

Attachment C2

Proponent Response Table – Post-Submission Amendments



1 June 2020

Inaara Jindani
City of Sydney Council
Level 2, 456 Kent Street
Sydney NSW 2000

Dear Inaara,

1-3 BURROWS ROAD, St Peters - PLANNING PROPOSAL

I refer to our 5 May meeting with the City of Sydney to discuss the 1-3 Burrows Road, St Peters, planning proposal. Council requested additional information on the proposal, which is addressed in the enclosed response table (Appendix A). Updated renders, architecture plans and flood report are also included:

- Appendix A: Response to Council request for additional information, 5 May
- Appendix B: Updated architecture renders
- Appendix C: Updated architecture plans
- Appendix D: Updated flood report

Yours sincerely

A handwritten signature in black ink, appearing to read "Guy Smith".

Guy Smith
Planning Manager

Goodman Group

Goodman Limited | ABN 69 000 123 071
Goodman Funds Management Limited | ABN 48 067 796 641 | AFSL Number 223621
as responsible entity for Goodman Industrial Trust | ARSN 091213 839

Level 17, 60 Castlereagh Street, Sydney NSW 2000 | GPO Box 4703, Sydney NSW 2001 Australia
Tel +61 2 9230 7400 | Fax +61 2 9230 7444

Goodman Logistics (HK) Limited | Company No. 1700359 | ARBN 155 911 149 | a Hong Kong company with limited liability
Suite 901, Three Pacific Place, 1 Queen's Road East, Hong Kong | Tel +852 2249 3100 | Fax +852 2525 2070

info-au@goodman.com | www.goodman.com

Appendix A – City of Sydney, 5 May meeting notes and responses

Item Discussion	Goodman Response
<p>1</p> <p>To support the City in making its report to Council and CSPC, Goodman might provide:</p> <ul style="list-style-type: none"> o new renders showing an alternate finish to demonstrate urban greening and sustainability outcomes (green roofs and walls, solar panels); o additional views from WestConnex viewing mound, WestConnex motorway, and Sydney Park (highest hill) that reflect new renderings; o an outline of potential strategies to be explored to achieve 15% canopy cover and deep soil on-site, without council trees and achievement of 15% green cover with a green roof; 	<ul style="list-style-type: none"> o Additional and updated renders (Appendix B) and updated architectural plans (Appendix C) have been prepared to show: <ul style="list-style-type: none"> - Urban greening by introducing green walls to spiral ramps and green roof to the office building; - Extensive implementation of a PV solar installation to cover the entirety of the warehouse roof. o the additional renders provide the following site lines: <ul style="list-style-type: none"> - northbound on the Gateway overpass (at Canal Rd) looking at the SW corner of the proposed development - southbound towards Gateway overpass on the Westconnex interchange bridge looking at the north and western elevations of the proposed development, and - looking east towards the western elevation of the proposed development from the Westconnex viewing mound. o The current landscaping scheme currently meets the 15% deep soil requirement, the landscape scheme will be redesigned to achieve the 15% canopy cover on submission of the DA package. o The achievement of the 15% deep soil and canopy cover control will reduce the need to provide other means of additional greening, such as on the roof, to address a shortfall. <p>It should be noted that initial investigations into green roof structural point loads show that the proposed lightweight warehouse roof structure would need to be strengthened 12 times the typical structural requirements to accommodate the most modest of green roof systems. Such a requirement would severely</p>

Item Discussion Goodman Response

<p>compromise the viability of the scheme and result in additional impact to the lower floors structural design and associated functionality with increased number of columns. A green roof is therefore only proposed to be incorporated on the office roof component.</p>	
<ul style="list-style-type: none"> ○ Information about the size of photovoltaic system in kWp 	<ul style="list-style-type: none"> ○ The PV solar system is proposed to cover the entirety of the warehouse roof (Appendix C). At approximately 2MW of power (approx. 5,000 panels) this will be the largest rooftop solar system in the Sydney LGA. A system of this size would generate about 2.8m kWh per annum, enough to supply the equivalent of 520 homes. This would equate to offsetting an astounding 2300 tonnes of CO2 per annum.
<ul style="list-style-type: none"> ○ Goodman to provide additional information that resolves inconsistencies between arborist report and landscape report, demonstrating no loss of council trees and retention of four significant trees on Canal Road (marked 52, 54, 56 and 59 in arborist report) 	<ul style="list-style-type: none"> ○ The three (3) council trees previously proposed to be removed along Burrows Rd have been retained, with the location of substations and crossover for light vehicles to the office entry adjusted. The landscape and arborist plans are being updated and will issued to Council shortly and will also be included with the final DA package. ○ The four (4) trees along Canal Rd cannot be retained given the clash with the significant spiral ramp and the requirement for perimeter brigade access around the perimeter of the building accessed from Canal Rd. Substantial greening has been provided in this same location in lieu of the existing trees, by the implementation of extensive greening along this elevation to the spiral lamp. This provides a softer aesthetic, further screening and a natural filter to the functional use of the internal operational areas.
<ul style="list-style-type: none"> ○ Goodman to provide plans showing separate pedestrian access to lobby and no encroachment on 6m setback requirement 	<ul style="list-style-type: none"> ○ The architecture plans have been updated to incorporate the pedestrian access previously omitted (Appendix C).
<ul style="list-style-type: none"> ○ Goodman to be aware Council does not support flood gates – revisit flood study to ensure the proposal allows 	<ul style="list-style-type: none"> ○ The report issued to Council as part of the submission was an oversight, and the proposal does not require a flood gate solution as the proposal's ground

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<p>for appropriate height</p> <ul style="list-style-type: none"> ○ Goodman to confirm whether 311 parking spaces (from mix of industrial, warehouse and office rates) to be reported, or 225 spaces (from warehouse and office rates only) 	<p>floor height (and therefore building height) has been raised to ensure the undercroft carparking complies with the 1% AEP flood level (refer to updated floor report, Appendix D).</p> <ul style="list-style-type: none"> ○ Goodman propose to provide parking in accordance with the existing Sydney LEP2012 parking controls for warehouse, industry and office uses. While the exact use percentage will be confirmed at DA stage, it is proposed to be a combination of industry and warehouse use which would permit 311 parking spaces. Requirement to provide parking at a reduced rate to that permitted by the Sydney LEP 2012 would, in addition to being inequitable, impact the feasibility proposal, particularly considering its location. A Green Travel Plan provided with the DA will detail alternative options to encourage occupiers to reduce employee's car travel to work where possible.
<ul style="list-style-type: none"> ○ Goodman to provide indication of prospective uses and tenants. 	<p>Prospective customers for the proposal include a mix of industrial and warehouse users. The aspirational customer profile will include distinguished and recognised brands, consistent with the occupier mix within the South Sydney industrial market.</p> <p>Light industrial and manufacture businesses with prominent brand recognition would occupy the ground floor level of the development. An example includes aspirational target customer Emma and Toms Food Pty Ltd, who manufacture and distribute juices, life bars and iced teas, would fit perfectly within the current scheme.</p> <p>Warehouse and distribution users would accommodate levels one and two of the proposal. Top tier retailers with strong brand recognition, and their third-party logistic partners, would be the optimum customer due to the close proximity to the Sydney CBD, Sydney Port, Airport and St Peters Westconnex Interchange. Fashion brands such as Zara, Model.Co, Forever New and Oxford are part of the Goodman Australia and Goodman Asia Pacific Portfolio and would be an ideal customer base. Prominent technology and high value good retailers such as Bose and Sony would also be aligned to occupy the facility.</p>

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	<p>The proposed multi-level industrial development would provide premium brands a premium solution to their warehousing requirements. The combination of modern, high quality warehousing coupled with best practice flexible office accommodation and amenity will provide a best in class facility not previously seen in the Australian market. These premium customers will be drawn to this state-of-the-art facility and targeted as pre-commitments to the development.</p>

Appendix B – Additional and Updated Renders



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