

24 January 2023

Ebrahim Nateghi  
Program Manager  
Tactical Group Pty Ltd  
Via email: [enateghi@tacticalgroup.com.au](mailto:enateghi@tacticalgroup.com.au)  
CC email: [fchen@tacticalgroup.com.au](mailto:fchen@tacticalgroup.com.au)

## **Contamination Assessment, 149 - 155 Airds Road, Minto, NSW**

Dear Ebrahim,

### **1. Introduction and Background**

JBS&G Australia Pty Ltd (JBS&G) was engaged by Tactical Group on behalf of Charter Hall Holdings Pty Ltd (the client) to provide a contamination site suitability letter to support the proposed development works at 149 - 155 Airds Road, Minto NSW. The site is legally identified as part Lot 12 DP251997, Lot 131 DP583995 and Lot 213 DP260735 and has an approximate total area of 5.12 hectares (ha). It is noted the 149 - 155 Airds Road, Minto site consists of the southern portion of 149 Airds Road (part Lot 12 DP251997 and Lot 131 DP583995) and 155 Airds Road (Lot 213 DP260735). The site location and layout are shown on **Figure 1** and **Figure 2** respectively, **Attachment 2**. Development / design plans are provided as **Attachment 3**.

It is understood that development consent is being sought for the site from Campbelltown City Council for continued commercial / industrial land use, including a warehouse and distribution centre and light industry premises.

Previous contamination works have been conducted at the site, including:

- *'Report on Detailed Site Investigation for Contamination, Exit Due Diligence, 137-149 Airds Road, Minto, NSW'* (DP, 2019<sup>1</sup>);
- *'Phase 1 Environmental Due Diligence Assessment at 137-149 Airds Road, Minto, NSW'* (WSP 2021a<sup>2</sup>);
- *'Geotechnical Desktop Study - 137-149 Airds Road, Minto, NSW'* (WSP 2021b<sup>3</sup>);
- *'Due Diligence Insight Report' 155 Airds Road, Minto, NSW'* (Land Insight 2022<sup>4</sup>);
- *'Phase 1 & limited Phase 2 Environmental Due Diligence Assessment 155 Airds Rd. Minto'* (WSP 2022a<sup>5</sup>); and

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<sup>1</sup> *Report on Detailed Site Investigation for Contamination, Exit Due Diligence, 137-149 Airds Road, Minto, NSW*, Douglas Partners, July 2019 (DP, 2019)

<sup>2</sup> *Phase 1 Environmental Due Diligence Assessment at 137-149 Airds Road, Minto, NSW 2566 (Rev A)* WSP Pty Ltd 2 September 2021 (WSP 2021a)

<sup>3</sup> *Geotechnical Desktop Study - 137-149 Airds Road, Minto, NSW (Rev 00)* WSP Pty Ltd 3 September 2021 (WSP 2021b)

<sup>4</sup> *Due Diligence Insight Report, 155 Airds Road, Minto, NSW*. 2 March 2022. Land Insight and Resources (Land Insight 2022)

<sup>5</sup> *Phase 1 & limited Phase 2 Environmental Due Diligence Assessment 155 Airds Rd, Minto NSW 2566*. Rev A. 5 April 2022. WSP Pty Ltd (WSP 2022a)

- 'Airids Road Minto Geotechnical Investigation – Geotechnical Factual and Interpretive Report' (WSP 2022b<sup>6</sup>).

The purpose of this assessment is to review previous reports to determine whether there are significant contamination issues in relation to continued commercial / industrial land use, and to complete a site inspection to assess whether site conditions at the site are consistent with the previously reported investigations.

## **2. Review of Previous Reports**

### **2.1 Report on Detailed Site Investigation for Contamination, Exit Due Diligence, 137-149 Airids Road, Minto, NSW, Douglas Partners, July 2019 (DP, 2019)**

DP (2019) completed a preliminary site investigation (PSI) followed by a detail site investigation (DSI) at 137-149 Airids Road, Minto (part of the site) in 2019, including an assessment of soil and groundwater.

The PSI identified potential sources of contamination to include chemical or fuel use and storage across the site, historical application of filling to gain site levels, hazardous building materials, and several electrical sub-stations across the site manufactured before the mid 1980s.

The soil investigation included shallow soil sampling at 51 grid-based locations across the main factory areas, shallow soil sampling from ten broadly spaced locations within the balance of the site, and deeper soil sampling at ten location adjacent potential point sources. The groundwater investigation included installation and sampling of seven groundwater monitoring wells at potential point source locations. Soil and groundwater samples were analysed for identified contaminants of concern (COPCs). It is noted 41 of the soil sample locations (locations 16 to 51 and 57 to 61) and three groundwater monitoring wells (locations 47, 48 and 59) were inside the subject site.

Key finding of the report include:

- Fill was encountered from the site surface to between 0.2 to 1.2 m below ground surface (bgs), overlying a silty clay at depths from 0.5 to 7.0 m bgs, overlying shale at depths from 2.8 to 7.0 m bgs.
- Depth to groundwater was identified between 1.6 m bgs to 4.5 m bgs and groundwater flow appeared to be generally in a north easterly direction.
- In soil, total recoverable hydrocarbons (TRH) were reported above the ecological and management limit criteria at BH2A/0.1. All other analytes in soil were below the adopted site assessment criteria. It is noted this location is outside the subject site.
- In groundwater, the laboratory results reported concentrations of metals (copper and zinc) above the adopt site assessment criteria. The elevated metals were not considered to prevent the ongoing commercial/industrial use of the site as they are likely representative of regional/background levels typical of a historically industrial area. All other groundwater analytes were below the adopted site assessment criteria.

The report concluded the assessment did not identify contaminants of potential concern at concentrations that would prevent ongoing use of the assessed site for commercial / industrial land use in its current state.

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<sup>6</sup> Airids Road Minto Geotechnical Investigation – Geotechnical Factual and Interpretive Report (Rev 01) WSP Pty Ltd 12 April 2022 (WSP 2022b)

## **2.2 Phase 1 Environmental Due Diligence Assessment at 137-149 Airds Road, Minto, NSW' (WSP 2021a)**

WSP (2021a) completed a Phase 1 Environmental Due Diligence (EDD) assessment for 137-149 Airds Road, Minto (part of the site). The assessment included a review of existing environmental reports, site environmental setting, site history, site environmental regulatory status and site inspection / walkover.

137-149 Airds Road, Minto was reported to be used for agricultural / grazing purposes until the 1980s when it was developed into the current site layout. At the time of the report 137-149 Airds Road, Minto was occupied by a tyre manufacturing company (Toyo Tyre & Rubber Australia Limited). Previous industrial uses were reportedly of a similar nature.

The site primarily consisted of a large warehouse style building used for rubber manufacture and tyre storage. Adjacent were a number of ancillary buildings (an office, canteen, laboratory and utilities rooms). The site was observed to include a number of large above ground storage tanks (ASTs) chemical storage and a former underground storage tank (UST) in the north-eastern portion of the site. Waste oil storage and wastewater storage was also noted. Potential for presence of hazardous building materials within site structures such as asbestos containing materials (ACM), lead based paint and polychlorinated biphenyls (PCBs) were also noted.

Based on the outcomes of the preliminary Phase 1 due diligence level environmental investigation, the assessed site was considered to present a low risk of environmental liability. It was recommended that additional soil and groundwater investigation be considered prior to future redevelopment. It was also noted that data gaps relating to the former UST and the nature and extent of potential hazardous materials should also be considered.

## **2.3 Geotechnical Desktop Study - 137-149 Airds Road, Minto, NSW (WSP 2021b)**

WSP (2021b) completed a geotechnical desktop study at 137 to 149 Airds Road, Minto NSW (part of the site).

At the time of the assessment the site was occupied by Toyo Tyre & Rubber Australia Limited (Toyo). The assessed site area was approximately 7.7 hectares, and included a large warehouse with associated offices and areas of car parking hardstand, with grass and landscaping at the perimeter. Depressions were observed in the north eastern portion of the site, and based on a review of DP (2019) was possible associated with a UST removed circa 2008 to 2009.

Based on a review of the 1:100,000 Wollongong-Porth Hacking Geological map (NSW Department of Mineral Resources, 1985), WSP (2021b) reports the site is likely to be underlain by Quaternary period fluvial material consisting of quartz, and lithic "fluvial" sand silt and clay, laminate and dark grey siltstone, alluvial/fluvial material including sand silt and clay, possibly overlying Wianamatta group Ashfield shale at depth.

WSP (2021b) reported it is unlikely acid sulfate soils (ASS) would be encountered at the site, however it is possible that there may be some areas where ASS could exist, particularly in areas of shallow groundwater (if encountered).

## **2.4 Due Diligence Insight Report, 155 Airds Road, Minto, NSW. 2 March 2022. Land Insight and Resources (Land Insight 2022)**

Land Insight (2022) includes a due diligence assessment of 155 Airds Road, Minto, including a review of information available from public databases. A summary of the site conditions as reported by Land Insight (2022) include:

- The site is zoned as general industrial (IN1) under the Campbelltown Local Environmental Plan 2015.

- The soil landscape is described as floodplains, valley flats and drainage depressions of the channels on the Cumberland Plain, with often very deep layered sediments over bedrock or relict soils. The geology is described as unconsolidated alluvial clay, silt, sand, and gravel deposits.
- Extremely low probability of acid sulfate soils on the site.
- The aquifer at the site is described as porous, extensive aquifers of low to moderate productivity
- A review of the contaminated sites register identified the Logistics Hub – Culverston Road, Minto as notified to the EPA. The Logistics Hub is located 88 m east of the site. The activity that caused the contamination is other petroleum and Regulation under the CLM Act was not required.
- A number of sites in the vicinity of the assessed site had licences under the Protection of the Environment Operations Act 1997 (the POEO Act), including the Toyo Tyre and Rubber site immediately north of the assessed site.
- The assessed site and sites in the vicinity of the site are not regulated under other judicial bodies including the defence, military, unexploded ordnates, former gasworks or PFAS sites.
- A number of sites are listed on the national pollutant inventory in the vicinity of the assessed site.
- Reported offsite potentially contaminating activities included mechanical workshops, depots and storage yards, and manufacturing (heavy metals and asphalt / bitumen).

## **2.5 Phase 1 & Limited Phase 2 Environmental Due Diligence Assessment 155 Airds Rd, Minto NSW 2566. Rev A. 5 April 2022. WSP Pty Ltd (WSP 2022a)**

The environmental assessment completed by WSP (2022a) at 155 Airds Road, Minto included a desktop study of the environmental setting, history and environmental regulatory status and a limited intrusive investigation.

The site history review documented the site was vacant until 1975, at which time the current warehouse was constructed in 1975-1989 and has been used for industrial purposes including air-conditioning manufacture and current dangerous good storage and logistics. At the time of the assessment the site was used for chemical storage related to the site use as a logistics facility including, intermediate bulk containers (IBCs), bulker bags and drums. There was no description of the chemicals being in use. Chemicals were reported to have been stored and managed appropriately, with no evidence of significant spills or leaks and the concrete ground surface was reported to be in good condition.

The limited intrusive investigation included advancing four boreholes, with the assessment of two soil samples per location, and installation and sampling of two groundwater monitoring wells.

Based on a review of field observations, limited fill material was observed, with natural soils encountered at approximately 0.25 m below ground surface (bgs). Natural soil was observed as medium to high density clays. Shallow fill material with anthropogenic inclusions were observed only in landscaped areas. No potential ACM, odours or staining were observed in soil and photo ionisation detector (PID) readings did not indicate the presence of volatile organic compounds. Soil samples were analysed for heavy metals, TRH, benzene, toluene, ethylbenzene, xylenes, and naphthalene (BTEXN), PAHs, phenols, pesticides, PCBs and asbestos. Laboratory analysis of shallow soil indicate analysed contaminants of concern were below the adopted human health and ecological criteria.



Groundwater was encountered at 4 to 8 m bgs. Based on topography and nearby receiving waters, groundwater flow was expected to be generally northeast. Field observations during sampling reported groundwater as brown with medium to high turbidity, with no odours or sheens observed. Groundwater samples were analysed for heavy metals, TRH, BTEXN, PAHs, phenols, pesticides and PCBs. Groundwater samples indicate analysed contaminants of concern were below the adopted human health and ecological criteria.

Reported data gaps for the assessment included significant areas of the site have not been assessed (including beneath the site structure) and full consideration had not been given to historical air conditioning manufacturing uses at the site (uses and processes).

WSP (2022a) concluded the overall environmental liability for the continued use of the site in the context of redevelopment for commercial / industrial purposes as low.

## **2.6 Airds Road Minto Geotechnical Investigation – Geotechnical Factual and Interpretive Report (Rev 01) WSP Pty Ltd 12 April 2022 (WSP 2022b)**

WSP (2022b) completed a limited geotechnical assessment at 155 Airds Road, Minto. The assessment included four borehole locations to a maximum depth of 5 m bgs. JBS&G note the same borehole locations were reported in WSP (2022a) (see above).

WSP (2022b) identified fill materials to be relatively shallow between 0.0 and 0.8 m bgs. Fill materials were described as red to grey/ grey/brown gravelly clay and clay with inclusions of rootlets, brick and timber. Fine brown sand fill was observed at locations installed below concrete slabs. Natural soils were observed to underlain fill materials and comprised medium plasticity red-brown and grey-brown clay and gravelly clay soils.

## **3. Current Site Condition**

An experienced JBS&G environmental consultant conducted an inspection of 149 - 155 Airds Road (the subject site) on the 26<sup>th</sup> September 2022. A photographic log of the site conditions experienced has been provided in **Attachment 4**.

### 155 Airds Road, Minto (Lot 213 DP260735)

At the time of the inspection the site was operating as chemical storage and logistics site. No manufacturing of chemicals was observed to be undertaken.

The site consists of a rectangular parcel of land with site access via two driveways from Airds Road at the eastern boundary of the site (one for site entry and one for exit). The site is bound by chain link fencing and secured by chain link gates at the two access driveways on the eastern boundary. The site is occupied by a large warehouse structure surrounded by concrete hardstand used for access, laydown and storage. The periphery of the site (on the east, west and southern boundaries) included grassed / landscaped areas.

The warehouse was primarily constructed of steel with some brick in the eastern portion of the structure. The roof of the building was noted to potentially include ACM. The inside of the warehouse was inspected; however, no photographs were able to be taken inside the warehouse building. The inside of the building was used for chemical storage, including well maintained stored drums and containers of dangerous and non-dangerous goods for haulage purposes. No staining or odours were noted within the warehouse building.

The western portion of the site comprised a lawn embankment along the boundary. The embankment sloped to the east and towards the underlying concrete slab and warehouse portion. Truck parking and laydown areas were observed in the western portion (below the lawn

embankment) and laydown areas. Pallets, tyres, steel cages, drums and storage containers were observed in the south western portions of the site.

The concrete hardstand inside and outside of the building were noted to generally be in good condition with some minor cracks / depressed areas observed outside the building. A notable area of cracked/broken concrete was observed in the southern portion of the site.

The two monitoring wells (GEO3 and GEO4) were observed to be present in the northeast and southeast portions of the site.

The site (Lot 213 DP260735) appeared to be in similar condition to that reported in previous assessments (**Section 2**).

Part 149 Airds Road, Minto (part Lot 12 DP251997 and Lot 131 DP583995)

It is noted access was not permitted to 149 Airds Road at the time of the assessment, however an inspection was conducted of the southern portion of the site from the southern fence line (bordering 155 Airds Road) and a review of recent aerial imagery was completed.

From the southern boundary it was observed the majority of the site was occupied by a large steel clad warehouse building, surrounded by concrete hardstand and grassed areas. An AST was observed in the southwest corner of the site with an attached utilities building. A laydown yard was present in the southeastern and eastern portion of the site including skip bins, pallets and storage containers on concrete / asphalt hardstand.

The southwest portion of the site appeared to be cut into the land, with a retaining wall present along the western boundary.

A review of aerial imagery confirms the current site layout remains similar to that assessed during the previous environmental investigations.

The site (part Lot 12 DP251997 and Lot 131 DP583995) appeared to be in similar condition to that reported in previous assessments (**Section 2**).

#### 4. Conclusions

Based on the scope of the review, and subject to the Limitations in **Attachment 1**, 149 - 155 Airs Road, Minto was not reported to be impacted by significant or widespread contamination. The inspection of 155 Airs Road, Minto and visible / accessible areas of 149 Airs Road, Minto did not identify changes in site conditions that would alter the findings described in previous contamination assessments. Subject to further detailed site investigations to address data gaps identified in previous investigations the site is suitable for the proposed commercial / industrial development. It is recommended an Unexpected Finds Protocol be implemented during demolition and redevelopment works.

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Should you require clarification, please contact the undersigned on 02 8245 0300 or by email at [ehowley@jbsg.com.au](mailto:ehowley@jbsg.com.au).

Yours sincerely:



Ellen Howley  
Senior Project manager  
**JBS&G Australia Pty Ltd**

Reviewed/Approved by:



Seth Molinari, CEnvP-Sc  
Senior Principal  
**JBS&G Australia Pty Ltd**

#### Attachments

- 1) Limitations
- 2) Figures
- 3) Development / Design Plans
- 4) Photographic Log

## **Attachment 1 – Limitations**

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquiries.

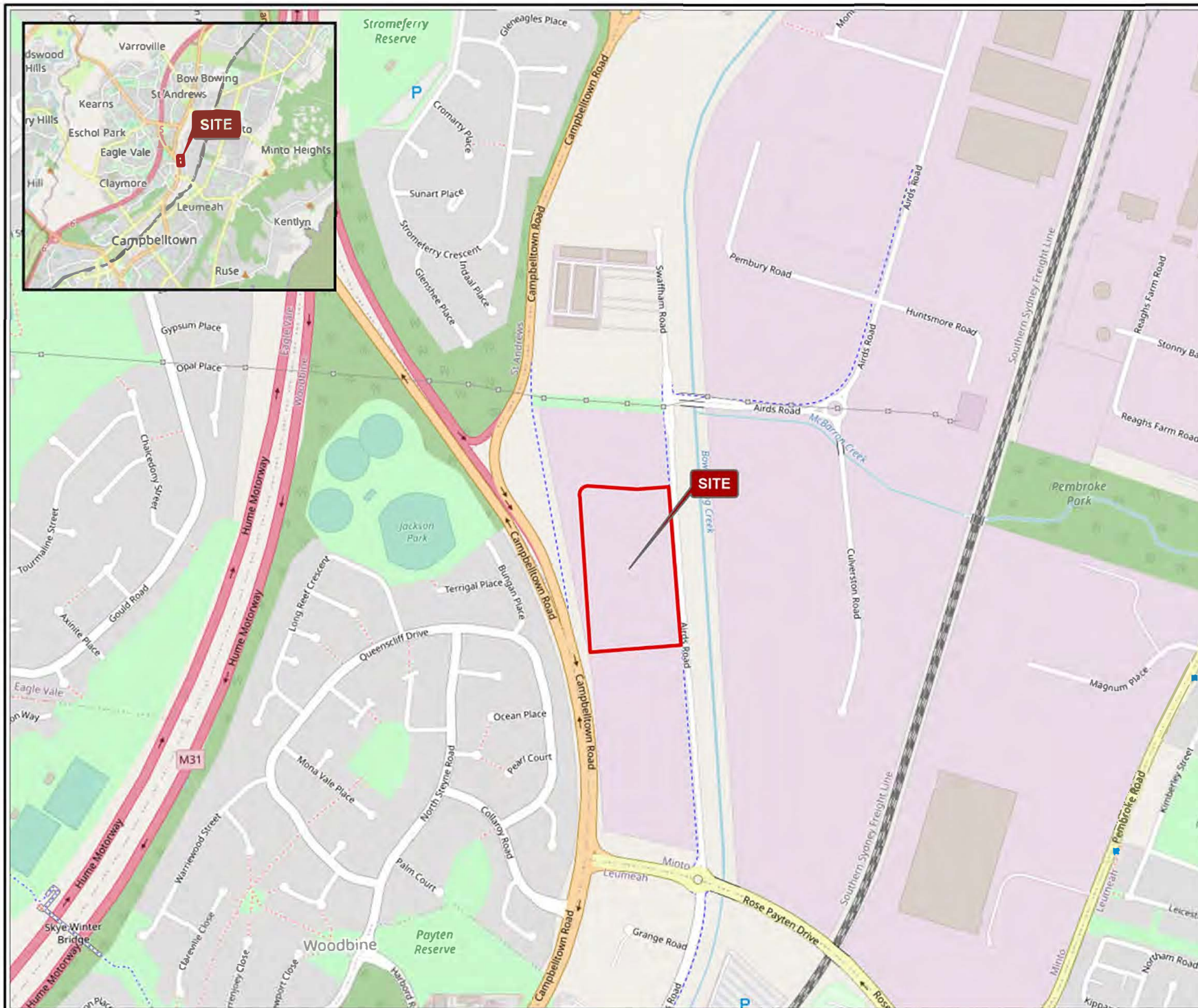
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

## **Attachment 2 – Figures**



**Legend:**  
 Approximate Site Boundary



Job No: 63052

Client: Tactical Group

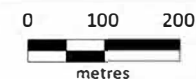
Version: L02 Rev I

Date 6/10/2022

Drawn By: LJ

Checked By: EH

Scale 1:10,000



Coord. Sys. GDA 1994 MGA Zone 56

**149-155 Airds Road  
Minto, NSW**

**SITE LOCATION**

**FIGURE 1**





Legend:

- Approximate Site Boundary
- NSW Cadastre (2022)
- Hydro Line



Job No: 63052

Client: Tactical Group

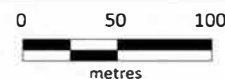
Version: L02 Rev 1

Date 6/10/2022

Drawn By: LJ

Checked By: EH

Scale 1:4,000



Coord. Sys. GDA 1994 MGA Zone 56

149-155 Airs Road  
Minto, NSW

SITE LAYOUT

FIGURE 2



**Attachment 3 – Development / Design Plans**



SUBJECT SITE  
149 - 155 AIRDS  
ROAD MINTO, NSW



DEVELOPMENT APPLICATION

ADDRESS: LOT 12 DP 251997  
149-155 AIRDS ROAD, MINTO NSW

PREPARED FOR: CHARTER HALL  
LEVEL 20, 1 MARTIN PLACE,  
SYDNEY NSW 2000

PREPARED BY: WATCH THIS SPACE DESIGN PTY LTD  
LEVEL 3, SUITE 9, 35 BUCKINGHAM STREET,  
SURRY HILLS NSW 2010

DATE: OCTOBER 2022

DA2 DRAWING LIST			
SHEET NO.	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION
DA2-000	COVER SHEET	15/11/2022	P8
DA2-001	SURVEY PLAN	15/11/2022	P8
DA2-002	SITE ANALYSIS PLAN	15/11/2022	P8
DA2-003	SHADOW DIAGRAMS	15/11/2022	P8
DA2-004	OVERALL SITE PLAN	15/11/2022	P8
DA2-100	PROPOSED FLOOR PLAN	15/11/2022	P8
DA2-101	PROPOSED ROOF PLAN	15/11/2022	P8
DA2-110	WAREHOUSE A - OFFICE PLANS	15/11/2022	P8
DA2-111	WAREHOUSE A - OFFICE ELEVATIONS	15/11/2022	P8
DA2-120	WAREHOUSE B - OFFICE PLANS	15/11/2022	P8
DA2-121	WAREHOUSE B - OFFICE ELEVATIONS	15/11/2022	P8
DA2-200	WAREHOUSE 1 - ELEVATIONS	15/11/2022	P8
DA2-201	WAREHOUSE 1 - ELEVATIONS	15/11/2022	P8
DA2-300	WAREHOUSE 1 - SECTIONS	15/11/2022	P8
DA3-110	GENERAL INDUSTRIES - OFFICE C PLANS	15/11/2022	P8
DA3-111	GENERAL INDUSTRIES - OFFICE C ELEVATIONS	15/11/2022	P8
DA3-120	GENERAL INDUSTRIES - OFFICE D PLANS	15/11/2022	P8
DA3-121	GENERAL INDUSTRIES - OFFICE D ELEVATIONS	15/11/2022	P8
DA3-200	GENERAL INDUSTRIES - ELEVATIONS 01	15/11/2022	P8
DA3-201	GENERAL INDUSTRIES - ELEVATIONS 02	15/11/2022	P8
DA3-300	GENERAL INDUSTRIES - SECTIONS	15/11/2022	P8
DA3-700	SIGNAGE DETAIL	15/11/2022	P8
DA3-701	SIGNAGE DETAIL - DIR1	15/11/2022	P2
DA3-702	SIGNAGE DETAIL - DIR2	15/11/2022	P2
DA3-703	SIGNAGE DETAIL - DIR4	15/11/2022	P2
DA3-800	3D VIEWS - 01 (NOT INCLUDED)		
DA3-801	3D VIEWS - 02 (NOT INCLUDED)		
DA3-900	NOTIFICATION PLAN	15/11/2022	P8
DA3-901	NOTIFICATION PLAN	15/11/2022	P8





1 OVERALL SITE PLAN - CAMPBELLTOWN RD  
1 : 1000

1:1000 @A1 0 10 20 40 80m



Architect  
**WATCH THIS SPACE DESIGN PTY LTD**  
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Amendments	date
P1 ISSUED FOR MARKETING COLLATERAL	27/07/2022
P2 ISSUED FOR CONSULTANTS	29/07/2022
P3 ISSUED FOR CLIENT CONSIDERATION	12/08/2022
P4 ISSUED FOR INFORMATION	21/09/2022
P5 ISSUED FOR REVIEW	14/10/2022
P6 ISSUED FOR COORDINATION	21/10/2022
P7 COORDINATION ISSUE	04/11/2022
P8 COORDINATION ISSUE	15/11/2022



Client  
**CHARTER HALL**  
Project  
**149-155 AIRDS ROAD,  
MINTO, NSW, 2566**

Drawn PO Scale 1 : 1000	Checked EC Date 15/11/2022	Approved PM Date 15/11/2022
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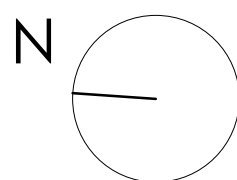
Drawing Title  
**OVERALL SITE PLAN**

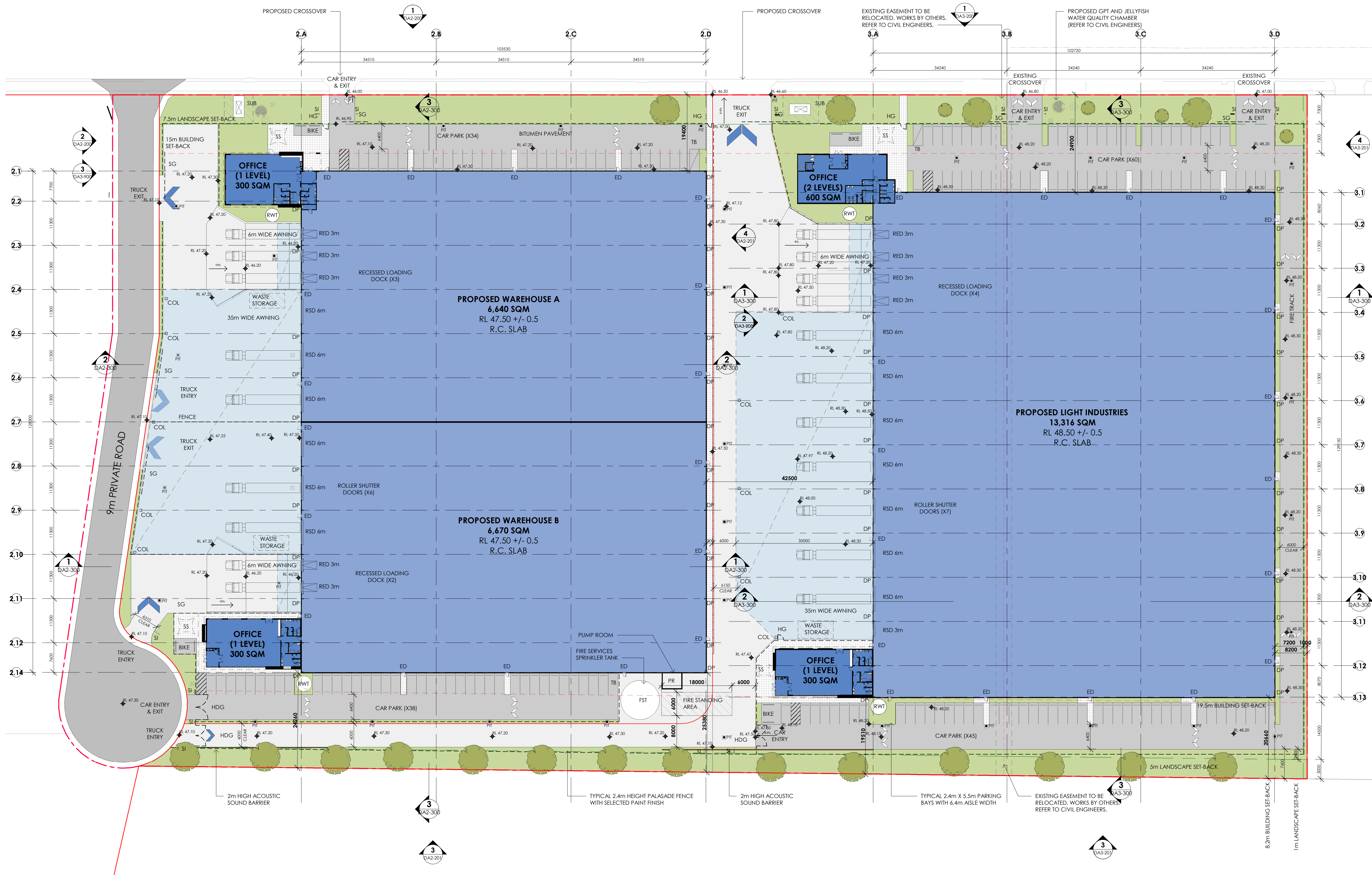
Project Number  
**CH 149AI DA**

Status  
**DEVELOPMENT APPLICATION ONLY**

Drawing Number  
**DA2-004**

Rev  
**P8**





LEGEND	
	PROPOSED SITE BOUNDARY LINE
	LOT BOUNDARY LINE
	LANDSCAPE SET-BACK
	BUILDING SET-BACK
	RETAINING WALL
	FENCE LINE
	STORM WATER PIT, OSD TANK TO CIVIL ENGS DETAIL
	PYLON SIGNAGE
	CONCRETE COLUMN AS PER ENG. DETAILS
	BUS STOP
	GPT AND JELLYFISH WATER QUALITY CHAMBER (REFER TO CIVIL ENGINEERS)
	SUB - STATION

#### 149 - 155 AIRDS RD, MINTO DEVELOPMENT SCHEDULE

Total Site Area	53,849 sqm
Less:	
9m Private Road Area	2,591 sqm
Total Lot (Development) Area	51,258 sqm
Landscape Calculations	
Actual Provided 5,378 sqm	
(10.5% of site area 51,258 sqm)	
Total Warehouse GFA	13,310 sqm
Total Light Industries GFA	13,316 sqm
Total Office GFA	1,500 sqm
Total Building GFA	28,126 sqm
Car parking Provided	177

NOTE:  
ALL PROPOSED LEVELS ARE SUBJECT TO CIVIL ENGINEER REVIEW AND ADVICE.

LEGEND	
	SITE
	WAREHOUSE
	OFFICE
	AWNING
	HEAVY DUTY AREA
	LIGHT DUTY AREA
	LANDSCAPING AREA
	GRAVEL / FIRE ACCESS
	UNOCCUPIED DEVELOPMENT SITE
	ESTATE ROAD
	DRAINAGE RE-ALIGNMENT

NOTE:  
CHECK EXACT LOCATION OF EXISTING SITE COMPONENT ON SITE.

LEGEND	
BR	BIKE
DP	DOWNPIPE WITH PROTECTIVE SLEEVE
ED	EXIT DOOR
FST	FIRE SPRINKLER TANK - REFER TO HYDRAULIC ENG.
PR	PUMP ROOM - REFER TO HYDRAULIC ENG.
RED	RECESSED LOADING DOCK
RSD	ROLLER SHUTTER DOOR
RWT	RAIN WATER TANK
SS	SHADE SAIL
SI	SIGNAGE

1:500 @A1



Architect  
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Amendments  
P8  
**COORDINATION ISSUE**

date  
15/11/2022



Client  
**CHARTER HALL**  
Project  
**149-155 AIRDS ROAD,  
MINTO, NSW, 2566**

Drawn  
PO  
Scale  
1 : 500

Checked  
EC  
Date  
15/11/2022

Approved  
PM  
Date  
15/11/2022

Drawing Title  
**PROPOSED FLOOR PLAN**

Project Number  
**CH 149AI DA**

Status  
**DEVELOPMENT APPLICATION ONLY**

Drawing Number  
**DA2-100**

Rev  
**P8**



**Attachment 4 – Photographic Log**



**PHOTOGRAPH 1 – Site entrance off Airds Road, looking south west (Lot 213 DP260735)**



**PHOTOGRAPH 2 –Access road along northern boundary of site, looking west (Lot 213 DP260735)**



**PHOTOGRAPH 3 – Laydown / storage area western portion of site, looking south (Lot 213 DP260735)**



**PHOTOGRAPH 4 – Grassed area at western boundary of site, looking south (Lot 213 DP260735)**



Job No: 63052

Client: Tactical Group

Version: Rev A

Date: 28-09-2022

Drawn By: EH

Checked By: EH

Not to Scale

Coord. Sys n/a

**149-155 Airds Road, Minto NSW**

**PHOTORGRAPHIC LOG**

**ATTACHMENT 4**



**PHOTOGRAPH 5 – Laydown / storage area in the western portion of site, looking east (Lot 213 DP260735)**



**PHOTOGRAPH 6 – Vehicle storage in western portion of the site, looking west (Lot 213 DP260735)**



**PHOTOGRAPH 7 – Grassed area on southern boundary of site, looking west (Lot 213 DP260735)**



**PHOTOGRAPH 8 – Laydown / storage area southern site boundary, and property south of site, looking south (Lot 213 DP260735)**



Job No: 63052

Client: Tactical Group

Version: Rev A

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Coord. Sys n/a

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PHOTORGRAPHIC LOG

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**PHOTOGRAPH 9 – Access road / laydown / storage area south west portion of site, looking south (Lot 213 DP260735)**



**PHOTOGRAPH 10 – Access road / laydown / storage area south west portion of site, looking southeast (Lot 213 DP260735)**



**PHOTOGRAPH 11 – Access road / laydown / storage area south portion of site, looking east (Lot 213 DP260735)**



**PHOTOGRAPH 12 – Access road / laydown / storage area southern portion of site, looking west (Lot 213 DP260735)**



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**PHOTOGRAPH 13 – Eastern portion of site, building, car parks, site entrance, looking north (Lot 213 DP260735)**



**PHOTOGRAPH 14 – Site entrance eastern boundary, looking east (Lot 213 DP260735)**



**PHOTOGRAPH 15 – Existing monitoring well, north east portion of the site (GEO3), looking south (Lot 213 DP260735)**



**PHOTOGRAPH 16 – Existing monitoring well, south east portion of the site (GEO4) (Lot 213 DP260735)**



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**PHOTOGRAPH 17 – South western extent of Toyo Tyres, looking north (Part Lot 12 DP251997 and Lot 131 DP583995)**



**PHOTOGRAPH 18 – Southern extent of Toyo Tyres, looking north west (Part Lot 12 DP251997 and Lot 131 DP583995)**



**PHOTOGRAPH 19 – Southern extent of Toyo Tyres, looking north east (Part Lot 12 DP251997 and Lot 131 DP583995)**



**PHOTOGRAPH 20 – South eastern extent of Toyo Tyres, looking north (Part Lot 12 DP251997 and Lot 131 DP583995)**



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**ATTACHMENT 4**