

Detailed information on proposal and DA submission material

1 Overview

- 1.1 ALDI is proposing to make alterations and additions to its existing warehouse at 1 Sargents Road, Minchinbury as follows:
 - Partial demolition of the existing warehouse and additions to the existing warehouse on the northern elevation to provide an additional 6,005 m² of warehouse floor space and 422 m² of floor space for staff amenities and facilities, including an ancillary staff café.
 - A decrease in the number of loading docks on the site from 59 to a total of 47 loading docks.
 - Construction of a 3 storey office building containing 2,360 m² of floor space for office space and staff amenities.
 - Construction of a pedestrian link between the existing administration building and the proposed extension to the warehouse building to provide pedestrian connection to staff amenities within the same part of Lot 10.
- 1.2 ALDI is also proposing the construction of a first floor level deck over the existing at-grade carpark located at 2 Sargents Road to the north of the warehouse on the opposite side of Sargents Road and adding additional parking at the warehouse. In total, an additional 200 car parking spaces will be provided as described in point 6 below with a surplus of 50 spaces.
- 1.3 Before and after diagrams of the warehouse alterations are on page 4 of this attachment.
- 1.4 The warehouse and office will continue to operate 24 hours a day, 7 days a week.
- 1.5 A temporary building contractors' compound and trailer storage area will be provided at the existing vacant land at 22 Sargents Road during construction. No permanent development works are proposed on this land.

2 Warehouse extension

- 2.1 The proposal includes the extension of the warehouse along the northern elevation, including a mezzanine storage level, and extension and minor internal reconfiguration of the warehouse at the site's south-western corner (refer to attachment 5). The warehouse expansion will contribute an additional 4,236 m² of floor space and the additional mezzanine storage area a further 1,769 m².
- 2.2 The western façade will be amended to decrease the number of loading docks from 59 to 47 loading docks.
- 2.3 The warehouse addition will have a maximum height of 11 m, the same height as the existing warehouse.
- 2.4 The additional warehouse floor space of 6,005 m² would generate a need for 80 additional car parking spaces.

- 2.5 The materials and finishes proposed will blend in with the existing development on the site and the surrounding industrial built form. As shown on the architectural plans at attachment 5, the warehouse expansion will be constructed of steel wall cladding positioned vertically on the façade to integrate with the existing warehouse. The lower portion of the façade in the location of the docks will comprise concrete panels and the proposed dock doors will replicate the existing doors.

3 Staff amenities and facilities

- 3.1 The warehouse expansion incorporates a staff kitchen and outdoor dining area located adjacent to the forecourt carpark. The kitchen will be used for the preparation of staff meals.
- 3.2 The staff facilities and amenities will contribute an additional 422 m² of floor space and will be used by employees of ALDI's operations.

4 Ancillary office

- 4.1 The proposal includes the construction of a new 3 storey ancillary office building. The office building will be located at the northern end of the warehouse and will deliver an additional 2,360 m² of floor space. It makes provision for meeting rooms and staff amenities.
- 4.2 The primary access point to the office will be via the pavement footpath running to the east of the proposed office. A secondary access point is proposed via an internal link that provides a connection from the warehouse and existing office building (Building 2) to the foyer in the proposed office building.
- 4.3 The combined additional office floor space and staff facilities of 2,782 m² would generate a need for 70 additional car parking spaces.
- 4.4 The proposed materials and finishes of the new 3 storey office will be consistent with all materials and aesthetics previously approved for developments on this site. The finishes of the roof will be profiled metal sheet with ALDI grey colour to match the existing roofs. It will have metal aluminium cladding with a mid-grey colour. It will have a commercial aluminium window suite in ALDI grey colour with fixed glazing.

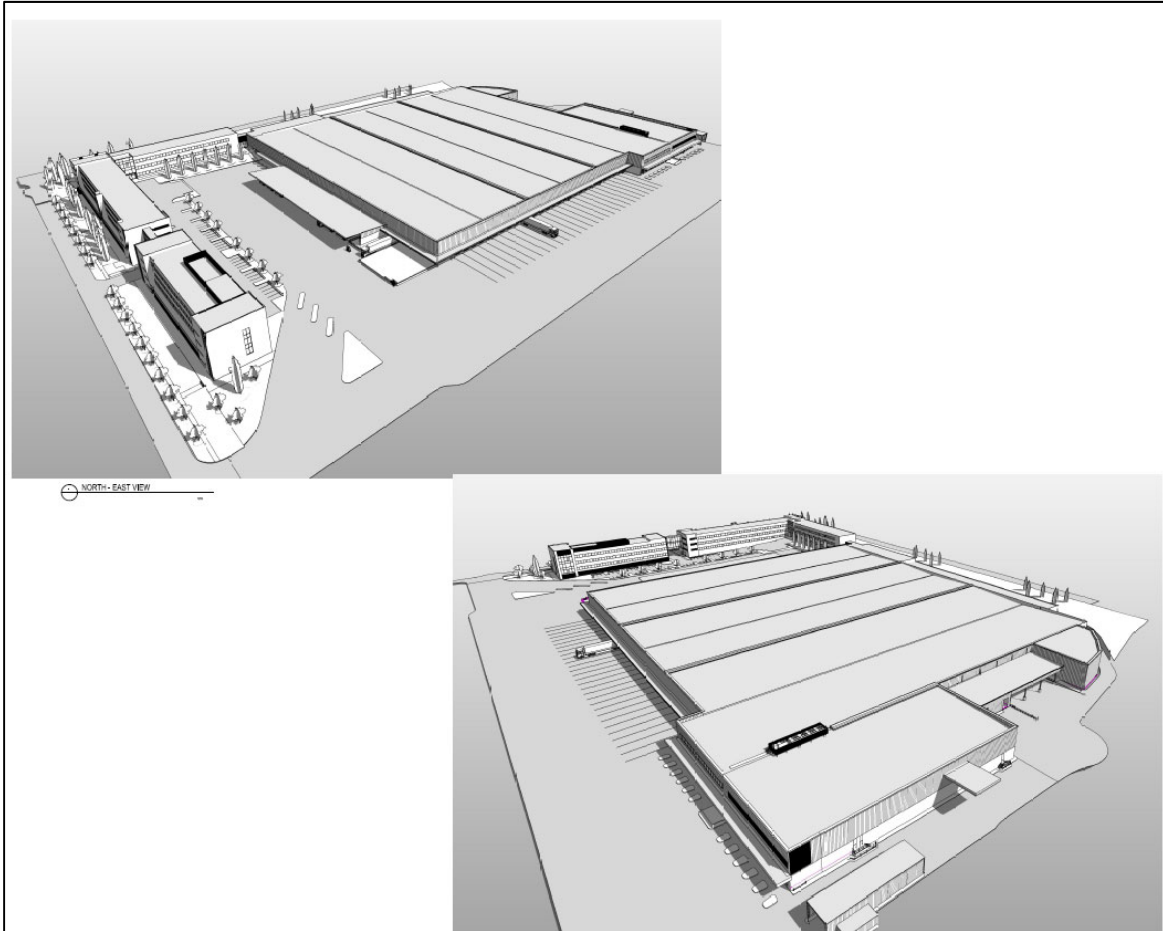
5 Pedestrian bridge

- 5.1 The proposal also seeks consent for the construction of a pedestrian bridge that will provide a connection from the existing administration building sited along the site's northern boundary and the proposed staff facilities.
- 5.2 The overall height of the bridge from existing ground level to the top of the parapet will be 10.66 m. The bottom of the bridge will be 5.6 m above existing ground level.
- 5.3 The width of the bridge will be 2.5 m from one external face to the other.
- 5.4 The overall span of the bridge will be 26.1 m from the existing building to the proposed stair/lift lobby.
- 5.5 The proposed materials and finishes of the pedestrian bridge will be consistent with all materials and aesthetics previously approved for developments on this site. The finishes of the roof will be profiled metal sheet with ALDI grey colour to match the existing roofs. The sides will have fixed glass panels with back painted glazing to the top and bottom. Metal aluminium cladding will be applied to the soffit of the bridge and will be white in colour.

6 Access, loading and parking

- 6.1 No change is proposed to the existing vehicular access arrangements. Direct entry to the proposed carpark deck at 2 Sargents Road will be via a ramp with a gradient of 1:5 and 1:8 accessible from within the existing carpark.
- 6.2 The proposed additions and alterations include the provision of an additional 200 parking spaces across the site. Of these spaces, 162 additional spaces are to be provided at the existing carpark at 2 Sargents Road due to the construction of the proposed deck above this carpark. The number of parking spaces will increase from 329 to 491.
- 6.3 The existing parking arrangements at 1 Sargents Road are proposed to be changed by adding 38 parking spaces. The amended number of parking spaces will increase from 345 to 383.
- 6.4 The additional warehouse floor space of 6,005 m² would generate a need for 80 additional car parking spaces and the additional office floor space of 2,782 m² would generate a need for 70 additional car parking spaces. Therefore, the total additional car parking spaces required is 150, however 200 are proposed which results in 50 additional car parking spaces.
- 6.5 Overall, car parking will increase from 674 to 874 spaces.
- 6.6 The proposal will result in a total of 47 loading docks on the site, which represents a decrease from the 59 docks currently provided. The proposal includes 16 truck marshalling bays located on the western boundary of the site.

BEFORE



AFTER

