

10 May 2022

Joanna Bakopanos
Team Leader – Industry Assessments
Department of Planning and Environment
12 Darcy St
Parramatta NSW 2150

Dear Joanna,

RE: Request for Industry-specific SEARs – Warehouse and Distribution Centre – 19-24 Stoddart Road, Prospect

This letter has been prepared by Ethos Urban to support a request by Dexu (the Proponent) for Industry-specific SEARs for a proposed multi-storey warehouse and distribution centre (the Proposal) at 19-24 Stoddart Road, Prospect (the site). The letter provides an overview of the Proposal, its objectives and benefits, its eligibility for State Significant Development assessment and identifies matters in the Industry-specific SEARs that, in our opinion, do not require detailed assessment in the Environmental Impact Statement (EIS).

1.1 Site and Surrounding Context

The site is legally described as lot 12 DP2185014 and SP31584 and has a total area of approximately 5.75ha. Existing development on the site includes a large format retail centre known as ‘Homemaker Prospect’, which comprises retail stores encasing a centrally located car park accessible from Stoddart Road (north) and Rowood Road (east). The site is strategically located near the M4 – Western Motorway in the Blacktown Local Government Area.

Figure 1 shows the location of the site within its regional context, while **Figure 2** provides a site aerial.

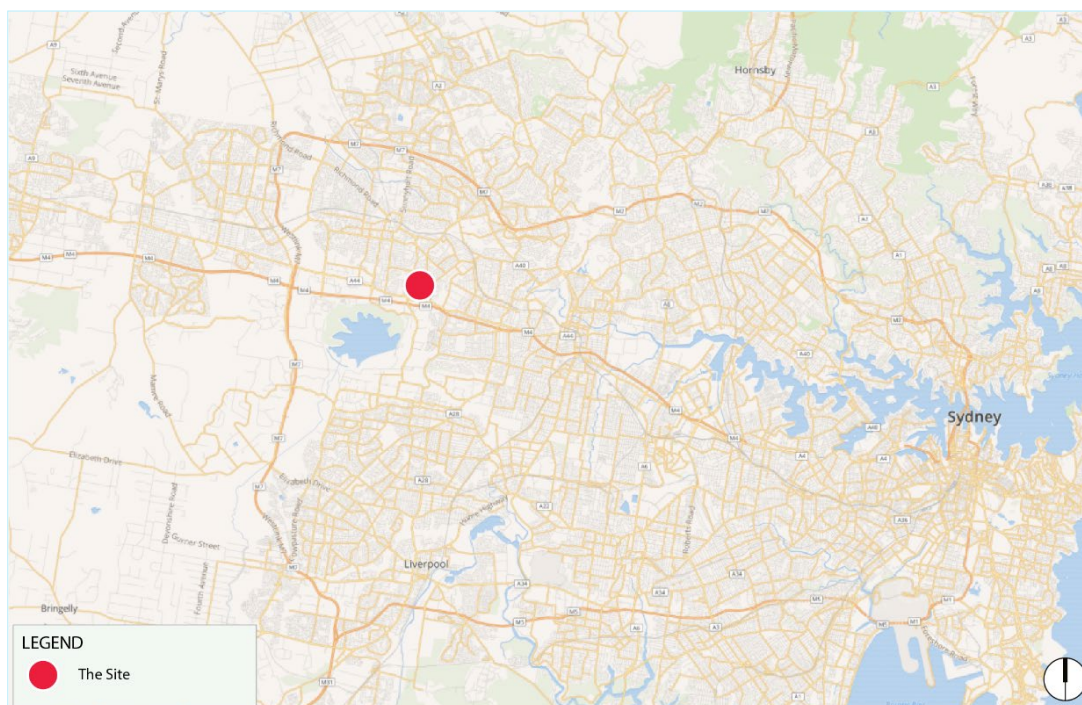


Figure 1 Regional Context

Source: Maphub, 2022



Figure 2 Site Aerial

Source: Nearthmap, 2022

1.2 Proposal Overview

The Proponent is seeking development consent under 'Division 4.7 - Stage Significant Development' of the *Environmental Planning & Assessment Act* to construct a multi-storey warehouse and distribution centre at 19-24 Stoddart Road, Prospect. **Attachment A** contains a preliminary concept, which provides an indicative layout for the Proposal. The Proposal's key elements include:

- Demolition of the site's existing structures and car park.
- Site preparation and earthworks.
- Relocation of existing overhead power lines that traverse the centre of the site. The Proponent is currently negotiating to relocate this power line underground with Transport for NSW – the power line's owners.
- Construction of a two-storey warehouse and distribution centre, comprising:
 - Approximately 58,574sqm of warehousing (to be divided into industrial units), 3,680sqm of ancillary office space across the two levels and 450sqm of retail (fronting Stoddart Road).
 - On-site car parking at the front and rear of both levels.
- Vehicular access points along Stoddart Road and Rowood Road.
- Tree removal and landscaping, including a 10m landscaped setback to the Great Western Highway.

The warehouse will operate 24 hours a day, 7 days a week. The final type of warehousing proposed is currently being investigated, however at the moment it is anticipated that the Proposal may include a mix of customer related warehouse collection (e.g. click and collect) and general e-commerce tenants. The Proposal is anticipated to generate approximately 150 - 200 construction jobs and 600 operational jobs.

1.3 Proposal Objectives and Benefits

The Proposal's objectives include:

- Delivering a high-quality warehouse and distribution centre in a strategic location near the M4 – Western Motorway to improve storage and distribution logistics in Western Sydney.
- Delivering warehousing within an established industrial precinct to prevent land-use conflict.
- Minimising amenity impacts to the surrounding community through a high-quality design that is responsive to its local context.
- Minimising environmental impacts through appropriate design, mitigation and management measures.
- Incorporating Environmental Sustainable Design (ESD) principles in the Proposal's design and operation.

In meeting the above objectives, the Proposal will deliver the following community and public benefits.

- The Proposal will promote the orderly and economic use of a site that is currently dominated by car parking.
- The Proposal retains and appropriately manages existing industrial lands per Planning Priority W10 of the *Western City District Plan*.
- Adverse environmental, social and economic impacts will be appropriately avoided, managed or mitigated through design and operational measures.
- The development will improve storage and distribution logistics in Western Sydney, supporting Objective 16 of the *Greater Sydney Region Plan: A Metropolis of Three Cities*.

2.0 Planning Pathway

The Proposal is defined as a **warehouse or distribution centre** under the Standard Instrument, meaning “a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises.” The site is zoned B5 Business Development under the *Blacktown Local Environmental Plan 2015*. The development of a **warehouse and distribution centre** is permissible with consent in this land use zone.

Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* lists development that is declared State Significant Development. Schedule 1, Clause 12(1) states:

12 Warehouses or distribution centres

Development that has a capital investment value of more than the relevant amount¹ for the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation.

As outlined in the above clause, to determine a warehouse or distribution centre's capital investment value (CIV) in relation to the SSD threshold, that development is to be at one location and related to the same operation. Although the Proposal may include several tenancies, these tenancies will be related to the same operation in the one location by virtue of being a multi-storey development. The ground and upper floor operations are intrinsically linked, with each tenancy dependent on shared accessways, car parking, and hardstand areas. The first floor is also reliant on the underlying structure of the ground floor. Therefore, the Proposal's CIV comprises the cost of constructing both the ground and first floor and enabling infrastructure. As this CIV is estimated to exceed the \$30 million statutory threshold, the Proposal is declared State Significant Development.

¹ Under Schedule 1, Clause 12(3) of *State Environmental Planning Policy (Planning Systems) 2021*, the relevant amount for warehouses or distribution centres is \$30 million for developments where the relevant environmental assessment requirements are notified on or before 31 May 2023, or \$50 million thereafter.

2.1 Eligibility for Industry-specific SEARS

Development that is declared State Significant Development under Schedule 1, Section 12 of *State Environmental Planning Policy (Planning Systems) 2021* is eligible for industry-specific SEARs provided that development is not:

- designated development but for the Act, section 4.10(2).
- partly prohibited by an environmental planning instrument.
- wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5).
- a concept development application for State significant development.

The Proposal is not declared designated development under Schedule 3 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation), nor is it a concept development application. Furthermore, the Proposal is wholly permissible with consent under the *Blacktown Local Environmental Plan 2015*. Therefore, the Proposal is eligible for the industry-specific SEARs for a warehouse and distribution centre.

3.0 Matters Not Requiring Assessment in the EIS

The Proponent will prepare a comprehensive EIS per the requirements of Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the EP&A Regulation, the *State Significant Development Guidelines (2021)*, and the issued SEARs. **Table 1** provides clarification relating to how the industry specific SEARs are to be addressed within the EIS. This table is by exception, i.e., if not mentioned, an industry specific SEAR will be responded to as required within the EIS.

Table 3 Matters Not Requiring Assessment in the EIS

Issue and Assessment Requirement	Comment & Proposed Approach In the EIS
3. Design Quality	<p>The <i>Blacktown Local Environmental Plan 2015</i> does not include provisions for design excellence at the site. Accordingly, a Design Review Report, Design Excellence Strategy and Competition Report are not required. Instead, the EIS's main report will detail how the Proposal's design addresses and responds to its context, site characteristics, streetscape and existing and future character of the locality. The EIS will also be accompanied by a Design Report that will outline how the Proposal achieves good design per the <i>Better Placed</i> Guidelines.</p> <p>As a result, the following reports are <u>not</u> proposed to be submitted with the EIS.</p> <ul style="list-style-type: none"> • Design Review Report • Design Excellence Strategy • Competition Report
5. Visual Impact	<p>The Proposal is unlikely to have an adverse visual impact on sensitive receivers for the following reasons.</p> <ul style="list-style-type: none"> • The nearest residential dwellings are located approximately 115m north and 200m to the south of the site (see Figure 1). • Residents to the north are effectively screened by an existing row of industrial buildings along Stoddart Road and mature trees at the rear of those buildings. • Residents to the west are screened by Prospect Highway, which sits on an embankment and existing development adjacent to the highway. • The site's topography is at a low point in its surrounding context and falls away from Stoddart Road. This minimises the extent of the Proposal that will be visible from Stoddart Road and the surrounds • The Proposal's height is generally comparable to the existing 'Fantastic Furniture' building located at the front of the site.

Therefore, a Visual Analysis is to be submitted with the EIS. The need for a Visual Impact Assessment is to be determined based upon this analysis.

9. Biodiversity

The existing site is highly developed, with only a small number of trees located within the site's existing front and rear setbacks. Therefore, the Proposal is unlikely to impact biodiversity values as defined under Section 1.5 of the *Biodiversity Conservation Act 2016*. A BDAR waiver will be prepared to accompany the EIS.

As a result, a Biodiversity Development Assessment Report is not proposed to be submitted with the EIS.

12. Ground and Water Conditions

The Proposal does include a basement, nor will excavation works extend significantly below the slabs for the existing buildings on-site. Therefore, it is unlikely that the Proposal will lower the groundwater table or impact groundwater quality. The site is also not located on land affected by Acid Sulfate Soils in the *Blacktown LEP 2015* mapping.

As a result, the following reports are not proposed to be submitted with the EIS.
Groundwater Impact Assessment

Acid Sulfate Soils Management Plan and/or Salinity Management Plan

14. Flooding Risk

The site is not identified as flood-prone land in Blacktown Council's flood risk mapping.

Therefore, a Flood Risk Assessment is not proposed to be submitted with the EIS.

19. Environmental Heritage

The site is not identified as a heritage item, nor is it located in a heritage conservation area. The nearest heritage item is located some 115m to the south of the site across the Great Western Highway. The Proposal is unlikely to impact this or any other heritage item. Again, as the site is highly disturbed due to its historical use as a large format retail centre, it is unlikely to contain archaeological items. Environmental heritage will be addressed within the body of the EIS (i.e., no specialist report is to be prepared).

As a result, the following reports are not proposed to be submitted with the EIS.:

- Statement of Heritage Impacts
- Archaeological Assessment

22. Bushfire Risk

The site is not identified as bushfire prone land on the NSW Rural Fire Service bushfire mapping.

Accordingly, a Bush Fire Assessment is not proposed to be submitted with the EIS.

As outlined in this letter, the Proposal is declared State Significant Development under Schedule 1, Section 12 of *State Environmental Planning Policy (Planning Systems) 2021*. Furthermore, in our opinion, it is eligible for the industry-specific SEARs for a warehouse and distribution centre.

We trust that information in this letter will assist with the preparation of the SEARs. Should you have any questions, please do not hesitate to contact the undersigned

Yours sincerely,



Westley Owers

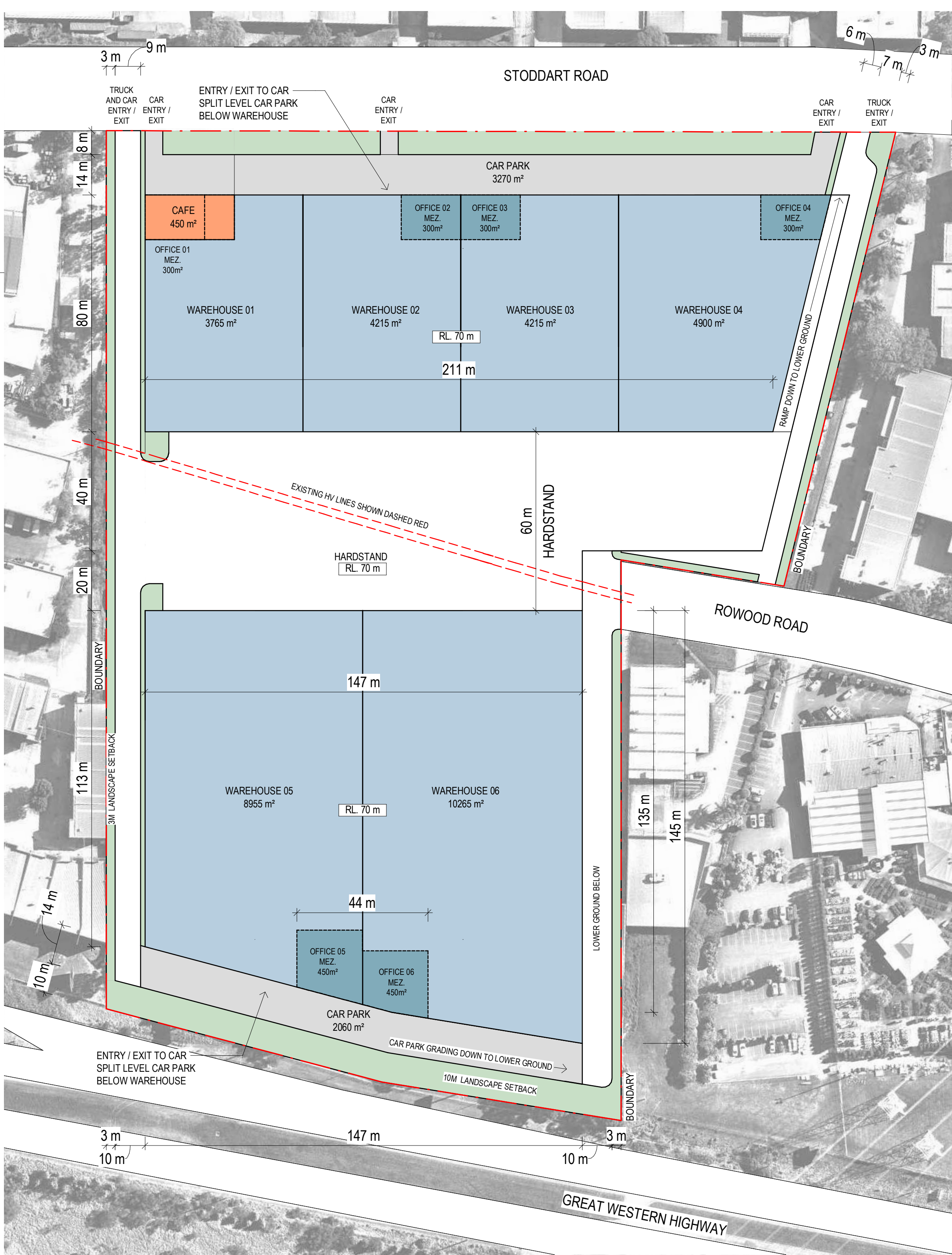
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CC: Tom Smith (Dexus)
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Glenn Collison (Archile Projects)
Chris Norris (Nettletontribe)
Matthew Short (Ethos Urban)

Attached: Preliminary Concept Drawings



1 LOWER GROUND
SK04 1:1000



2 UPPER GROUND
SK04 1:1000

LEGEND	
	OFFICE
	WAREHOUSE
	LIGHT DUTY
	INTERNAL CAR PARK (LIGHT DUTY)
	CAFE/AMENITIES
	VEGETATION

Area Schedule	
28-Apr-22	
	(m2)
TOTAL SITE AREA	65,507
TOTAL BUILDING AREA	62,704
SITE EFFICIENCY	95.7%
LOWER GROUND FLOOR AREA SUMMARY	
Warehouse Area	22,261
Office Area	1,580
UPPER GROUND FLOOR AREA SUMMARY	
Warehouse Area	36,313
Office Area	2,100
Café/ Amenities Area	450
TOTAL AREA SUMMARY	
Total Warehouse Area	58,574
Total Office Area	3,680
Total Heavy Duty Paving Area	28,150
Total Light Duty Paving Area	16,855
Total Landscape Area	5,970
Total Landscape Site Coverage	9%
Total Car Parks Required	TBC
Total Car Parks Provided*	623
*Note Carparking provided based on 1 car per 100m2 of total building area.	

SPECIFIC FLOOR AREA AND EXTENT OF INDUSTRIAL UNITS TO BE CONFIRMED - INDICATIVE ONLY

LEGEND

OFFICE

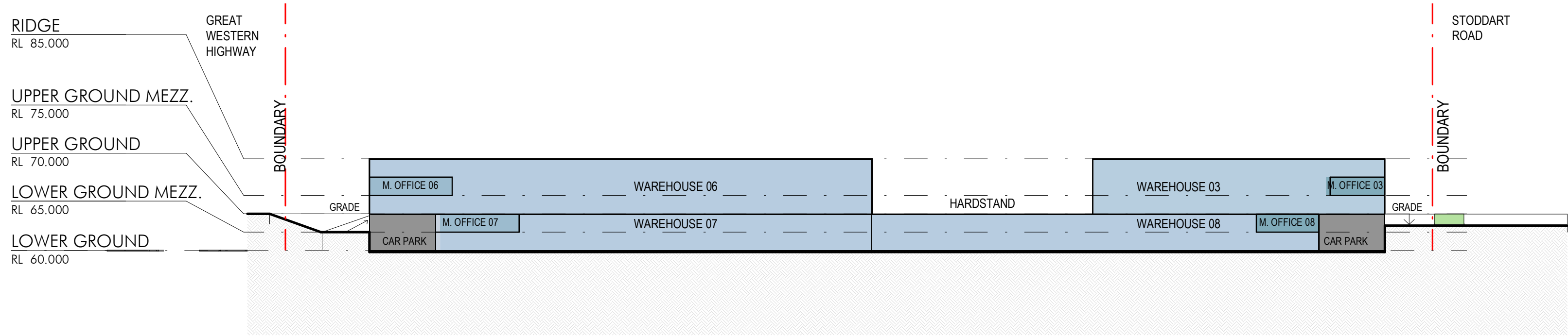
WAREHOUSE

LIGHT DUTY

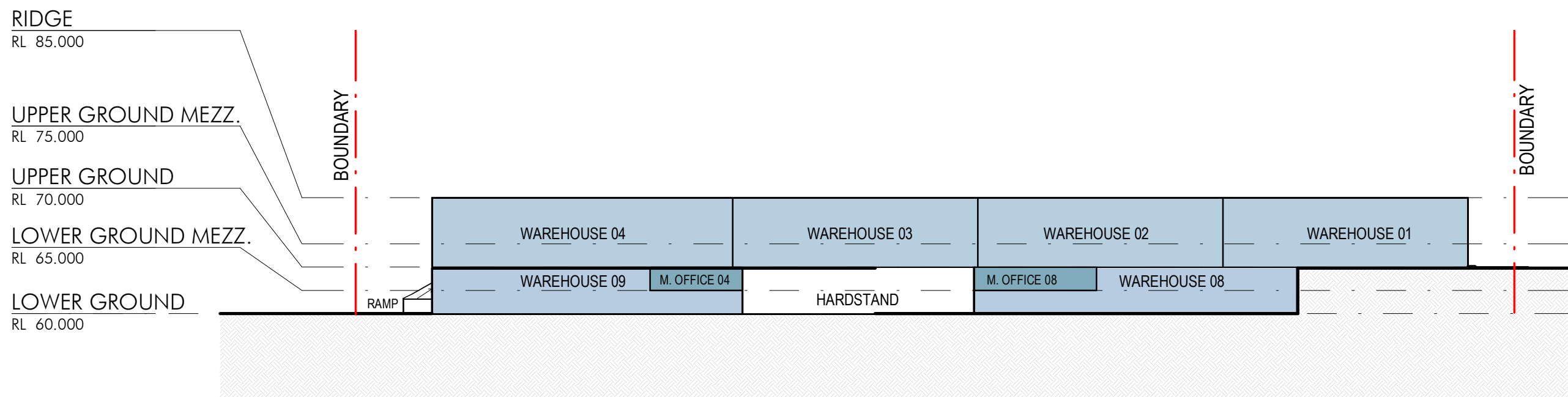
INTERNAL CAR PARK (LIGHT DUTY)

CAFE/ AMENITIES

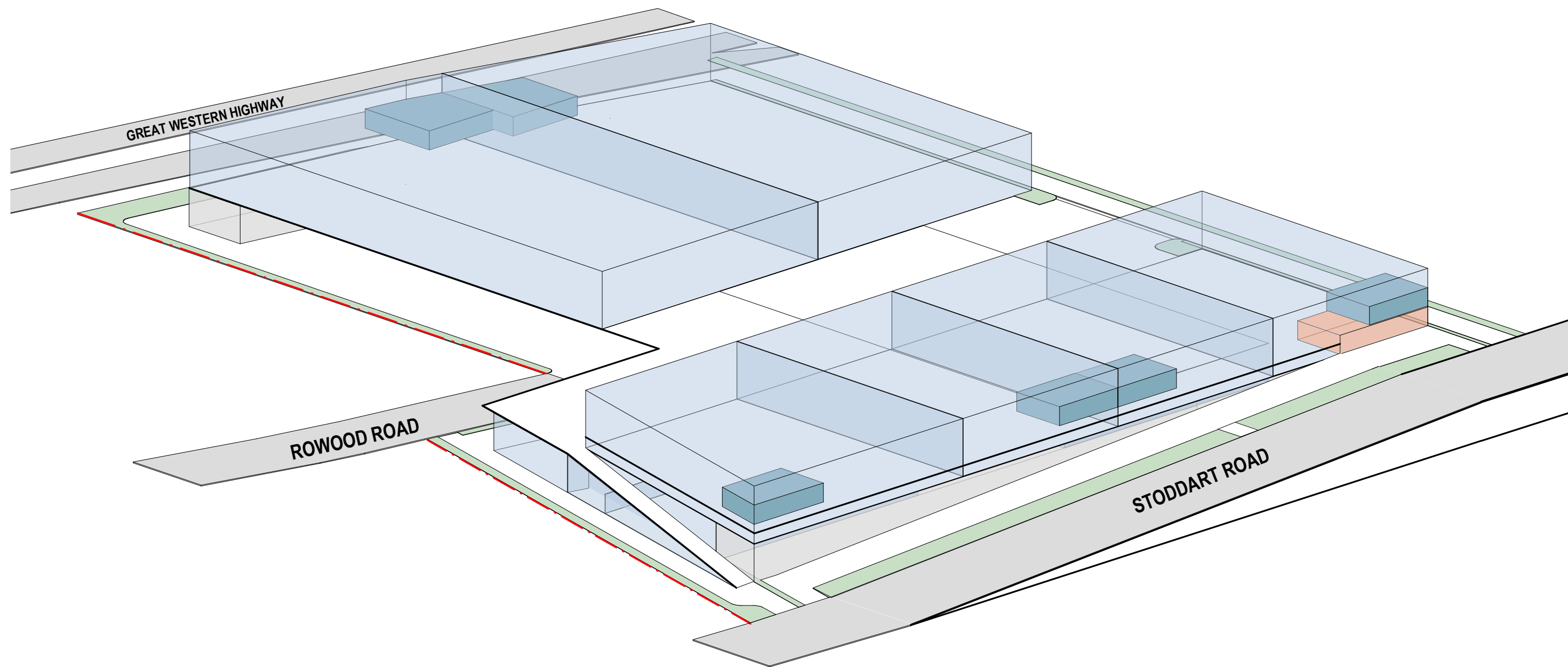
VEGETATION



1 Longitudinal Section
SK03 1:1000



2 Traverse Section
SK03 1:1000



3 NE AXO 3D View

SPECIFIC FLOOR AREA AND EXTENT OF INDUSTRIAL UNITS TO BE CONFIRMED - INDICATIVE ONLY