



State Significant Development

Date Submitted: 14/02/2025

Project Name: Stephen Road Multi-level Warehouse, Banksmeadow
Case ID: SSD-65924461

Applicant Details

Project Owner Info

Title	Ms
First Name	Grace
Last name	Macdonald
Role/Position	NSW Planning Manager
Phone	0411599155
Email	Grace.Macdonald@esr.com
Address	Level 13, 39 Martin Place Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	ESR DEVELOPMENTS (AUSTRALIA) PTY LTD
ABN	88625766109

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Zara	Bennett
Phone	Email	Role/Position
0415337222	zbennett@urbis.com.au	Assistant Planner

Address

Level 8, 123
PITT STREET
SYDNEY,
New South Wales
2000
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Stephen Road Multi-level Warehouse, Banksmeadow
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Estimated Development Cost (excl GST)	AUD282,410,000.00
Indicative Operation Jobs	677
Indicative Construction Jobs	911
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	57,034

Description of the Development/Infrastructure
Construction and operation of a three storey warehouse and distribution centre consisting of two buildings with ancillary office facilities, car parking and landscaping.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	49-61 Stephen Road, Banksmeadow
Site Address (Street number and name)	49-61 Stephen Road, Banksmeadow
Site Co-ordinates - Latitude	-33.952050
Site Co-ordinates - Longitude	151.21

Local Government Area

Local Government	District Name	Region Name	Primary Region
Bayside	Eastern City District	Sydney	☒

Lot and DP

Lot and DP

Lot A in Deposited Plan 190526, Lot 1 Deposited Plan 1095110, and Lot 1 Deposited Plan 311767.

Site Area

What is the total site area for your development?

Site Area sqm

48,160

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	49-61 Stephen Road - Owners Consent
-----------	-------------------------------------

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

In accordance with schedule 1, clause 12(1) of the Planning Systems SEPP, development that has a CIV of more than \$50 million for the purpose of 'warehouse and distribution centres' are classified as SSD. The proposal has an estimated CIV of \$280 million.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 12 - Warehouses or distribution centres

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

IN1 General Industrial

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

Yes

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

Yes

If Other, provide details

Please see attached ESD Report, Net Zero Statement, Embodied Emissions Report and Commitment to Rate Document.

List the supporting document(s) that consider these provisions.

Please see attached ESD Report, Net Zero Statement, Embodied Emissions Report and Commitment to Rate Document.

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

NABERS Certification, Green Star Buildings Certification

What star rating or sustainability level will be achieved by the development?

- 5.5 Star Energy and 3 Star Water (Office)
5 Star Green Star Buildings v1 Certification (Warehouse)

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Richard
Last Name	Rigby
Professional Qualification	Quantity surveyor

Registration details	MRICS (77082)
Business Name	RIDER LEVETT BUCKNALL NSW PTY LTD
Australian Business Number (ABN)	94003234026

Is there a NABERS Agreement to Rate for embodied emissions in this development?

Yes

Provide the agreement reference number(s)

AR00059

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Please see attached ESD and supporting documentation.

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Sustainability Requirements B

Net Zero Statement

Is the application accompanied by a Net Zero Statement?

Yes

Enter the details of the qualified person certifying the Net Zero Statement

First Name	Alex
Last Name	Kobler
Professional Qualification	Mechanical engineer
Registration details	4248708
Business Name	ENGINEERING LAB NSW PTY LTD
Australian Business Number (ABN)	84647520634

Is the development designed to operate as a net zero development immediately?

Yes

Which of the following net zero provisions has the development incorporated?

Electrified services and appliances, Renewable energy generation and storage

What is the estimated annual energy consumption for the building?

62.0 kWh/m2

What is the estimated amount of emissions relating to energy use in the building, including direct and indirect emissions?

65.0 kgCO2e/m2 p.a.

Sustainability Requirements C

Water

Has a NABERS Agreement to Rate relating to water been prepared for each prescribed large commercial use?

Yes

Details of the Agreement(s):

Type of Agreement	Targeted Star Rating	Agreement Ref Number
NABERS Agreement to Rate (Office)	3 Stars	AR00059

Energy

What is the preferred Section J pathway for this development?

J1V1 NABERS Energy

Is the development in the City of Sydney Local Government Area and a prescribed hotel, motel or office?

No

Yes

Type of Agreement	Targeted Star Rating	Agreement Ref Number
NABERS Agreement to Rate (Office)	5.5 Stars	AR00059

Yes

No

No

- Yes

11

No

No

No

No

No

No

No

No

No

No

No

No

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
68278	PIA	Jacqueline Parker

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Subject Site
File Name	Appendix B List of Documents and Plans
File Name	Appendix Z Contamination Investigation - Vol 2
File Name	Appendix Z Contamination Investigation - Vol 4
File Name	Appendix Z Contamination Investigation Vol 1
File Name	Appendix Z Contamination Investigation - Vol 3
File Name	Appendix W Infrastructure Report
File Name	Appendix V Civil (Plans)
File Name	Appendix U Geotechnical Investigation
File Name	Appendix R BDAR Waiver Request
File Name	Appendix T Noise and Vibration Impact Assessment (NVIA)
File Name	Appendix O Landscape Plans
File Name	Appendix P Arboriculture Impact Assessment
File Name	Appendix X Aviation Safeguarding Assessment
File Name	Appendix Q ESD Report
File Name	Appendix S Air Quality Impact Assessment
File Name	Appendix Y Hazards and Risk Assessment
File Name	Appendix M Visual Impact Assessment
File Name	Appendix I Design Report
File Name	Appendix N Traffic Impact Assessment
File Name	Appendix N TIA (Green Travel Plan)
File Name	Appendix N TIA (Preliminary CTMP)
File Name	Appendix L Fire Engineering Review
File Name	Appendix K Accessibility Report
File Name	Appendix J BCA Compliance Report
File Name	Appendix JJ Preliminary Mech Services Assessment
File Name	Appendix LL - BDAR Waiver
File Name	Appendix II Net Zero Statement
File Name	Appendix KK - Agreement to Rate NABERS
File Name	Appendix HH Embodied Emissions Form
File Name	Appendix DD Aboriginal Cultural Heritage Assessment
File Name	Appendix F Architectural Plans
File Name	Appendix EE Heritage Impact Statement
File Name	Appendix H Survey Plan
File Name	Appendix FF Social Impact Assessment
File Name	Appendix G EDC Report

File Name	Appendix GG Light Spill Assessment
File Name	Appendix E Mitigation Measures
File Name	Appendix G EDC Report (Cover Letter)
File Name	Appendix AA Remediation Action Plan - Vol 2
File Name	Appendix AA Remediation Action Plan - Vol 1
File Name	Appendix AA Remediation Action Plan - Vol 3
File Name	Appendix CC Waste Management Plan
File Name	Appendix D Community Engagement Report
File Name	Appendix C Statutory Compliance Table
File Name	Appendix BB Site Audit Statement
File Name	Appendix A SEARS Table
File Name	Environmental Impact Statement
