



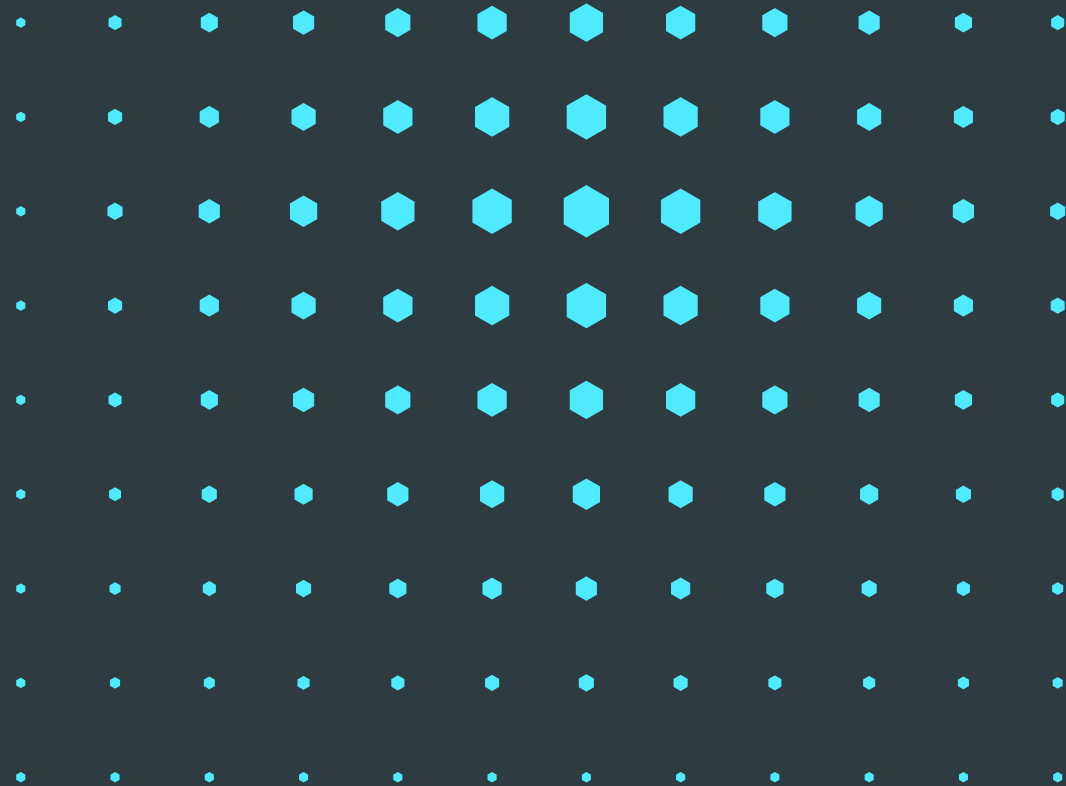
9 Birmingham Avenue, Villawood

Proposed Industrial Development – Sydney South Planning Panel Briefing



Proponent Attendance

Attendee	Company
Georgia Sedgmen	Mecone
Nick Mullins	ESR
Grace Macdonald	ESR (presenting)
Olivia Ridgewell	ESR
Will Dwyer	ESR



Agenda



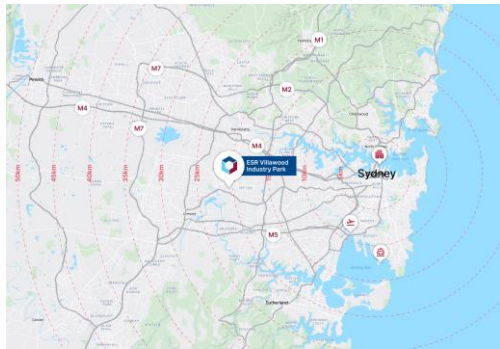
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Development Overview

9 Birmingham Avenue Villawood

Applicant + Developer	ESR Australia	
Proposal	Consent is sought for the demolition of structures, tree removal and the construction of 31,165sqm of warehouse or distribution centre with ancillary office and café.	
Overview of Works	<ul style="list-style-type: none"> - Demolition of structures, - Remediation works, - Tree removal, - Construction of a warehouse or distribution centre, comprising three warehouse-type buildings totalling (each containing two tenancies) and ancillary offices, - An ancillary café, - Vehicular access and car parking facilities for 181 cars, - Construction of internal roadways within the site - Civil works, including; stormwater, cut and fill earthworks, retaining walls, flood storage and conveyancing, decommissioning and relocation of easements within the subject site, - Landscaping works, including outdoor staff recreation areas, and a reserve area within the southwest corner of the site to facilitate retention of endangered ecological communities, - Onsite utilities, service connections and infrastructure such as a pump building and water storage tanks for firefighting purposes, - Signage, boundary fencing. 	
Planning Controls	Control	Proposed
Zoning	IN1 General Industrial	Complies. Warehouse and distribution centre permissible w/ consent
FSR	1:1	Complies. 0.42:1
Height	No height control in LEP or DCP.	Complies. Proposed height is 14.6m
Car parking	Warehouse and distribution: 1 space per 300m ² Office: 1 space per 40m ²	Complies. Required 126 spaces. Proposed 181 spaces incl. 26 EV spaces
Site cover	Total area of buildings must not exceed 70% of site area	Complies. Building area/Site area = 42%. Landscape area totals 12,690 (17.1% of site area)

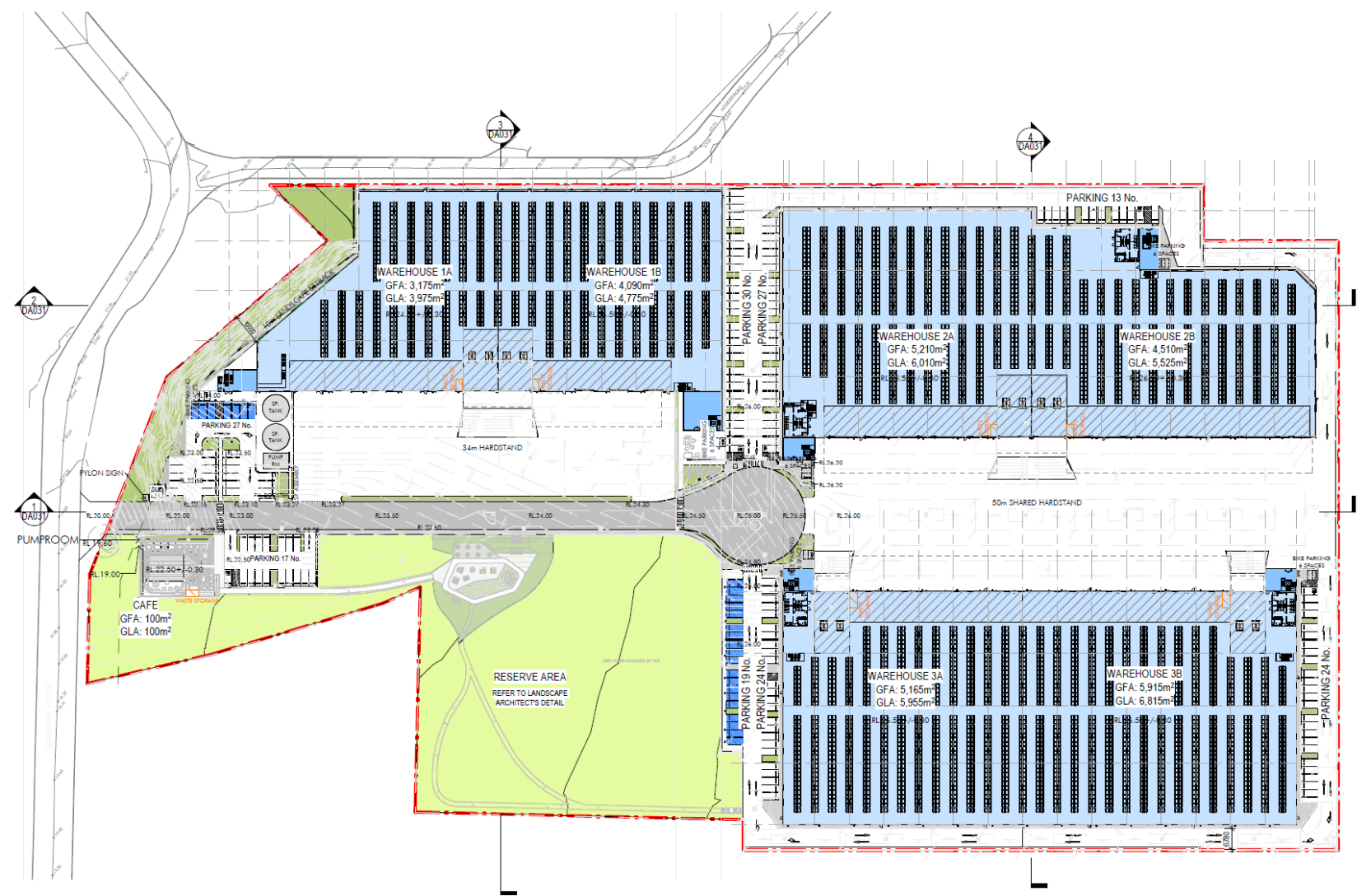
Context Map



Proposal and Site Detail

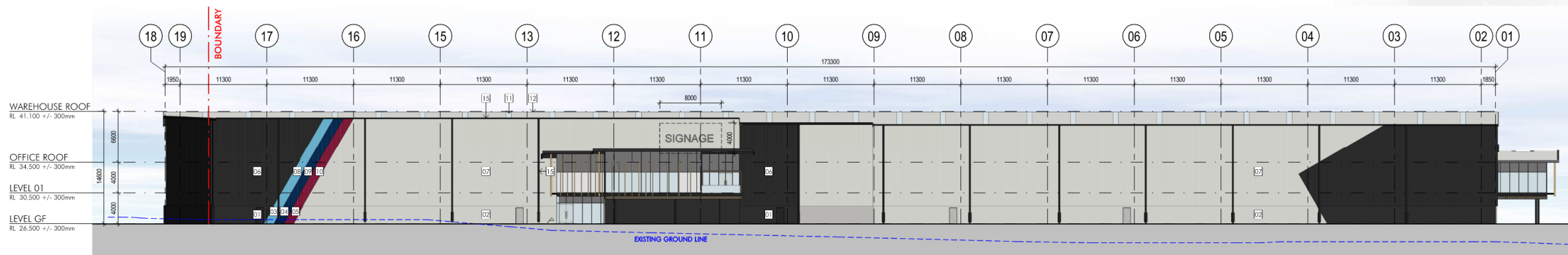
Feature	Current Status and Proposal
Site Area	74,426m ²
Zone	IN1 General Industrial
Topography	> ~7.5m slope from NE to SW > 27.25RL in NE corner down to RL 19.57 in SW corner
Power	Currently serviced by a high voltage electrical connection along the Birmingham Avenue frontage. Additional small substation on site providing power to the existing facility, which is intended to be decommissioned as part of the redevelopment
Sewer	Currently serviced by a 400mm diameter sewer line running along Birmingham Avenue. Additional smaller 225mm and 150mm pipes traversing the site, which are intended to be realigned or decommissioned as part of redevelopment
Water	Currently serviced by a 150mm water main running along Birmingham Avenue which is sufficient for the proposed redevelopment.
Road Access	B-double approved route to site. Existing driveway proposed to be relocated to the south.
Stormwater	The site has existing stormwater infrastructure flowing in a generally southwest direction towards Birmingham Avenue. Some modification and re alignment of this infrastructure will be required as part of redevelopment.
Flooding	Parts of the site are at or above the 1 in 100 year flood event. Areas of the site impacted are mainly related to overland flow from the adjacent property to the north. The proposed masterplan has been designed to allow the overland flow to pass through the site without flooding for the 1 in 100 year flood event
Environmental	There are four contaminant issues that require further remediation to be suitable for industrial use including; asbestos, lead paint, PCB's and soil vapour. Remediation of the site for suitable intended use is included as part of this DA.
Biodiversity/Ecology	The site has approximately 1.35ha of moderate, high and very high ecologically constrained lands containing high biodiversity value protected species under state and federal regulations. The proposed design incorporates a 11,320sqm reserve area to facilitate retention of the endangered ecological communities. Reserve area to be maintained under a Vegetation Management Plan.

Site plan

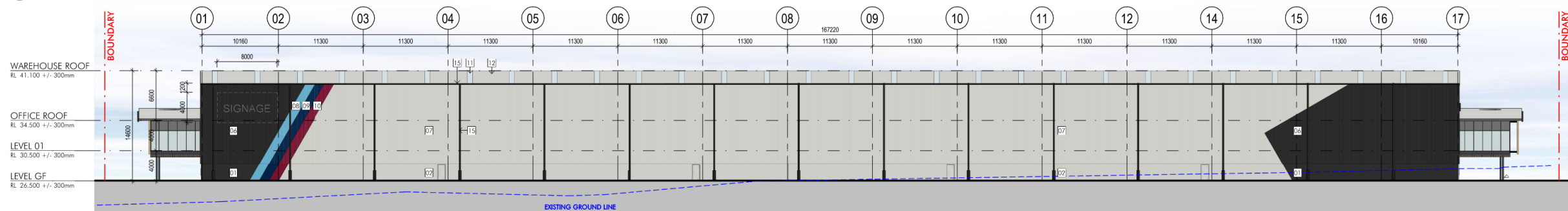


Elevations

Warehouse 2 – North Elevation (from neighboring property)



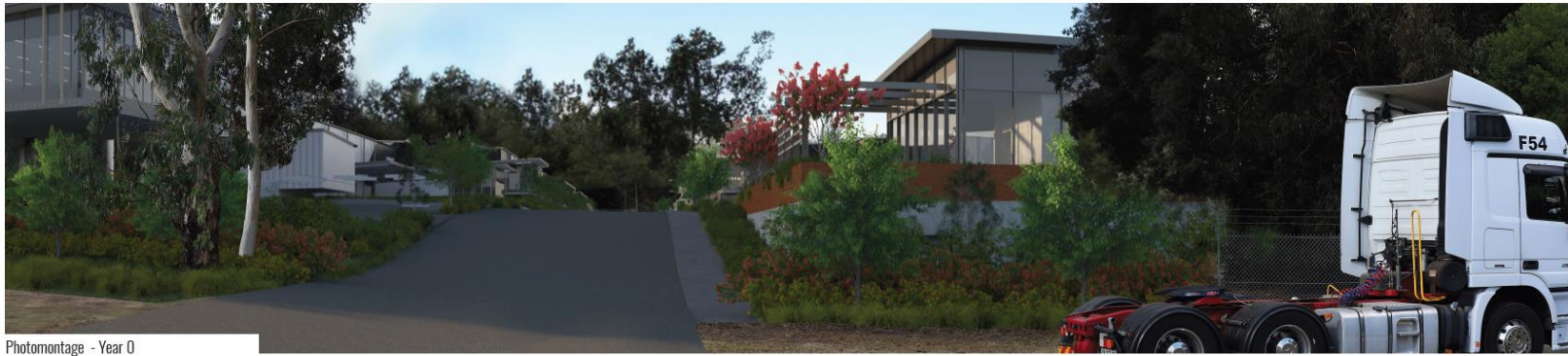
Warehouse 3 – South Elevation (from neighboring property)



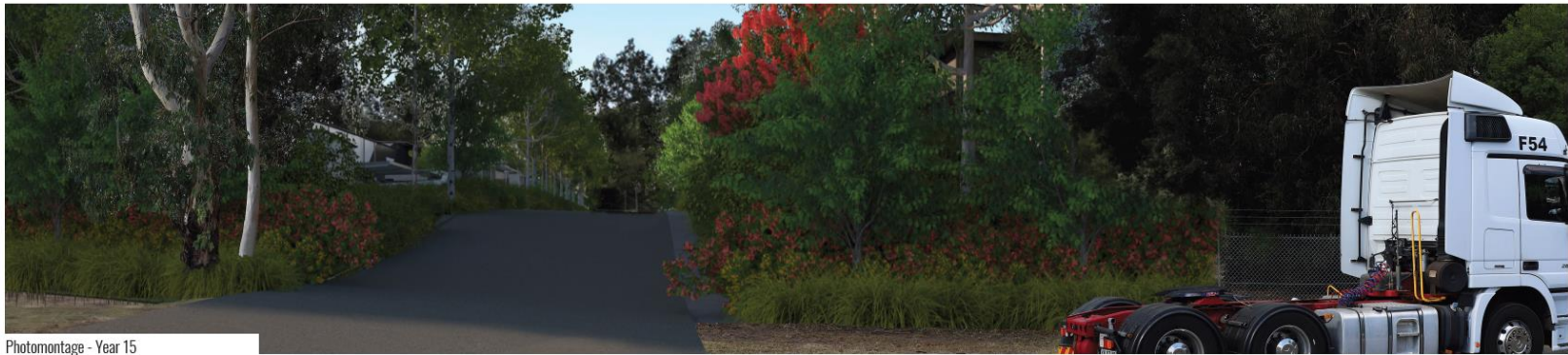
Street View (Birmingham East)



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

9 Birmingham Avenue, Villawood

Birmingham Ave Looking East

Street View

Approximate Extent of Proposed Development



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

9 Birmingham Avenue, Villawood

Birmingham Ave Looking Southeast

Aerial View



Specialist reports and investigations

Report Prepared	Main Outcome
Aboriginal Cultural Heritage Assessment	No foreseeable impact on Aboriginal objects or declared Aboriginal objects. Recommend to adopt Unexpected Finds protocol.
Historical Heritage Assessment	Villawood detention centre is a local listed item. Report concludes centre has been subject to high-level of change. Therefore, site is not considered to meet threshold for aesthetic heritage significance and proposed development impacts are minimal.
BCA & Access Report	Proposed development complies with AS requirements for BCA and Access.
Air Quality	Offsite air impacts during operations concluded to be neutral.
Arborist	496 trees surveyed and does not include reserve area. 338 trees proposed to be removed.
Biodiversity Development Assessment Report	Avoided direct impacts to Cooks River/Castereagh Ironbark Forest and Accacia pubescens. Minimised impacts to Cumberland Plain Woodland and Castlereagh Scribbly Gum Woodland. 2 eco system credits required and reserve area to be established.
Landscape	224 tree proposed to be planted and a VMP to be established over the reserve area. A recreation amenity area is proposed adjacent to the reserve area for future employees.
Civil	Minor bulk earthworks with c.50,000 import. Retaining walls max. 3.5m.
Flood	Site is affected by overland flow. Council advised flood planning level to be 0.5m above 1:100 flood level. Site has been designed to convey overland flow via pipe and sets levels to meet Council's criteria.
Environmental	Remediation Action Plan prepared for the site. Main contaminants Asbestos and Hydrocarbons.
Noise Report	Warehouse and distribution centres proposed to operate 24/7. Noise assessment confirms compliance to neighbouring sensitive receivers during day, evening and night periods.
Traffic	Traffic generation from proposed development modelled in SIDRA. Confirms intersections will continue to operate LOS C or greater.
Visual Impact Assessment	Two locations to have moderate visual impact: Mundowey Entrance and Culgoa Bend. All other viewpoints considered minor negligible or negligible.

Other technical reports:

- QS Estimate
- Survey
- Fire Statement
- Geotechnical
- Waste

Engagement

Engagement	Outcome
Consultation with relevant Local Aboriginal Land Councils as part of ACHAR	ESR consulted with Registered Aboriginal Parties via the Aboriginal Cultural Heritage Assessment Report. Aboriginal parties agreed with the recommendations in the report.
Pre DA meeting with Canterbury Bankstown Council	A pre-DA meeting was held with Council staff on 20 April 2023, based upon the design submitted for this application. Minutes from this meeting dated 3 May 2023 did not identify significant issues with the proposal, subject to the review of a comprehensive application package. Key items were discussed such as traffic, biodiversity, tree retention and contamination.
Neighbour Consultation	ESR consulted with neighbours, specifically ones with potential impact to existing trees on their site. No neighbours raised concern regarding the proposed development and ESR has sought consent to remove trees if affected by the development.