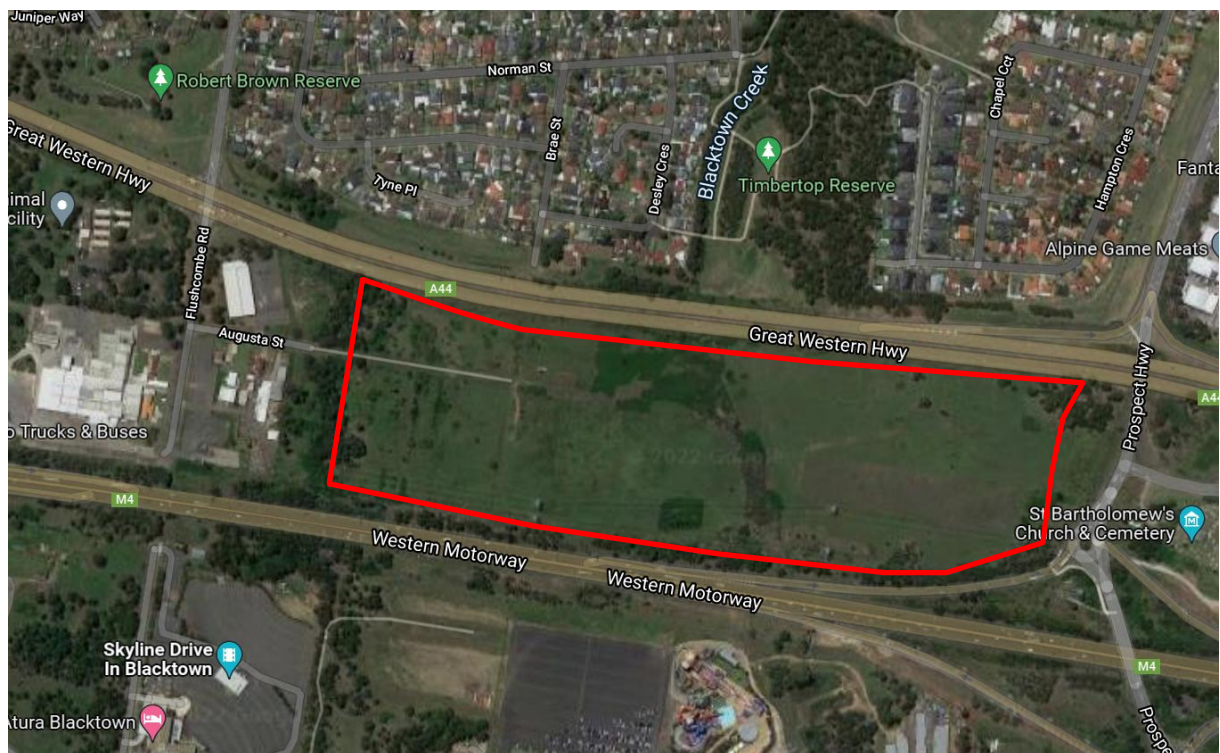
2. SITE DESCRIPTION

The site is located at Augusta Street, Blacktown, within the Blacktown local government area (LGA). The site currently comprises multiple lots legally described below:

- | | |
|---|---------------------------|
| ▪ Lots 218-219 in DP457024 | ▪ Lots 50-52 in DP1144623 |
| ▪ Lot 2151 in DP135859 | ▪ Lot 7 in DP803359 |
| ▪ Lot 2 in DP516449 | ▪ Lots 6-10 in DP801210 |
| ▪ Lot 163, Lots 168-181 and Lot 216 in DP8716 | ▪ Lot 4 in DP585492 |
| ▪ Lot 4 in DP585492 | ▪ Lot 4 in DP5853442 |
| ▪ Lot 1 in DP119616 | ▪ Lot 2 in DP1263824 |
| ▪ Lots 4-6 in DP226294 | ▪ Lot 164 in DP8716 |

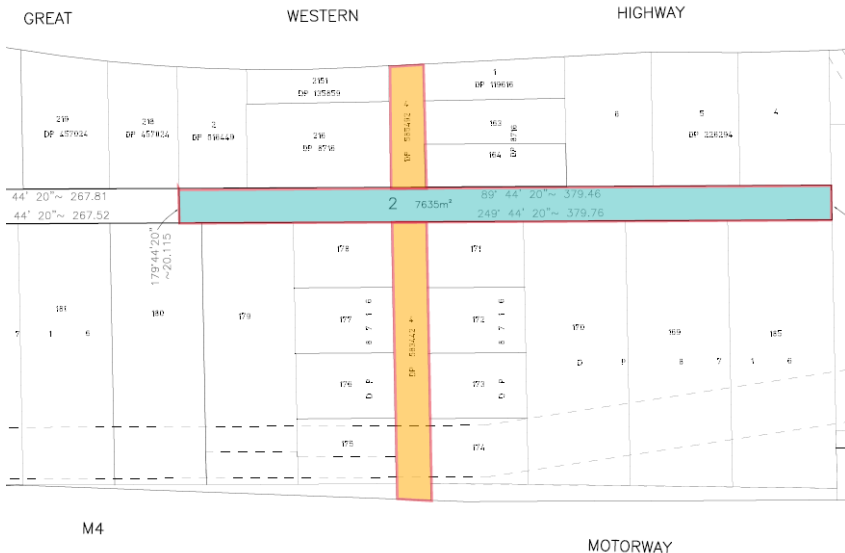
The site location showing the consolidated site boundary is shown in Map 1 below.

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 following table. Photographs of the site and locality are provided as Figure 2.

Table 2 Key Features of Site and Locality

Descriptor	Site Details
Land Configuration	<ul style="list-style-type: none"> Site area: 24.2 hectares (approximate) Site dimensions: 940 metres x 250 metres (approximate) Site topography: The eastern part of the site slopes to the west, while the western part of the site slopes to the east, with the central low point at Blacktown Creek adjacent to the easement for water supply.
Land Ownership	<p>Most of the land was recently purchased by LOGOS Property Group. The small number of lots which are not owned by LOGOS are described below. Preliminary discussions have commenced with each party to facilitate the provision of owner's consent with the SSDA.</p> <ul style="list-style-type: none"> Blacktown City Council (Lot 4 in DP585492, Lot 4 in DP5853442 and Lot 2 in DP1263824): land intended for future roads, including the extension of Augusta Street (part of which will be delivered within the proposed development) and a north-south road link which is no longer required, as shown in the plan extract below. <p>Figure 1 Survey Plan Extract</p>  <ul style="list-style-type: none"> Telecom (Lot 164 in DP8716): this land accommodates a Telstra mobile telecommunications facility which is proposed to be relocated (as shown on the development concept plans).

Descriptor	Site Details
Land Use Zoning	<p>IN1 General Industrial under <i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i> ('the WSEA SEPP').</p> <p>The proposed development of the site for 'warehouse or distribution centres' is permitted with consent under the WSEA SEPP.</p>
Existing Development	<p>The site has been cleared but is undeveloped with scattered trees across the western boundary and southern boundaries and in the north-eastern corner. Blacktown Creek runs north-south through the central part of the site with riparian vegetation along the corridor.</p> <p>A Telstra mobile telecommunications facility is located at the end of the Augusta Street road reserve on the western part of the site (and is proposed to be relocated as part of the proposal).</p> <p>Electrical transmission lines run along the southern boundary, as noted within the easements that impact on the title.</p>
Regional Context	<p>The site is approximately 34km west of the Sydney CBD and approximately 3.3km south of the Blacktown commercial centre.</p> <p>The region features a mix of land uses, including residential and employment-generating activities. The Huntingwood and Pemulwuy industrial estates are located to the west and south-east.</p> <p>The Prospect Reservoir is approximately 1km south of the site adjacent to the Western Sydney Parklands.</p>
Local Context	<p>The surrounding locality is described below:</p> <ul style="list-style-type: none"> North: The site adjoins the Great Western Highway. The land further to the north primarily comprises residential development including detached single and double storey dwellings. A small natural reserve known as Timbertop Reserve separates the residential development and associated landscaping. East: The land immediately to the east of the site is vacant. The Prospect Highway is located further east, providing access to the M4 Motorway and Great Western Highway. St Bartholomew's Church and Cemetery is located on the eastern side of the Prospect Highway. South: The M4 Motorway runs along the southern boundary of the site, with boundary landscaping providing visual screening of the

Descriptor	Site Details
	<p>site. The land on the opposite side of the Motorway comprises recreational and entertainment facilities in the form of a water park and a drive in movie theatre.</p> <ul style="list-style-type: none"> West: The land to the west comprises an animal holding facility and industrial development, characterised by large warehouse buildings.
Infrastructure	<p>The site features high voltage power lines along the southern side.</p> <p>Significant transport infrastructure is located nearby including:</p> <ul style="list-style-type: none"> Western Motorway (M4) Great Western Highway Reservoir Road Prospect Highway <p>The Prospect Reservoir is approximately 1km south of the site.</p>
Site Access	<p>Access to the site is currently available from Augusta Street which connects to Flushcombe Road to the west.</p> <p>Flushcombe Road intersects with the Great Western Highway, providing east-west access to the metropolitan road network, with right-in and right-out movements available via the existing signalised intersection.</p>
Easements and Covenants	<p>The site is affected by multiple easements and restrictions including:</p> <ul style="list-style-type: none"> Multiple easements up to 30 metres wide for transmission lines along the southern part of the site. An easement for water supply which runs north-south within the central part of the site, with associated 9 metre wide and 3 metre wide easements for construction purposes.
Services	<p>Further investigations will be undertaken to confirm the existing provision of water, sewer, electricity, gas and telecommunications.</p>
Acid Sulfate Soils	<p>The site does not appear to have acid sulfate soils based on the Blacktown City Council On-Line Maps.</p>

Descriptor	Site Details
Contamination	A Site Audit Report was prepared by ENVIRON Australia Pty Ltd in July 2010. The report indicates the Remedial Action Plan to remediate and validate the site was appropriate to facilitate the suitability of the site for commercial/industrial use.
Stormwater and Flooding	The site does not appear to be flood affected based on the Blacktown City Council On-Line Maps.
Bushfire Prone Land	The northern boundary of the site is affected by a Bushfire Zone Buffer.
Flora and Fauna	Conservation areas are located along the western boundary (outside of the site area) and through the central part of the site along Blacktown Creek. Additional natural vegetation is located in the north-eastern corner and along the southern boundary.
Aboriginal Heritage	The site is identified as having two Aboriginal archaeological sites which will require further investigation.
European Heritage	The site does not have any items of heritage significance nor is it within a heritage conservation area. The nearest item is the locally listed St Bartholomew's Church and Cemetery on the opposite side of the Prospect Highway.

Figure 1 Site and Locality Photographs



Picture 1: View of the site looking east from Augusta Street

Source: Google Maps



Picture 2: View of the site looking west from Prospect Highway

Source: Google Maps



Picture 3: View of the site looking south from the Great Western Highway

Source: Google Maps



Picture 4: View of the site looking north from the Western Motorway

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 and attached as **Attachment A**.

Table 3 Project Details

Descriptor	Project Details
Project Area	<ul style="list-style-type: none"> Industrial lots: approximately 19.8 hectares Conservation areas: approximately 2.9 hectares Augusta Street (road reserve as amended): approximately 0.5 hectares
Project Description	<p>The proposal is to redevelop the site to accommodate a warehouse or distribution centre as shown in the development concept drawings attached as Attachment A. A brief outline of the proposal is as below:</p> <ul style="list-style-type: none"> Consolidation of existing properties into one (1) allotment Construction of five (5) new warehouses: <ul style="list-style-type: none"> Warehouse Lot 1, single level (Building Height 13.7m) Warehouse Lot 2, single level (Building Height 13.7m) Warehouse Lot 3, single level (Building Height 13.7m) Warehouse Lot 4, single level (Building Height 13.7m) Warehouse Lot 5, multilevel (Building Height 24.7m) Approximately 111,000m² of floorspace, comprising: <ul style="list-style-type: none"> Warehouse: 106,000m² Office: 5,000m² Vehicle access provided via Augusta Street and a new proposed access from the Great Western Highway. On-site parking provided in accordance with RMS rates. Riparian planting and landscaping provided within the Conservation Areas and along the site boundaries.

Descriptor	Project Details
	<ul style="list-style-type: none"> Site earthworks undertaken to respond to the existing site topography.
Expected Capital Investment Value	<p>The total cost of works is approximately \$233,536,000 (refer CIV estimates at Attachment B) which includes:</p> <ul style="list-style-type: none"> Multi-level warehouse building on the eastern part of the site which will be constructed in a single stage: \$139,968,000 (excluding GST) Multiple warehouse buildings on the western part of the site which will be constructed in response to tenant demand: \$93,568,000 (excluding GST).
Staging/Phasing	<p>Development consent is sought for all buildings so construction can occur in response to tenant demand. It is expected the project will include the following phases:</p> <ul style="list-style-type: none"> Site preparation: excavation and filling to provide developable industrial lots. Construction: commencement of construction of the proposed development is expected to commence from May 2023 pending approval. 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. Access to the site will be via Augusta Street and the Great Western Highway (pending Transport for NSW approval).

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.

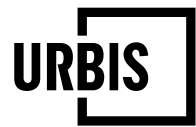
Yours sincerely,



A handwritten signature in black ink, appearing to read "Kuda Dzinotizei".

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ATTACHMENT A PROPOSED PLANS



ATTACHMENT B CIV ESTIMATION