



ADDRESS: 2 CHRISTINA ROAD, VILLAWOOD

APPLICANT: TIME & PLACE

**PROPOSAL: CONSTRUCTION AND OPERATION OF AN
INDUSTRIAL WAREHOUSE AND DISTRIBUTION
ESTATE**

(DA-1066/2021)

PROJECT VISION AND BENEFITS

- The **proposal delivers a new warehouse estate** with a focus on providing logistics, storage and distribution of goods and services in a strategic location, well serviced by major roads and close to several freeways, allowing for rapid movements that deliver food and other goods and provide the materials required to build the city.
- The existing site is currently sitting vacant. The redevelopment of the site will **deliver a contemporary warehouse and logistics estate to a currently underutilised site** which will result in substantial improvement on the visual appearance of the site when viewed from the public domain.
- The **proposal provides for the economic utilisation of an unused site** and will provide economic benefits and generate ongoing employment to the local community. Overall, an estimated 600 number of full-time jobs are expected to be created.
- The **proposal is in the public interest**. The proposal relates to an industrial warehouse and distribution facility and ensures that the industrially zoned land is retained for industrial and employment uses. The proposal targets a range of national operators with a desire to operate a warehouse or distribution centre use. This aligns with the objectives of the zoning and provides a land use which directly aligns with the strategic locational attributes of the site from a transport/logistics perspective.
- The **proposal delivers employment opportunities** associated with the ongoing operation of the future tenants which will support the viability of the facility that is located within a region of strategic industrial importance in a well-established industrial corridor that extends from Villawood to Wetherill Park
- The **proposal is highly suitable for the site**. The subject site is a large, consolidated landholding capable of accommodating the proposed use as a warehouse and distribution centre. The site is strategically located within an established industrial corridor and is close to existing public transport links and key transport routes.
- The **proposal will not create any adverse social, environmental or economic impacts**. No adverse environmental, social or economic impacts will result from the proposal. As demonstrated throughout the contents of this SEE and supporting technical reports, the proposal will not result in any unacceptable amenity impacts in terms of noise, air pollution, dust or light spill on other nearby land uses.
- The **proposal satisfies the applicable planning controls and policies**. The site is zoned IN1, and the proposed uses are permissible with consent and meet the objectives of the zone.

PROJECT TIMELINE

State significant development (SSD) consent (MP 09_0147)

- The site was previously the subject of a State significant development (SSD) consent (MP 09_0147) for remediation. Approval for MP 09_0147 was granted on 18 May 2012. The approved development related to remediation of the site to a standard suitable for industrial uses.

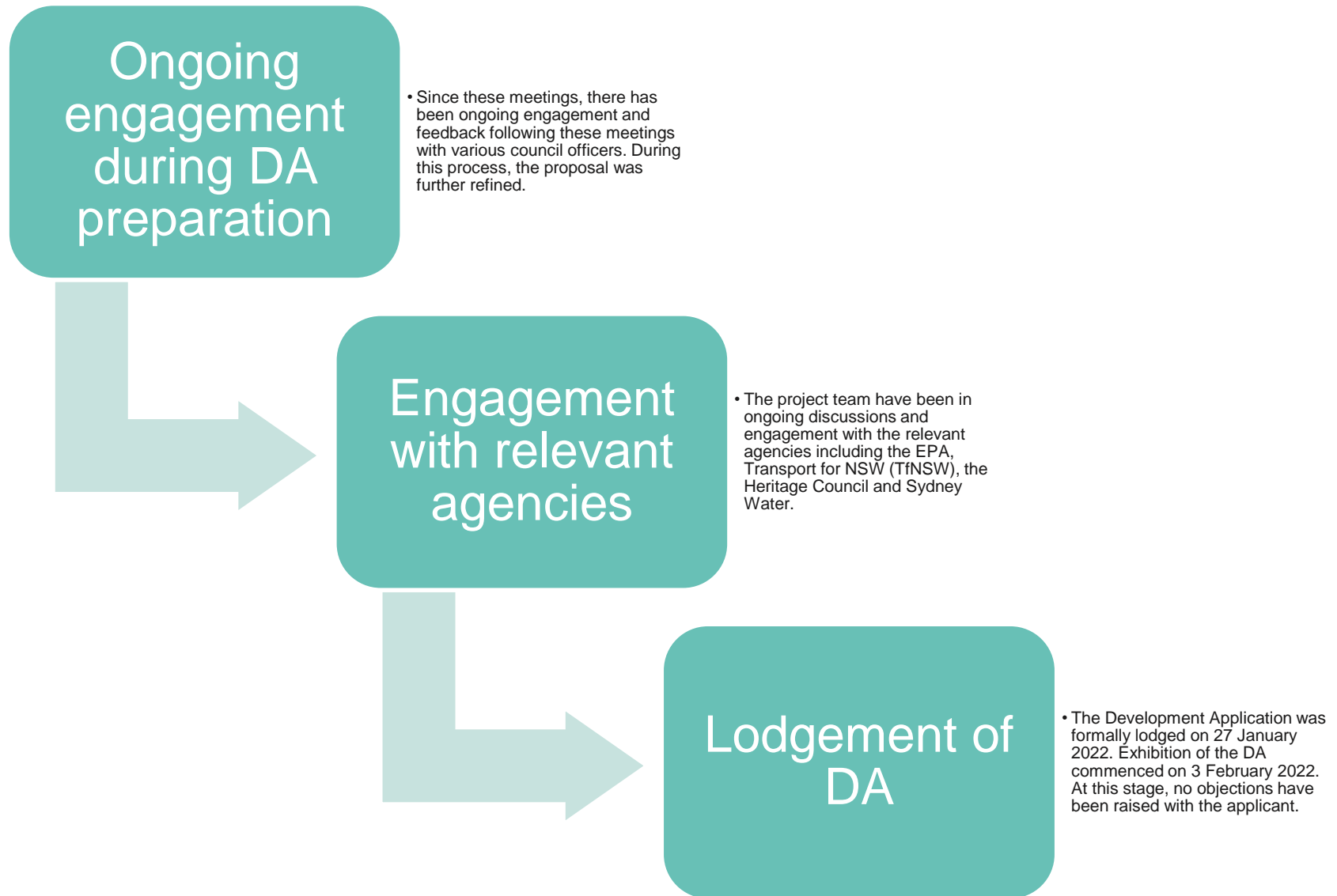
Site Acquisition and Initial Discussions with Council

- The site was acquired by Time & Place in June 2021. Since then the project team have been in ongoing discussions and engagement with Council in relation to the merits and vision for the proposal. A preliminary meeting was held with Daniel Bushby (Team Leader Planning West) in which Council was presented with a high-level introduction and overview of the proposal. Following this, feedback was received from Council which identified key issues which may be of relevance.

Formal pre DA Meetings with Council

- The project team subsequently met with a range of Council officers to discuss the proposed redevelopment of the site in greater detail on two occasions. The first meeting was held on the 4 August 2021 to discuss the traffic, engineering and civil matters. A second meeting was held on 5 August 2021 to discuss the contamination and environmental elements of the proposal. These meetings were attended by the various technical specialists including Council's Team Leader for Planning West (Daniel Bushby), Council's Environmental Health officers, Council's Traffic and Civil Engineers and Council's Biodiversity officer.

PROJECT TIMELINE



SITE DETAILS

Address: 2 Christina Road in Villawood

Local Government Area: Canterbury-Bankstown Local Government Area

Legal Description: Lot 1 and Lot 2 in Deposited Plan (DP)1258519.

Site Area: The site is large, consolidated landholding, which is generally rectangular in shape, and encompasses total area of approximately 12.6 hectares.

Planning Controls: The site is zoned IN1 General Industrial pursuant to the Bankstown Local Environmental Plan 2015 and is subject to a floor space ratio standard of 1:1. The site does not have a maximum building height standard.

Site Hazards: The site is not identified as bushfire prone land, does not comprise a heritage item and is not located within a heritage conservation area under any planning instrument. The site is however identified as a flood control lot

Topography: The site is generally flat with a gentle slope from north to south.

Historic Use: The site has been used for manufacturing, handling, and storage of a wide range of chemicals since the mid-20th century, with operations largely ceasing in 2001. Since then, the subject area has undergone a program of contamination monitoring and remediation.

Existing Development: The site is largely vacant with existing development including a building complex in the south-western portion, a water treatment plant, several other smaller buildings, and a series of deteriorating interconnecting roads and hardstand areas.

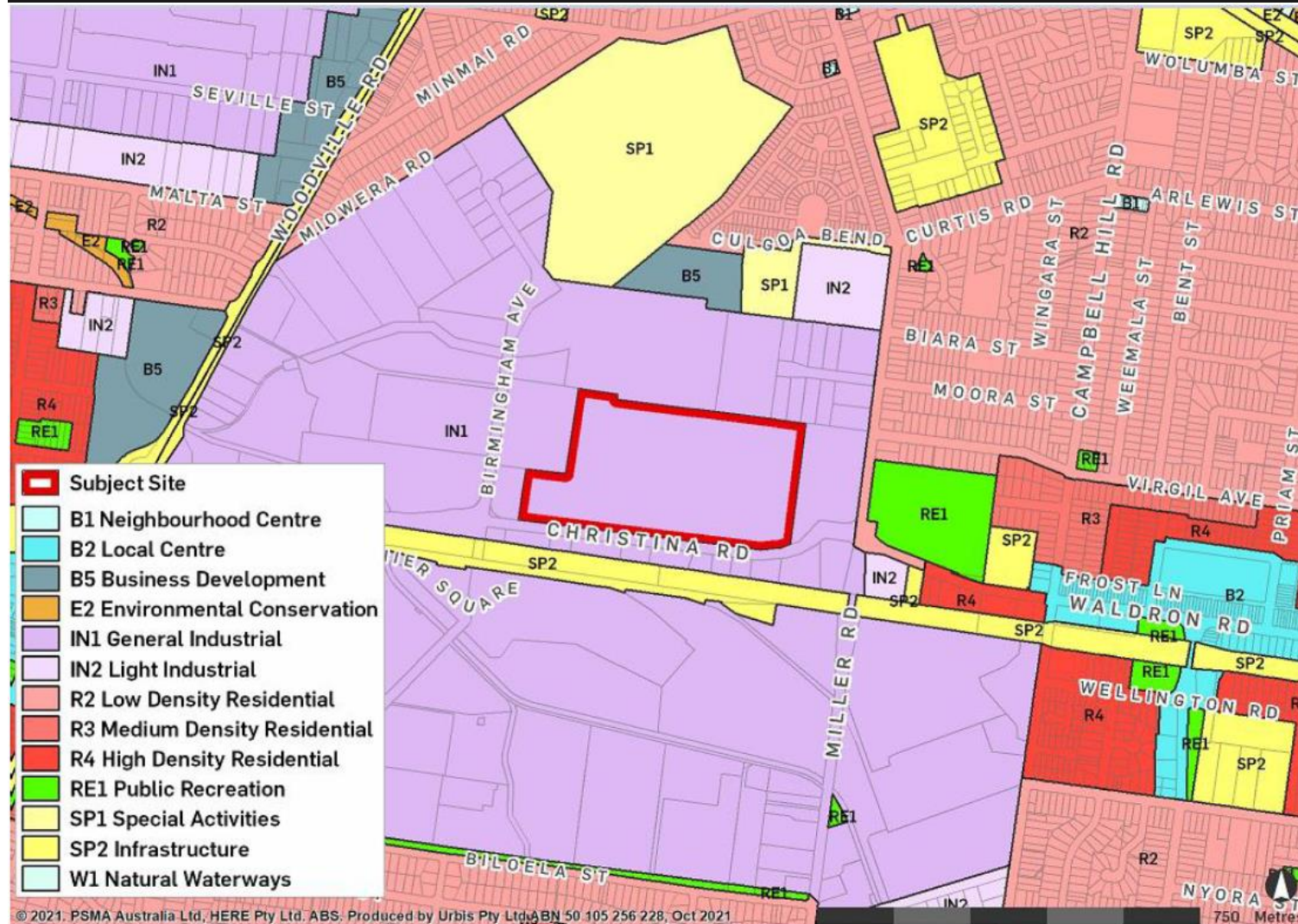
Vegetation: A small portion of land within the north west portion of the site contains areas of remnant bushland nominated for protection and preservation. Most of the remainder of the land is dominated by exotic grass species, shrubs, and trees of varying condition.

SITE DETAILS



SITE DETAILS

LAND ZONING MAP



LOCALITY CONTEXT

- *The site is located approximately 20km west of the Sydney CBD within a significant industrial precinct, with adjacent development comprising various industrial land uses.*
- *There are no nearby residential land uses with the closest dwellings being some 150 metres to the east of the site. Villawood Detention Centre is located approximately 200 metres north of the site. The site is well serviced by public transport with Leightonfield Railway Station located within 400 metres of the site. Leightonfield train station is on the T3 line which provide direct access to key interchange including Lidcombe, Sydenham, Redfern and Central. A pair of bus stops is also located on Christina Road immediately adjacent to the train station.*
- *The site is located in a highly strategic employment area in western Sydney which is earmarked for significant employment growth, with an expressed aim of planning policy to provide “major warehousing, distribution, freight, transport, industrial, high technology and research facilities”.*
- *Surrounding development is summarised as follows:*
 - **North**—various industrial and commercial land uses, further north is Villawood Detention Centre;
 - **East**—various industrial and commercial land uses, further east is Miller Road then Abbott Park and residential properties;
 - **South**—frontage to Christina Road with various industrial and commercial land uses located opposite, further south is the Main Southern Railway and Leightonfield sidings; and
 - **West**—various industrial and commercial land uses, accessed via Birmingham Avenue.
- *The site has easy access to the Hume Highway, The Horsley Drive and Woodville Road. Woodville Road will provide the key access route to the site given it provides connections to the broader arterial road network including The Hume Highway, M4 Motorway and M5 Motorway.*

LOCALITY CONTEXT



OVERVIEW OF PROPOSAL

SUMMARY

Description: Construction and 24-hour operation of an industrial warehouse and distribution estate. The proposal includes demolition of existing structures, site preparation works, site servicing including construction of new internal roads (private), 3 vehicle access points, construction of 12 warehouse buildings, associated hardstand and landscaped areas, car parking, and supporting infrastructure.

Land Use Activity: Warehouse or distribution centres use

Max height of buildings: 13.7 metres

Gross Floor Area (Total): 69,000sqm

Landscaped Area: 13,880sqm (11% of site area)

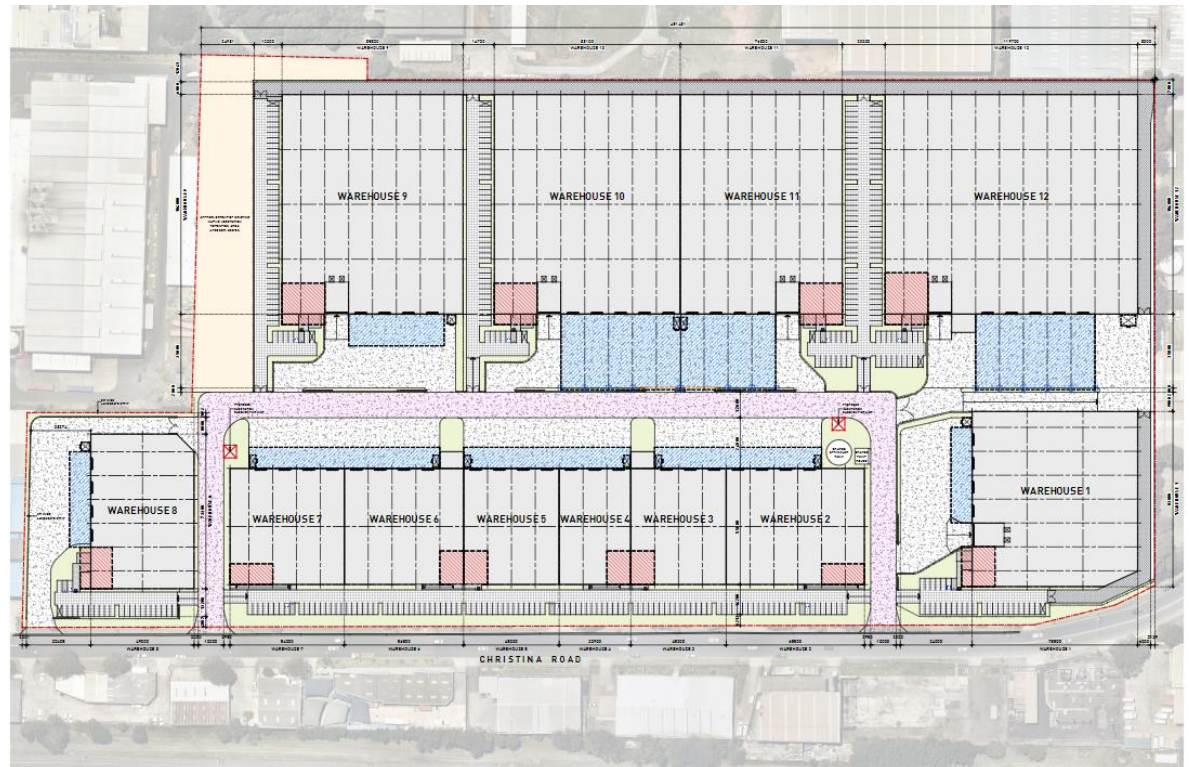
Trees Proposed: 300

Car Parking Spaces: 358 spaces

Bicycle Parking Spaces: 30 spaces

Number of Loading Docks: 53

PROPOSED SITE PLAN



OVERVIEW OF PROPOSAL

PERSPECTIVES



OVERVIEW OF PROPOSAL

BUILDING DESIGN

The warehouse buildings vary in size with the largest building accommodating 12,450sqm of floor space and the smallest building providing 1,860sqm of floor space. The layout places the larger warehouse buildings at the rear of the site with the smaller building footprints fronting Christina Road.

Each of the warehouse buildings will have a 2.5 degree pitched roof with a maximum height of 13.7 metres. The design of each warehouse includes a cantilevered or super awning over an adjacent hardstand area with loading docks and roller shutter doors enabling the efficient distribution and storage of items.

Warehouses 2-7 will comprise of multiple tenancy spaces within a single building footprint as will Warehouses 10-11. Ancillary office space with associated outdoor break out areas are provided to each of the individual warehouse tenancies. Each of the office spaces are provided with amenities including bathrooms.

ELEVATIONS



SPECIALIST REPORTS AND INVESTIGATIONS

Document	Prepared By
Site Survey Plan	LTS
Architectural Plans	Concept (Y) Architecture
Biodiversity Development Assessment Report	SLR Consulting
Acoustic Assessment Report	Stantec
Civil Design Plans	Stantec
Stormwater Management Report	Stantec
Construction Dust Impact Assessment	SLR Consulting
Landscape Plans	Geoscapes
Preliminary Arboricultural Impact Assessment	Tree Management Strategies
Remedial Action Plan	WSP
Transport Impact Assessment	JMT Consulting
Waste Management Plan	SLR Consulting
Quantity Surveyors Report	WTP
Aboriginal Due Diligence Assessment	Urbis
BCA Assessment Report	Steve Watson & Partners
Utility Servicing Due Diligence Report	Stantec
Accessibility Report	DDA Consult
Interim Audit Advice Letter	Ramboll



PLANNING ASSESSMENT

BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015

Relevant Clause	Provision	Proposed	Compliance
Land Use Table	The site is zoned IN1 General Industrial.	The development is defined as a “warehouse or distribution centres” which is permitted with consent in the IN1 zone. The proposed office spaces are considered ancillary and incidental to the primary industrial use of the site and is therefore also permitted with consent.	Yes
Clause 4.3 - Height of Building	The site is not subject to a maximum building height control in the current LEP or the Draft LEP.	The subject site is not subject to a maximum building height control. Therefore, this clause does not apply. Notwithstanding, the proposal provides a maximum building height of 13.7 metres to all warehouse buildings. The proposed height is of a similar scale to other nearby industrial warehouse development.	Yes
Clause 4.4 - Floor Space Ratio	1:1	As the site is approximately 12.6 ha in size, and a total GFA of 69,000sqm is proposed, the proposed FSR equates to 0.55:1 which is well below the 1:1 FSR standard for the site.	Yes

KEY MATTERS ADDRESSED IN THE DA

- Built form and Design – The proposed industrial warehouse estate will have a positive visual impact on the character of the surrounding area. The contemporary built form will activate a large development site that will positively address and enhance the surrounding streetscape.
- Landscaping – The proposed landscape response compliments and provides a high-quality landscaped site consistent with the desired character of the area. The proposal provides a significant amount of tree plantings/deep soil areas within the front setback zone which is greater than the current site arrangement overall.
- Biodiversity – The proposal retains and protects those areas of the site identified as high biodiversity.
- Contamination – The proposal is consistent with the RAP to ensure the site is suitable for the proposed use.
- Traffic, Parking and Access – The proposal provides parking in accordance with the Council's DCP rates. Access to the site is consolidated to 3 vehicle access points.
- Stormwater and Flooding – The proposal has been designed to respond to flood levels.
- Noise and Vibration – The proposal does not result in unacceptable noise or vibration impacts to adjoining development.
- Services and Infrastructure – The DA is accompanied by a Utility Servicing Report which confirms there is adequate services infrastructure surrounding the site to service the proposed development.
- Tree Removal - The proposed landscaping strategy will ensure the planting of 300 additional trees to offset the removal of 250 trees.