

9/09/2022

Mr Chris Ritchie  
Department of Planning & Environment  
4 Parramatta Square  
12 Darcy Street  
Parramatta NSW 2150

Dear Mr Ritchie

**RE: Request for Industry-Specific SEARs – Warehouse and Distribution Centre  
2-8 Baker Street, Banksmeadow**

We (the Stockland Corporation Limited) write to the Department of Planning and Environment (DPE) to request that the Secretary issues industry-specific SEARs for a proposed multi-storey warehouse and distribution centre (the Proposal) at 2-8 Baker Street, Banksmeadow.

This letter provides an overview of the Proposal, its objectives, its benefits and its eligibility for State Significant Development assessment.

**1 Proponent Details**

Table 1 provides the relevant contact details for the Proposal.

*Table 1 – Proponent Details*

Descriptor	Proponent Details
Full Name	Stockland Corporation Ltd
Postal Address	Level 25, 133 Castlereagh Street, Sydney 2000
ACN	000 181 733
Nominated Contact	Marcus Meadows
Contact Details	<a href="mailto:Marcus.meadows@stockland.com.au">Marcus.meadows@stockland.com.au</a> 0418 408 717

## 2 The Site and Proposal

The following section provides a description of the site and the proposed development.

### 2.1 Site and Surrounding Context

The site is located in the Banksmeadow Industrial Area within the Bayside Local Government Area. It is commonly known as 2 – 8 Baker Street, Banksmeadow and is legally described as Lot 100 in DP1013527. The site has an area of approximately 1.6ha. The site's locality is shown in **Figure 1** and an aerial photo of the site is provided in **Figure 2**. Stockland Corporation Ltd is the landowner of the site.

Constructed on the site are two warehouse buildings with ancillary office space. Together the buildings accommodate approximately 10,165m<sup>2</sup> of gross floor area. The warehouses are currently occupied by SMEG, however this tenant has signed a new lease for a premises in western Sydney and is due to vacate the site in June 2023. A photo of the existing buildings of the site is provided in **Figure 3** and the floorplan is provided in **Figure 4**.

The site is currently accessed from Baker Street, but also has a frontage to Holloway Street. The site is vegetated around the north and eastern perimeter. The vegetation predominantly comprises low level bushes with a couple of mature trees. Most of the mature trees that surround the site are located within the Council nature strip.

Located to the east, south and immediate west of the site is the Banksmeadow industrial area which characterised by a mixture of large warehouse buildings and smaller industrial units.

To the north-west of the site, on the northern side of Holloway Street is low density residential development and the Pagewood Public Primary School. Further west of the site, at the corner of Holloway Street and Page Street is a medium density residential development.



Figure 1 – Site locality Plan (Source: SIX Maps)





Figure 2 – Aerial Photo of the site (Source: SIX Maps)



Figure 3 – Photo of the existing buildings on the site

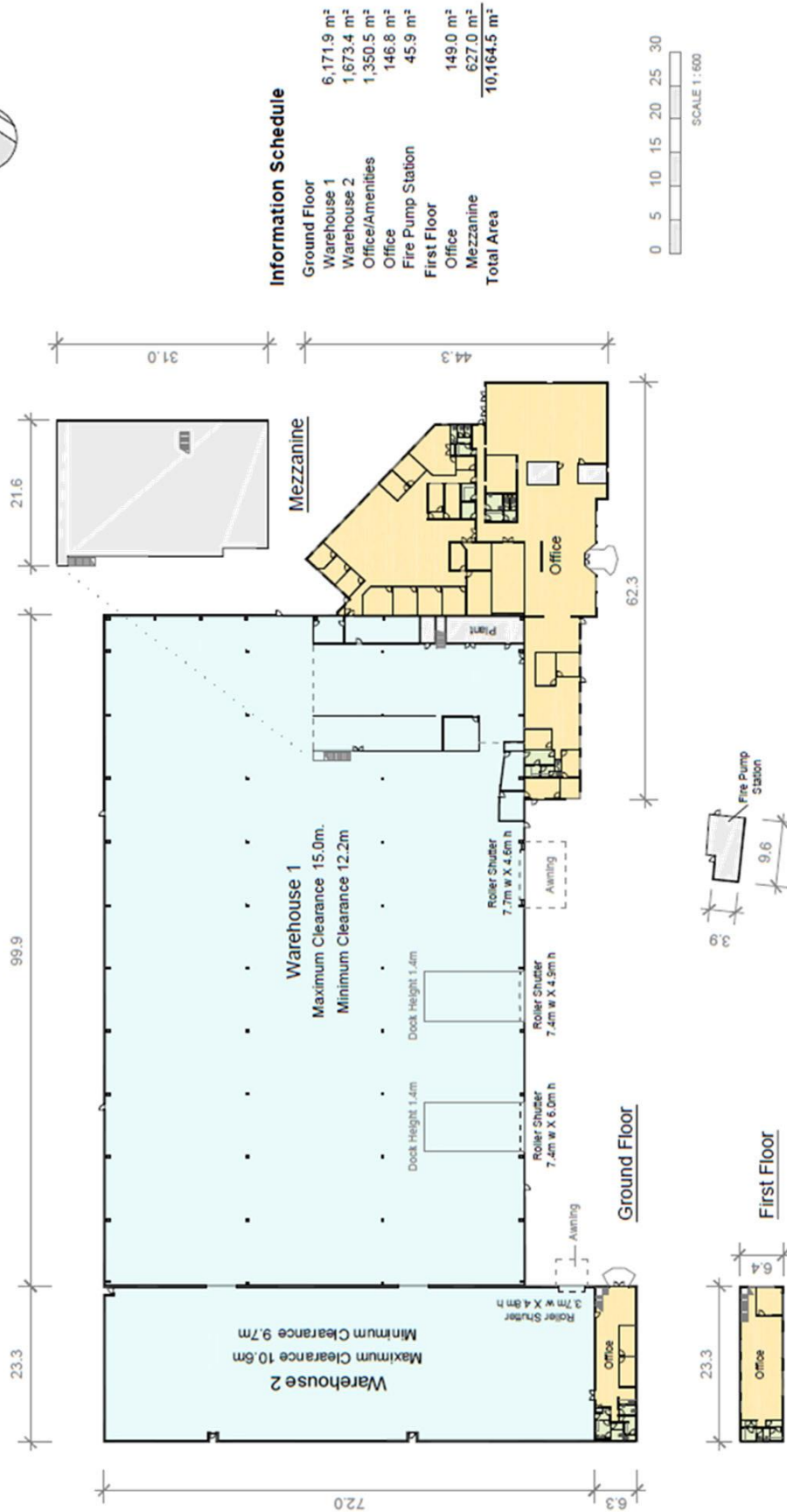


Figure 4 – Floor plan of existing warehouses

## 2.2 Proposal Overview

It is proposed to demolish the existing warehouse buildings and associated structures and construct a new multi-storey warehouse. The existing buildings are nearing the end of their useful life and are no longer considered to be fit for purposes or the most strategic and valuable use of the land.

Stockland has undertaken a review of development options for the site and has concluded that a multi-storey warehouse/logistics space would be the highest and best use of the site. There is a strong demand for last mile logistics uses in Sydney's middle ring and increasingly the market is accepting a multi-storey offering.

The detailed design of the proposed building is still being developed. However, at this stage a two-storey warehouse building is being contemplated. A one-way truck access point would circle around the rear of the building with separate car access and parking provided in front of the building. Office floor space, if required would be positioned on the upper-level fronting Baker Street. A minimum 3m landscaped setback would be maintained to the street frontages and a 9m building setback to Baker Street. The design would seek to achieve compliance with the 10% deep soil planting control contained in Council's DCP.

The building would have a height between 20 and 25m and would achieve a gross leasable area of approximately 15,000sqm. The proposal would seek to comply with Council's current car parking rates for the precinct, however the exact number of spaces will be dependent on the final building layout and car parking assessment for impacts on the broader road network.

Indicative plans of the proposed building are provided at **Attachment A**. The Capital Investment Value of the project is expected to be approximately \$45million.

## 2.3 Proposal Objectives and Benefits

The objectives of the proposal are to:

- Renew and modernise an existing warehouse facility to better meet market demands and make more efficient use of the site and its strategic location
- Provide a new gateway building at the northern entrance to the Banksmeadow industrial precinct.
- Deliver an efficient warehouse design that meets the needs of the market and incorporates best practice environmental sustainable design
- Incorporate design features and operational measures that will consider and maintain the existing amenity of residents located in the vicinity of the site

The expected benefits of the proposal are:

- Renewal of an industrial building, improving its environmental performance and acting as a gateway to the Banksmeadow Industrial Area
- Increased supply of industrial floor space within the established Banksmeadow Industrial Precinct, making best use of its strategic location
- Generation of additional employment opportunities on the site.
- Improved environmental performance of the building on the site.



### 3 Planning Context and Pathway

#### 3.1 Planning Context

The site is located within the IN1 General Industrial zone under State Environmental Planning Policy (Transport and Infrastructure) 2021 (formerly Three Ports SEPP). Warehouse and Distribution Facilities are permitted with development consent in the IN1 zone. An extract of the zoning map showing the local land use context is provided in **Figure 5**.

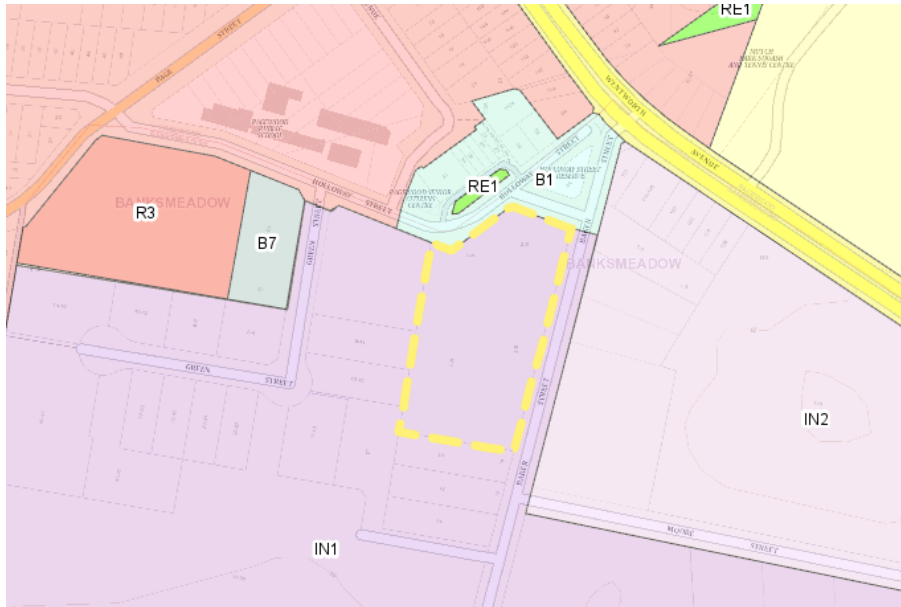


Figure 5 – Extract of zoning map (source: ePlanning Spatial Viewer)

Development of the site for the purposes of a warehouse and distribution facility would be consistent with the objectives of the IN1 zone in that it would:

- Provide additional floorspace for industrial/warehouse uses in close proximity to Port Botany within the established industrial area,
- Encourage an increase employment opportunities on the site,
- Be designed to minimise any adverse effects of industry on other land uses,
- Provide floor space for office premises which are associated with, and ancillary to the industrial land use, and
- Be designed to be environmentally sustainable.

Other key issues relevant to the SEPP are summarised in the table below.

Key Issue	Site Response
Density	The site is not subject to a maximum height or FSR control. Development to the north of the site (R2 low density residential zone) is subject to a 12m height control and to the east of the site is subject to a maximum height control of 25m (IN2 Zone).
Contamination	A preliminary site investigation will be undertaken to confirm the contamination status of the site.
Flooding	The site is not mapped as being flood prone.

Bushfire Prone Land	The site is not mapped as being bushfire prone
European Heritage	The site is not identified as an item of environmental heritage, nor is it located within a heritage conservation area.
Acid Sulfate Soils	Land within the Three Ports SEPP are not mapped with acid sulfate soil classifications, however land to the immediate north and east are mapped as containing class 5 acid sulfate soils
Biodiversity	The site is not mapped as having biodiversity value

### 3.2 Eligibility for Industry-Specific SEARs

The Proposal is defined as a warehouse or distribution centre under the Standard Instrument, being 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.*

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 amount for the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation.*

*The relevant amount means—*

*(a) for development in relation to which the relevant environmental assessment requirements are notified under the Act on or before 31 May 2023—\$30 million, or*

*(b) for any other development—\$50 million.*

The proposed development is estimated to have a CIV of approximately \$45 million and is therefore considered to meet the threshold of State Significant Development under the Planning Systems SEPP.

The SSD Guidelines outline that if a project:

- Is wholly permissible on the site,
- Would not meet the criteria for designated development (if it was not SSD), and
- Is not for a concept DA,

then it will be eligible for industry-specific SEARs.

We confirm that the proposed development is wholly permissible on the site, does not comprise designated development and is not for a concept DA. We therefore request that the Secretary issues industry-specific SEARs for the project.

#### 4 Assessment or key issues and risks in the EIS

Having reviewed the site constraints, the proposed development and the matters listed in the industry specific SEARs our proposed approach to the assessment of the application within the EIS is set out in **Table 2**. The reasoning for this is also set out in **Table 2**.

Table 2 – Key matters for assessment in the EIS

Issue and Assessment Requirement	Comment and Proposed Approach in the EIS
Statutory Context	As outlined above, the site is subject to the Transport and Infrastructure SEPP. The EIS will outline compliance with the relevant provisions of the SEPP. Whilst not strictly applicable to the development, the EIS will also address the provisions of the Botany DCP which are applicable to industrial development.
Capital Investment Value and Employment	A Quantity Surveyor will be engaged to prepare a CIV estimate. The EIS will also include an estimate of existing jobs and additional jobs that would be created during the construction and operational phases of the development.
Design Quality	There is no requirement for a design excellence strategy or competitive design process under the Transport and Infrastructure SEPP. The project is unlikely to require review by the State Design Review Panel.
Built Form and Urban Design	An architect will be engaged for the project which will be instructed to deliver a high-quality development and design. Architectural plans and a design report will accompany the application.
Visual Impact	As the development has an interface with residential development a visual analysis will be prepared and accompany the application.
Traffic, Transport and Accessibility	A Traffic consultant will be engaged to review the proposed design and to assess the development in terms of any impacts to the operation of the surrounding road network.
Landscaping	A landscape architect will be engaged to prepare a landscape scheme for the landscape setback around the street frontages and the areas of the site that are to be retained for deep soil planting.
Ecologically Sustainable Development	It is the intention of Stockland to modernise the warehouse facilities on the site and to improve the environmental performance of the building. An ESD report will be submitted which will outline initiatives that have been included in the proposed design and how ESD principles will be incorporated in the development.
Biodiversity	The site does not contain any protected species or habitat and consequently is unlikely to impact biodiversity values as defined under Section 1.5 of the <i>Biodiversity Conservation Act 2016</i> . A BDAR waiver will be prepared and submitted with the EIS.
Air Quality	Air quality is unlikely to be an issue for the proposal and will be addressed in the EIS. If required, an air quality impact assessment will be prepared.
Noise and Vibration	Given the close proximity of residential development, the proposal will be designed to mitigate any potential acoustic impacts. An acoustic impact assessment will be submitted with the EIS.
Ground and Water Conditions	An assessment of the potential impacts of the development on soil resources and ground water will be submitted with the EIS is relevant.
Stormwater and Wastewater	An integrated water management plan will be prepared and submitted with the EIS
Flooding Risk	The site is not mapped as being flood affected. A flood risk assessment is therefore not proposed to be submitted with the EIS.
Hazards and Risks	At this stage a tenant has not been secured so it is unknown if hazardous materials will be stored on site. If required a risk assessment will be submitted with the EIS.
Contamination and Remediation	A preliminary site investigation will be undertaken to determine the potential for contamination on site. If required a detailed investigation will be undertaken and submitted with the EIS.
Waste Management	A Waste Management Plan and Hazardous Materials Survey will be submitted with the EIS which will outline what types of waste are likely to be generated and how they are proposed to be minimised and managed on site.
Aboriginal Cultural Heritage	A preliminary assessment will be undertaken to determine if the site has potential for Aboriginal Cultural Heritage.



Environmental Heritage	The proposed development is not located on a site that is identified as Environmental Heritage within an Environmental Planning Instrument and is not located within a Heritage Conservation Area or in close proximity to another item of environmental heritage. The proposal is therefore unlikely to have any adverse heritage impacts and a Heritage Impact Assessment is not considered warranted in this instance and the issue of heritage will be addressed in the EIS.
Social Impact	A Social Impact Assessment, prepared in accordance with the relevant guidelines will be submitted with the EIS.
Infrastructure Requirements and Utilities	An infrastructure and services report will be submitted with the application demonstrating that the site can be suitably serviced to accommodate the proposed development.
Bush Fire Risk	The site is not mapped as being bushfire prone. Accordingly, a Bush Fire Assessment is not proposed to be submitted with the EIS.
Construction, Operation and Staging	The proposed development will be constructed in a single stage and as such a staging plan is not considered necessary in this instance.
Contributions	It is proposed that contributions will be paid in accordance with the City of Botany Bay S94A Development Contributions Plan, being 1% of the development cost.
Engagement	We propose to undertake engagement with Bayside Council, surrounding landowners and relevant government agencies in accordance with the Engagement Guidelines for State Significant Development.

## 5 Conclusion

Stockland is proposing to lodge an application for the construction of a new multi-storey warehouse building at 2 – 8 Baker Street, Banksmeadow. The proposed development will have a CIV of approximately \$45 million and will comprise State Significant Development.

This letter has provided a high-level overview of the site and the proposed development and has also outlined what assessment is proposed to be undertaken as part of the preparation of the EIS. The proposal is wholly permissible, would not comprise designated development and is not a concept DA. It is requested that DPE reviews the information provided in the letter and issues industry-specific SEARs for the proposal.

Should you require any further information or wish to discuss the application please do not hesitate to contact the undersigned on 0418 408 717 or our NSW Planning Manager, Jennie Buchanan on 0404 909 035 or [Jennie.buchanan@stockland.com.au](mailto:Jennie.buchanan@stockland.com.au).

Regards,



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