



**TOWER 2, LEVEL 23  
DARLING PARK, 201 SUSSEX ST  
SYDNEY NSW 2000**

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5 July 2017

Ms Joanna Bakopanos  
Team Leader - Industry Assessments  
Level 29, 320 Pitt Street  
Sydney NSW 2001

Dear Joanna,

## **REQUEST FOR SEARS | LOT 23 & 24 HOLLINSWORTH RD, MARSDEN PARK**

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), this letter forms a request for Secretary's Environmental Assessment Requirements (SEARs) to inform the assessment of the proposed development of Lots 23 and 24 Hollinsworth Road, Marsden Park, for the purpose of an industrial warehouse estate.

The proponent for the application is Logos Property. Logos, established in 2010, are a specialist development and asset manager focusing on logistics real estate across the Asia Pacific region.

Pursuant to Schedule 1 Clause 12 of the *State Environmental Planning Policy (Major and Regional Development) 2011*, the proposed development is considered State Significant Development (SSD).

Clause 12 'Warehouses or distribution centres' in the *State Environmental Planning Policy (State and Regional Development) 2011* states the following constitutes state significant development:

*(1) Development that has a capital investment value of more than \$50 million for the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation.*

The accompanying Quantity Surveyor's statement confirms the proposed works outlined in the indicative concept plan have a capital investment (CIV) in excess of \$50 million.

This request provides the following information to assist with the Department's understanding of the proposal and the key issues to be assessed in the EIS:

- A description of the site and surrounds,
- Details of the proposed development,
- An overview of the relevant planning framework and permissibility,
- An identification of potential environmental impacts, and
- A list of anticipated deliverables.

An indicative concept plan, prepared by the project architect Watch This Space, has been provided to provide a general understanding of the proposal. This plan will be refined during the preparation of the EIS and a more detailed assessment of the key issues will be undertaken in accordance with the Secretary Environmental Assessment Requirements (SEARs).

## 1. SUBJECT SITE

The subject site is described in **Table 1** and identified in **Figure 2**.

Table 1 – Site Description

Component	Description
Address	Hollinsworth Road, Marsden Park
Legal description	Lot 23 & Lot 24 DP262886
Unregistered description	<p>DA-15-275 subdivided the site into the following lots:</p> <ul style="list-style-type: none"> <li>• <b>Lot 2-</b> 4.31ha</li> <li>• <b>Lot 3-</b> 4.17ha</li> <li>• <b>Lot 4-</b> 4.5ha</li> <li>• <b>Lot 5-</b> 0.57ha (future bus-only link road)</li> <li>• <b>Lot 6-</b> 7.4ha</li> <li>• <b>Lot 7-</b> 0.17ha (half width road linking to Hollinsworth Road)</li> </ul>
Site area	203,844sqm (20.3ha)
Current use	The site is currently vacant with previous rural/agricultural land uses.
Site features	<ul style="list-style-type: none"> <li>• <b>Access-</b> the site is accessed via Hollinsworth Road</li> <li>• <b>Vegetation-</b> the site contains sporadic vegetation</li> </ul>
Surrounding development	<ul style="list-style-type: none"> <li>• Directly <b>north</b> of the site is Town and Country Caravan Park. Further north of the site is a quarry and existing agricultural land.</li> <li>• Directly <b>south</b> of the site is a road reserve. The residential suburbs of Bidwell and Hassall Grove are located further south of the site. The M7 is located approximately 1.5km south west of the site.</li> <li>• Directly <b>east</b> of the site is an existing agricultural land use and vegetation. Further east of the site are bulky goods, retail and other commercial/light industrial land uses recently developed and under construction. Richmond Road is approximately 1 km east of the site and the residential suburb of Colebee is approximately 1.5km to the east of the subject site.</li> <li>• Directly <b>west</b> of the site are existing agricultural land uses and vegetation.</li> </ul>

Figure 1 – Site Context



Source: Six Maps

## 2. PROPOSED DEVELOPMENT

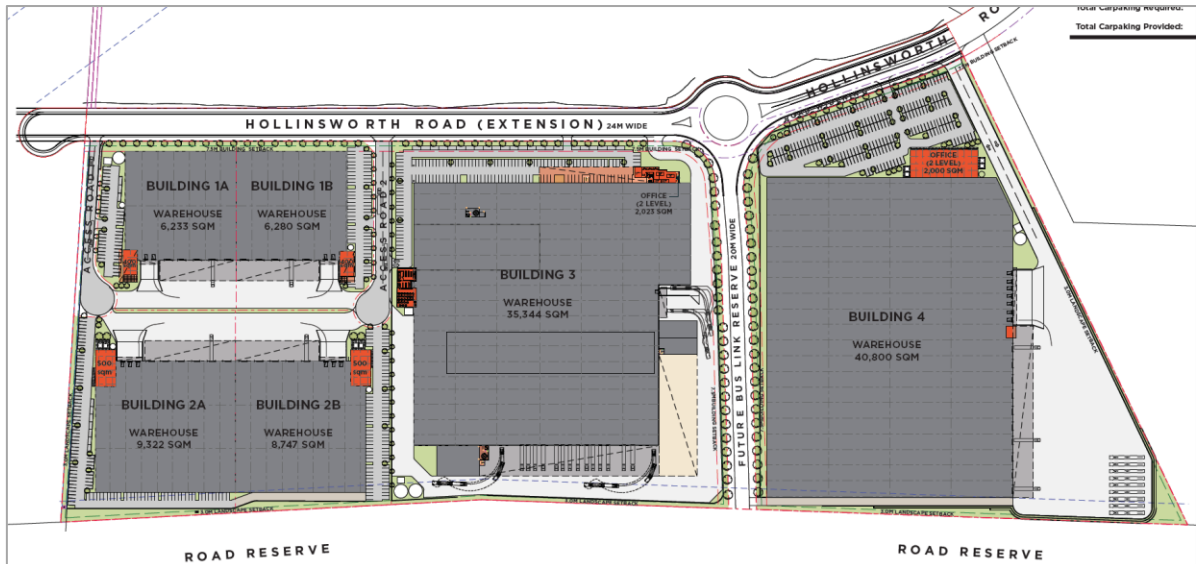
It is proposed to redevelop the whole site for an industrial estate which will provide a range of distribution and warehousing facilities. The concept plan has been prepared as an indicative layout for the redevelopment of the site.

Key components of the proposal include:

- Construction of 6 warehouse buildings with the following floor space;
  - **Building 1A:** 6,255sqm
  - **Building 1B:** 6,280sqm
  - **Building 2A:** 9,322sqm
  - **Building 2B:** 8,747sqm
  - **Building 3:** 35,344sqm – this building will include a 30m high-bay area as identified on the attached indicative architectural package.
  - **Building 4:** 40,800sqm
- Provision of loading docks, hardstand areas, internal access roads, and 670 car parking spaces;
- Ancillary office space for each respective warehouse;
- Service and infrastructure augmentation and additions; and
- Landscaping works.

The following figure provides an indicative extract of the proposed development.

Figure 2 – Concept plan



Source: Watch This Space Design

## 2.1. CAPITAL INVESTMENT VALUE

According to the Capital Investment Value (CIV) report prepared by Altus Group and attached with this letter, the works related to the construction of 'Building 3' is **\$60,127,850**, with the full development value of the estate estimated to be \$141,137,939.

The full CIV statement is attached to this letter. The CIV report provides an accurate estimate of the cost of developing the following components of the proposed development:

- Site works
- Construction of Building 3 structure and fitout
- On grade car park associated with Building 3
- Hardstand and civil works
- Retaining walls and soft landscaping

According to CIV report, these works are estimated to cost \$60 million (approx.), therefore triggering SSD. The remainder of the works required to complete the development will incur costs above and beyond this amount. The CIV is defined in accordance with the following definition:

*Capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:*

- (a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that Division,*

(b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,

(c) land costs (including any costs of marketing and selling land),

(d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).

## 2.2. PROJECT JUSTIFICATION

The subject site is located within an industrial precinct zoned specifically to encourage employment opportunities through industrial land uses. The site is currently vacant, with an existing subdivision approval granted by Blacktown City Council, and ideally located in proximity to a significant regional road network adjacent to similar industrial developments currently under construction. Accordingly, the site is well suited to accommodate the proposed development.

Additionally, *A Plan for Growing Sydney* provides a number of initiatives around protecting and intensifying industrial land which support redevelopment of the subject site for the purposes of an industrial estate. The site is currently underutilised, and in close proximity to the regional road network and several planned infrastructure projects in the North West.

The proposal therefore represents an opportunity to provide employment generating development in an industrially zoned precinct that is consistent with strategic planning strategies, and suitable for the context of the site.

## 3. STATUTORY PLANNING FRAMEWORK

The following planning frameworks will be considered as part of the application:

- *Environmental Planning and Assessment Act 1979 (EP&A Act)*
- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy 55 (Remediation of Land)*
- *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*
- *Blacktown Section 94 Contributions Plan No.21 – Marsden Park*

The *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the SEPP) is the principal environmental planning instrument applicable to the site.

### Zoning

The site is zoned part IN2 Light Industrial and part SP2 Infrastructure as indicated in **Figure 3**. The proposed masterplan includes the construction of warehouse and distribution centres across the portion of the site zoned IN2 Light Industrial and the extension of Hollinsworth Road in the SP2 zone to the north. The proposal will reserve the part of the site zoned SP2 for the future busway link, as intended by the zoning.

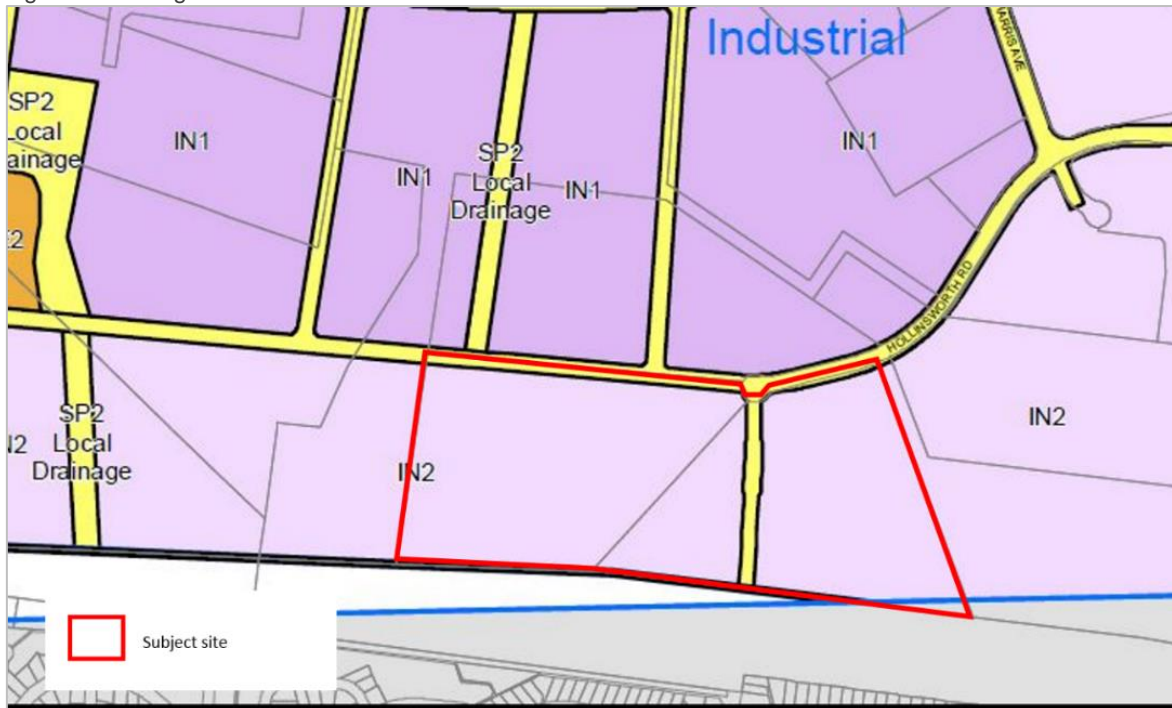
The industrial estate proposal is defined as ‘warehouse and distribution centres’ in accordance with the following definition in the SEPP:

**Warehouse or distribution centre** means 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.



'Warehouse and distribution centres' and 'roads' are permissible with consent in the IN2 Light Industrial zone under the SEPP. The proposed masterplan, including the extension of Hollinsworth Road, is therefore permissible with consent under the SEPP.

Figure 3 - Zoning



Source: Sydney Region Growth Centres SEPP

## Height of buildings

The maximum height of any building on site is 16m (measured from existing ground to the highest point of the building).

The high-bay component which proposes a height of 30m from finished floor level (or RL85m) will be justified through a written Clause 4.6 variation.

## Floor space ratio

The floor space ratio (FSR) that applies to the site is 0.7:1.

### 3.1. DEVELOPMENT CONTROL PLAN

Pursuant to Clause 11 of the *State and Regional Development SEPP*, the requirements of the *Blacktown City Council Growth Centre Precincts Development Control Plan 2016* (the DCP) do not apply.

## **4. KEY ISSUES FOR CONSIDERATION**

The key issues arising from review of the site context and a preliminary assessment of the indicative concept plans are listed as follows:

- Built form and design
- Visual impact
- Traffic generation, parking and access
- Contamination
- Construction and operational impacts
- Developer contributions
- Consultation

The following sections of the report discuss the potential impacts of the proposed development. This information has been prepared to assist the DPE to identify the requirements for preparing the EIS, including the detailed studies and investigations required to support the development application.

### **4.1. BUILT FORM AND DESIGN**

The EIS will address the height, density, bulk and scale of the proposal within the context of surrounding built and natural environments. It will demonstrate how the proposal integrates with its context, and how the built form and site layout achieves optimal design and amenity outcomes for future tenants and surrounding properties. In addition, the SSD DA will be accompanied by a full landscape concept package illustrating how the landscape concept will integrate with the proposed built form and existing surrounding development.

### **4.2. VISUAL IMPACT**

Refer to the draft proposed perspectives that accompany this letter. The EIS will include a visual impact assessment of the proposed warehouse estate.

### **4.3. TRAFFIC GENERATION, PARKING AND ACCESS**

Appropriate studies of the additional traffic generated by the proposed development will accompany the EIS. In addition, an assessment of onsite parking provision and access arrangements will also be considered in the EIS.

### **4.4. CONTAMINATION**

Appropriate site investigations will be prepared and will accompany the EIS, demonstrating the site is suitable or will be made suitable for the proposed development.

### **4.5. CONSTRUCTION AND OPERATIONAL IMPACTS**

The EIS will address and consider the following construction and operation impacts:

- Acoustics – Given the subject site is located in general proximity to residential receivers to the north and south, the EIS will include an acoustic impact assessment of the construction and operation phases of the development, including 24-hour truck movements and plant equipment.

- Soil, groundwater and geotechnical characteristics of the site,
- Stormwater,
- Servicing and infrastructure including construction access/traffic,
- Operation and management issues, and
- Construction staging.

## 4.6. CONSULTATION

General consultation has occurred with key stakeholders and agencies during the preparation of this Request for SEARs, including:

- Department of Planning and Environment,
- City of Blacktown Council,
- Roads and Maritime Services,
- BusWays, Sydney Business Park and Ingenia Static Homes (interfaces with road extension and drainage plans).

The EIS would be placed on public exhibition once the DPE has reviewed the EIS to confirm that it has satisfactorily responded to each of the issues identified in the SEARs. The key stakeholders would be provided with an additional opportunity to review the proposal, including the final development concept plans and the detailed specialist studies and assessment reports accompanying the final EIS.

Logos have begun engagement with key surrounding stakeholders to inform them of the project and to seek comments and agreement on a variety of development issues.

## 4.7. DEVELOPER CONTRIBUTIONS

Blacktown Section 94 Contributions Plan No.21 – Marsden Park applies to the subject site. The site is situated on two contribution catchments:

- Part of Lot 23 is located in the Bells Creek Stormwater catchment (6.25ha).
- The remainder of the site is located in the Marsden Creek catchment (14.5ha).

The proposal will be subject to the following contribution catchments:

- **Stormwater Quantity**
  - Bells Creek
  - Marsden Creek
- **Stormwater Quality**
  - Bells Creek (SWQ1)
  - Marsden Creek (SWQ3)
- **Traffic Management:** the whole site is located within the Marsden Park Traffic Management catchment.



## 5. EXPECTED SSD DA DELIVERABLES

To assist in confirming the SEARS, we have conducted an examination of what the expected deliverables will be to accompany the EIS. These include:

- Owner's Consent and relevant DA Fees
- Quantity Surveyor Statement
- Environmental Impact Statement (EIS)
- Survey Plan
- Architectural Drawings
- Perspectives and Photomontages
- Landscape Drawings
- Acoustic Assessment
- Traffic, Parking and Access Study
- Bushfire Report
- Geotechnical Report
- Stormwater and Drainage Concept Drawings and Statement
- Construction and Operational Management Plan
- Services and Infrastructure Statement
- Fire Engineering Statement
- BCA / Accessibility Statement
- Waste Management Plan
- ESD Statement

## 6. CONCLUSION

This request has provided an outline of the indicative concept plan for the site and identified the key environmental issues to assist the DPE in the preparation of the SEARS.

We would welcome the opportunity to meet with the Department (and other key stakeholders, as required) to provide a detailed briefing regarding the project.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "R Macindoe".

Ryan Macindoe  
Senior Consultant