

DEXUS Orchard Road

Warehouse and Distribution Centre



149 Orchard Road, Chester Hill

Prepared for RSDA
December 2022



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ROAD NETWORK

CHESTER HILL – THE PERFECT LOCATION

Sydney CBD	32min	23km
M2	24min	15km
M4 (Western Mwy)	10min	6km
M5 (Sth Western Mwy)	17min	9km
M7	22min	20km
West Connex Stage 3	24min	14km
Hume Highway	6min	4km
Centenary Drive	13min	6.5km
Woodville Road	4min	2km

TRUCKING TIMES

10min	30min
20min	40min

*Based on average non-peak hour trucking time



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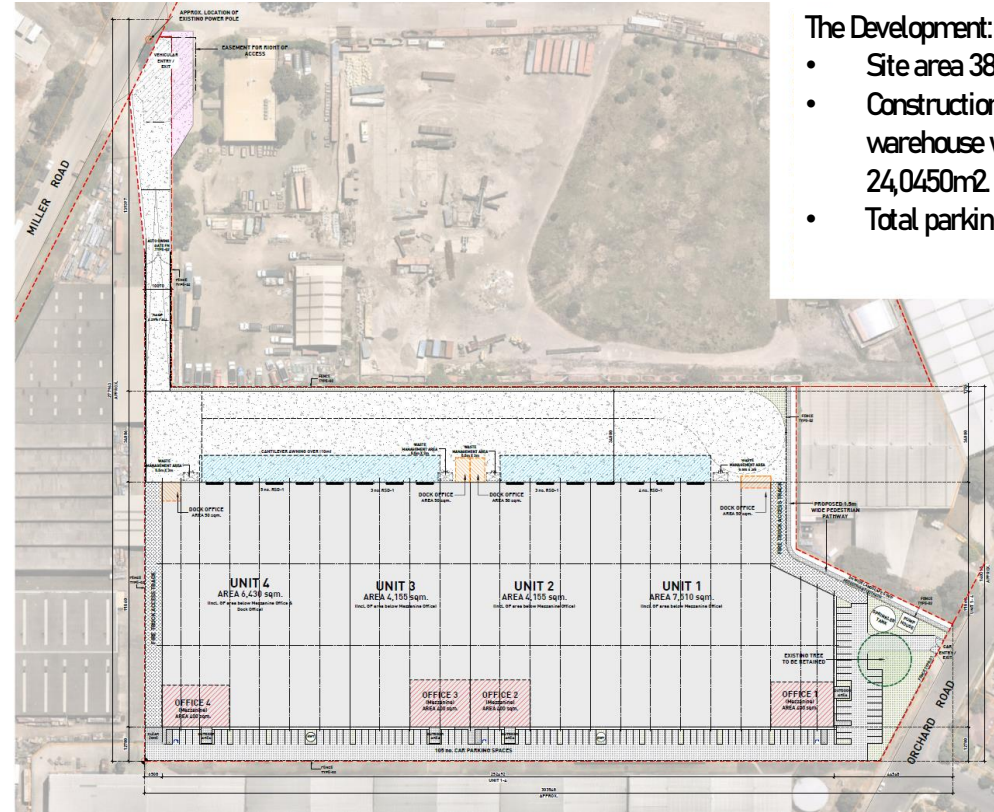
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Site Plan and Elevations



The Development:

- Site area 38,983m²
- Construction of multi-tenant warehouse with a total building area of 24,0450m²
- Total parking of 105 spaces

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The Proposal

The Proposal entails the following key components, including:

- Demolition of existing building and associated structures on the Site
- Construction and use of a warehouse with 4 tenancies, including ancillary office spaces for each tenancy
- Construction of new pump house and fire sprinkler tank
- Construction of hard stand truck parking and loading/unloading areas, with cantilevered awning over
- Associated car park with access for 105 vehicles, with vehicular access for light vehicles off Orchard Road only
- Vehicular access for heavy vehicles off Miller Street only
- Associated tree removal and landscaping

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Key Development Particulars

TABLE 4: PROPOSED DEVELOPMENT PARTICULARS	
Project Element	Proposed Development Particular
Site Area	38,983 m ²
Industrial Units Gross Floor Area (GFA)	Unit 1: 7,510 m ²
	Unit 2: 4,155 m ²
	Unit 3: 4,155 m ²
	Unit 4: 6,430 m ²
Mezzanine Office	A 400 m ² of mezzanine office is provided for each industrial unit. The total office area is 1,600m ²
Total GFA	24,050 m ²
Ancillary Components	
Cantilever Awning Area	1,470 m ²
Heavy Duty paving Area	9,730 m ²
Light Duty Paving Area	3,710 m ²
Car Parking	105 spaces provided, including two (2) accessible spaces.
Landscape area	1,439.55 m ²
Building Height	14.6 m
Floor Space Ratio (FSR)	0.62:1

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Specialist Reports and Investigations

Appendix	Document	Prepared By
1	Survey Plan	Land Partners
2	Subdivision Plan (Concurrent Approval)	Land Partners
3	Architectural Plans	Concept Y Architecture
4	Demolition Plan	Concept Y Architecture
5	Landscape Plan	Site Image
6	Geotechnical Report	WSP
7	Environmental Site Assessment	WSP
8	Civil Engineering Report and Drawings	Sparks & Partners
9	Arboricultural Impact Assessment	Canopy Consulting
10	Biodiversity and Ecological Assessment	Ecologique
11	Traffic and Transport Impact Assessment	Transport and Urban Planning
12	Noise Impact Assessment	Acoustic Dynamics
13	Air Quality Impact Assessment	RWDI Australia
14	Aboriginal Cultural Heritage Advice	Artefact
15	Waste Management Plan	Aspect Environmental
16	BCA and DDA Access Report	Mckenzie Group
17	QS Report	Rider Levett Bucknall
18	Flood Assessment	GRC Hydro

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Community Consultation

The Development Application was placed on public exhibition by Council, commencing on 24 October 2022 and ceasing 21 November 2022, a period of 21 days.

It is unclear whether any submissions were received by Council. Any submissions received during this period can be appropriately responded to if required.

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Issues for further consideration

Vehicular Access from Orchard Street and Miller Road

BDCP 2015 prescribes that access to industrial sites from residential streets should be avoided, where possible.

The Proposal provides vehicular access to the staff and visitor carpark for light vehicles via Orchard Street, which has a frontage to residential dwellings.

Heavy vehicle access to the Site is from Miller Road only. Vehicular access via Miller Road is compliant for manoeuvrability for heavy vehicles and swept paths have been provided to demonstrate compliance with the relevant AS2890.

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