



Scoping Report

Project- Specific SEARs Request

121-133 Blaikie Road, Jamisontown

Submitted to Department of Planning, Housing and Infrastructure
on behalf of SPG Developments (Manager) Pty Ltd

Prepared by Colliers Urban Planning

8 July 2026 | 2250799



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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Attachments

Attachment	Author
A. Scoping Summary Table	Colliers Urban Planning
B. Indicative Concept Scheme	Buchan
C. Estimated Cost of Development Report	Rider Levatt Bucknell
D. Penrith City Council Presentation Pack	Buchan, Colliers Urban Planning and Site Image

1.0 Introduction

This Scoping Report has been prepared by Colliers Urban Planning on behalf of SPG Developments (Management) Pty Ltd (**The Applicant**) in support of a State Significant Development Application (SSDA) associated with the construction warehouse and distribution centre at 121-133 Blaikie Road, Jamisontown (the **site**).

Spotlight Group is a major Australian retail and property organisation that develops, owns and operates a growing portfolio of large-format retail and mixed-use commercial assets across Australia. The company operates several well-established retail brands, including Spotlight, Anaconda, Harris Scarfe and Mountain Designs, and maintains a national network of approximately 300 stores, employing more than 13,500 people. Supporting these operations is an extensive global supply chain and distribution network, including strategically located distribution centres within major urban centres.

Accordingly, the proposed regional distribution centre will form a key component of this network, providing servicing and logistics support to approximately 80 Spotlight Group stores across New South Wales and the Australian Capital Territory.

Pursuant to Part 2.2 - State Significant Development and Clause 4 of Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP), the proposal comprises a warehouse and distribution centre with an estimated development cost exceeding \$50 million, with the warehouse and distribution centre constituting the predominant use of the site. Accordingly, the development meets the relevant criteria under Clause 4 of Schedule 1 of the Planning Systems SEPP and is therefore declared to be State Significant Development.

This Project-Specific SEARs request provides an overview of the Proposal, its objectives and benefits, its eligibility for State Significant Development, identifies key environmental matters requiring assessment in the Environmental Impact Statement (EIS) and identifies matters that, in our opinion, do not require detailed assessment. This Scoping Report has been prepared in accordance with the DPHI's State Significant Development Guidelines (2022). The Report should be read in conjunction with the following appended information:

- Scoping Summary Table prepared by Colliers Urban Planning (**Appendix A**);
- Indicative Concept Scheme, prepared by Buchan (**Appendix B**); and
- Estimated Cost of Development Report prepared by Rider Levett Bucknell (**Appendix C**).

This Report introduces the Proponent and the Proposal, outlines the key issues to be considered in the Proposal's design, assessment, and operation, provides the Proposal's strategic and statutory context and proposes an approach to community consultation.

1.1 The Applicant

The Applicant's details are presented in **Table 1** below.

Table 1 *Applicants Details*

Applicant	SPG Developments (Manager) Pty Ltd
Address	Level 6, 111 Cecil Street, South Melbourne, Victoria 3205 Australia
ABN	11 520 049 984

1.2 Overview of Proposed Development and Project Vision

This State Significant Development Application (SSDA) seeks consent for the detailed design, construction and operation of a part two-storey and part three-storey building incorporating basement parking, large format retail premises and a warehouse and distribution centre. The development will comprise large format retail uses at ground level and warehouse and distribution centre uses across the ground, first and second floors.

The proposed development is predominantly a warehouse and distribution centre, providing approximately 18,860m² of gross floor area (GFA), together with approximately 13,054m² of large format retail GFA. The building will achieve a maximum height of approximately 20.5 metres along the western boundary of the site.

The primary purpose of the proposal is to establish a regional warehouse and distribution centre to support the distribution of Spotlight Group products to stores throughout Greater Sydney and New South Wales. The development also incorporates large format retail premises at ground level, representing an innovative land use outcome within the E3 Productivity Support Zone. The proposal demonstrates the efficient integration of a predominant distribution centre with a complementary large format retail component, both operated by the Spotlight Group.

The development will play a significant role in anchoring the western expansion and renewal of the Jamisontown Industrial Precinct, with the site comprising a substantial proportion of the limited remaining land available for redevelopment within the precinct. The proposal seeks to deliver a contemporary industrial and retail facility that responds to market demand while supporting employment growth and economic development within Western Sydney.

The proposal has been developed in accordance with the following key objectives:

- Revitalise the western edge of the Jamisontown Industrial Precinct through the delivery of an innovative mixed-use distribution and retail development;
- Increase the capacity and diversity of industrial floor space within the precinct, helping to address the ongoing shortage of industrial land and logistics facilities across Western Sydney;
- Promote the efficient utilisation of a currently underutilised site by delivering warehouse, distribution and large format retail floor space within a designated employment area and established retail precinct;
- Accommodate the growing demand for strategically located industrial and logistics facilities within an established infill location;
- Deliver a high-quality built form and landscape outcome that responds appropriately to the site's context and minimises impacts on surrounding land uses and environmentally sensitive areas; and
- Minimise environmental impacts through the implementation of appropriate design responses, mitigation measures and operational management practices.

1.3 Project Background and Intended Operations

The site is intended to be redeveloped as a Regional Distribution Centre for Spotlight Group Holdings. As noted above, the predominant distribution centre will serve approximately 80 Spotlight Group retail outlets throughout NSW and the ACT, with the proposed network of stores to be serviced from the site shown in **Figure 1**.



Figure 1 Spotlight group NSW and ACT store network

Source: Spotlight Group

The strategic location of the site in proximity to the Western Sydney International Airport presents a significant opportunity for the development to function as a key regional distribution hub for the Spotlight Group. The airport is planned to incorporate a purpose-built, 24-hour freight and cargo precinct, providing enhanced logistics and supply chain efficiencies for industrial and warehousing operations. In addition, the site's access to the major regional road network, via Mulgoa Road further strengthens its suitability for distribution activities. The relationship between the site, the Western Sydney International Airport and the surrounding strategic transport network is illustrated in **Figure 2**.

The proposed warehouse and distribution centre, which represents the predominant land use on the site, is expected to process and distribute approximately 159,000 pallets annually to support Spotlight Group's regional network of stores.

Complementing the distribution operations, the development will also incorporate flagship large-format retail premises that will be directly serviced by the on-site distribution facility, creating an integrated logistics and retail precinct. The development is anticipated to generate approximately 170 direct full-time equivalent positions across both the warehouse and distribution operations and the large-format retail components, providing a significant employment outcome for the region.

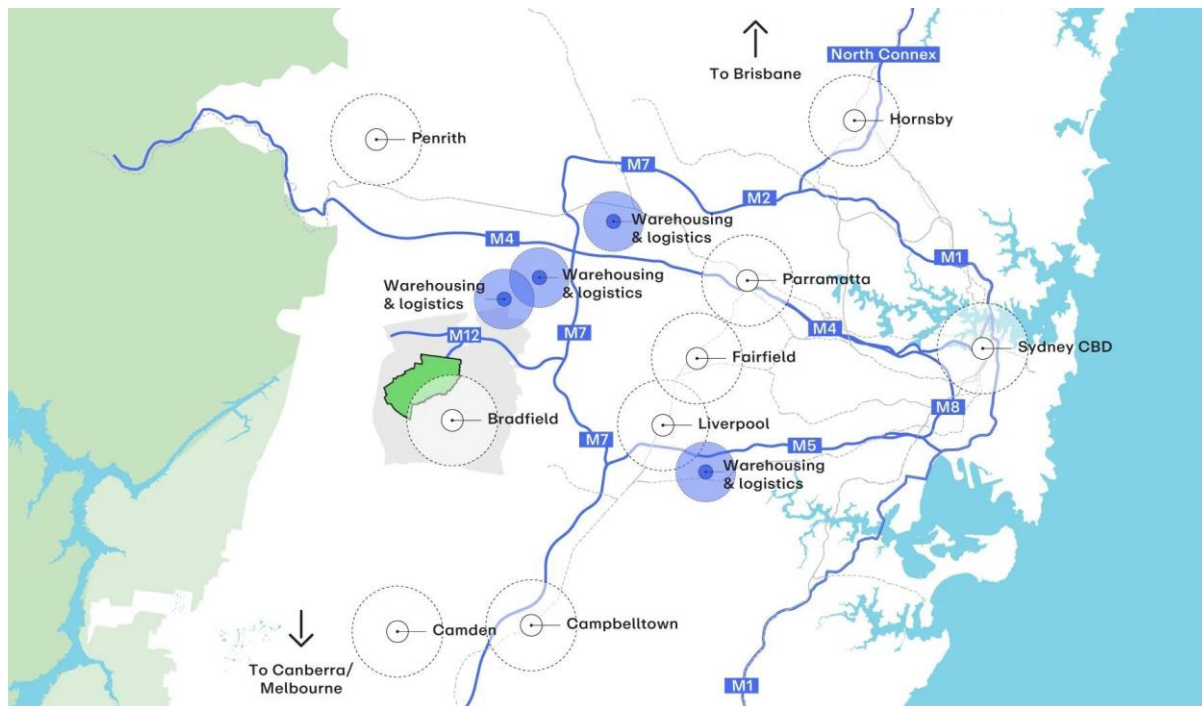


Figure 2 Proximity of the site to the Western Sydney International Airport (site broadly indicated in red)

Source: Western Sydney International Airport, edited by Colliers Urban Planning

1.4 Site Overview

The Site is located at 121-133 Blaikie Road, Jamisontown within the Penrith Local Government Area. It is situated approximately 2.9 km south-east of the Penrith city centre, and immediately adjacent to an existing light industrial and large format retail precinct which forms part of the wider Jamisontown Industrial Precinct.

The site is bounded by vacant rural land to the north-west, Blaikie Road to the north-east, Patty's Place to the south-east, and an existing loading accessway servicing the large-format retail centre located further to the south-east.

The Site is currently vacant, extends to approximately 2.25ha in area and has a gently undulating topography that slopes from east to west. It is legally described as Lot 111 in DP1035909. Vehicular access is currently restricted as the site is currently fenced on all four sides but has frontages to both Blaikie Road and Patty's Place. This site's existing condition is shown in **Figure 3**.



Figure 3 Site aerial map

Source: Nearmap 2026, edits by Colliers Urban Planning

1.4.1 Key Site Characteristics

Urban Structure

From an urban structure perspective, the Site is located within a broader employment precinct that extends along Mulgoa Road and is characterised by a mix of industrial, commercial and retail development, including warehouses, factory units and large format retail uses, as identified in **Figure 4**. The precinct comprises large development parcels with expansive building footprints, reflecting its established employment and commercial function.

The surrounding street network generally consists of 20-metre-wide roads that provide access to employment and retail uses throughout the precinct. While the road network offers good vehicular connectivity, the public domain is characterised by limited street tree canopy and pedestrian infrastructure that is often sub-standard or absent along one side of the carriageway. As a result, the precinct exhibits a predominantly vehicle-oriented urban form, with development typically setback from the street and fronted by at-grade car parking areas, contributing to a relatively low-quality public realm and limited pedestrian amenity.

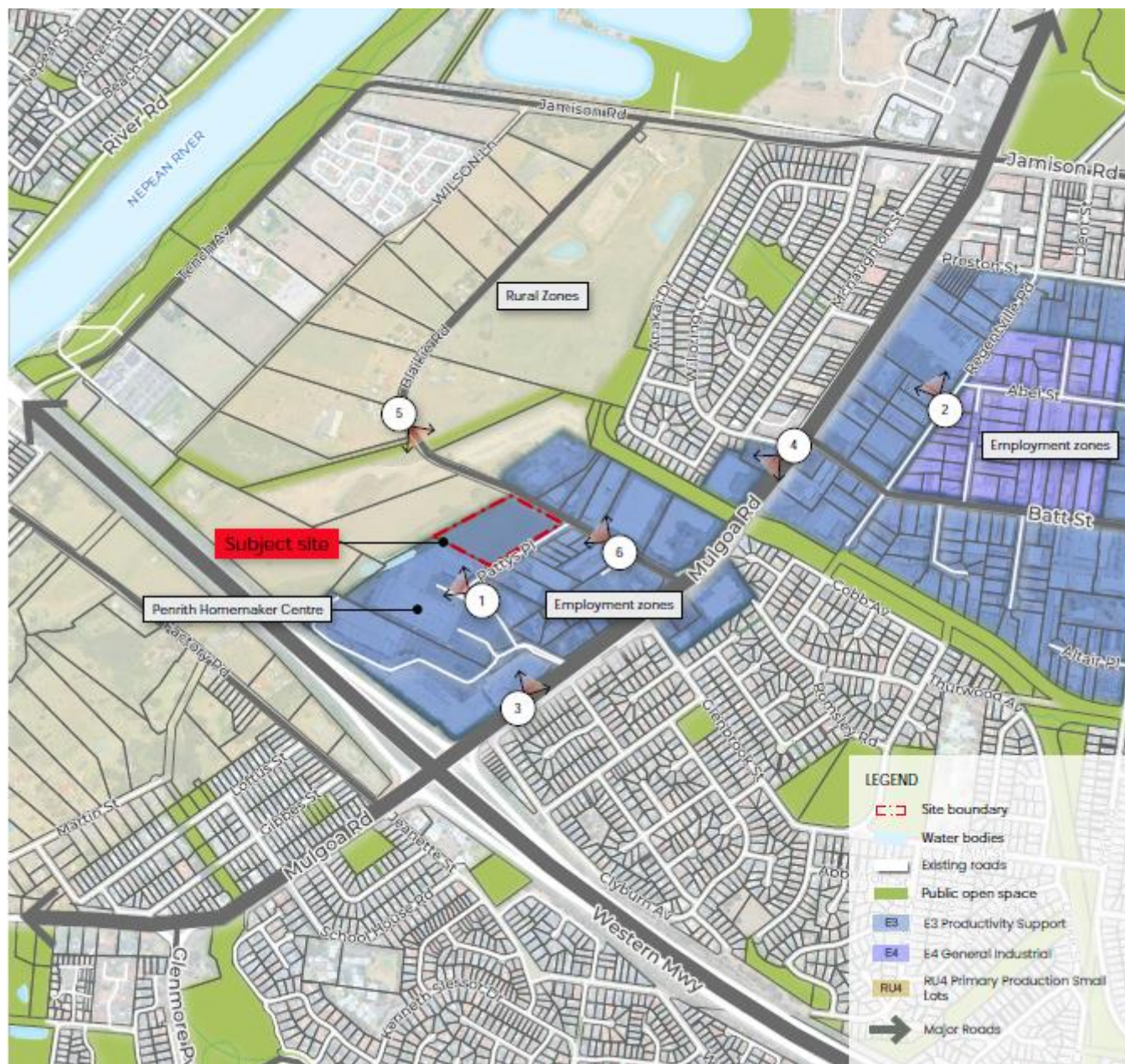


Figure 4 Urban Structure

Source: Colliers Urban Planning

Scenic Landscape Values

The Site is located on land identified as having “scenic and landscape values” within clause 7.5 of the *Penrith Local Environmental Plan 2010* (PLEP 2010), refer to **Figure 5**. Additionally, the site is also located in proximity to sections of the Nepean River which are identified as having regionally significant scenic value under clause 6.12 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

Notwithstanding this, it is noted that the designation is broad in nature and applies to the surrounding employment area that to Mulgoa Road.

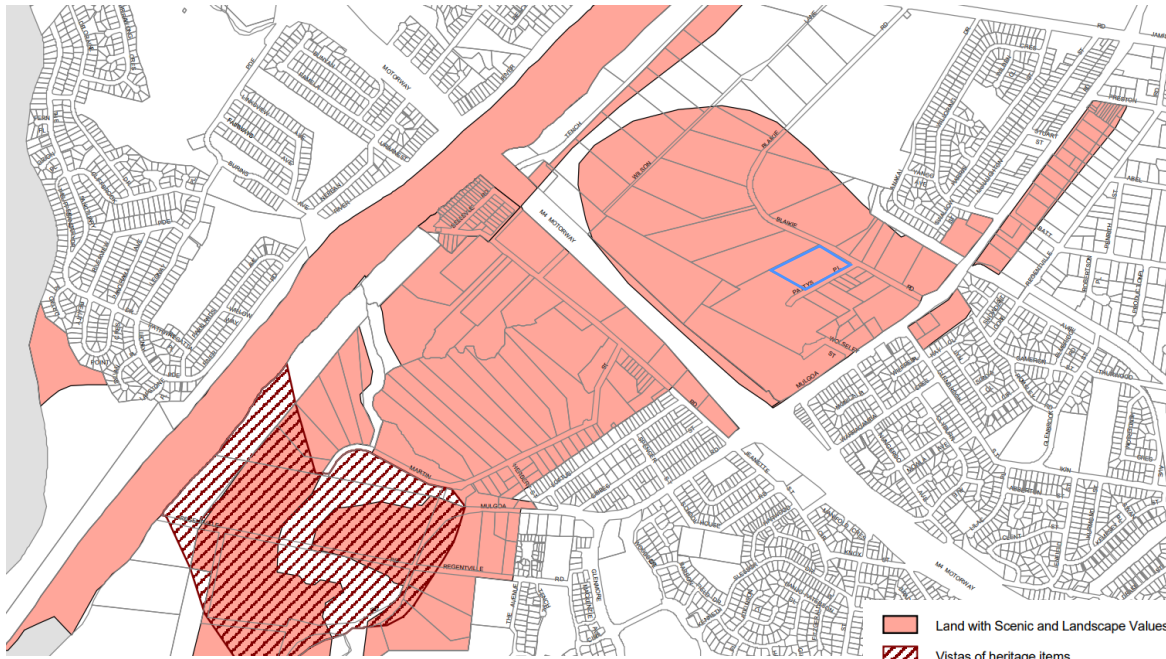


Figure 5 Scenic and Landscape Value map (site indicated in blue)

Source: Penrith LEP 2010, edited by Colliers Urban Planning

Bushfire Hazard

The Site is mapped as being located within Vegetation Category 3 bushfire prone land and is immediately bordered by Vegetation Buffer land. It should be noted that the site is currently entirely cleared, and a setback is proposed to be provided to the adjacent vegetation corridor to the west.

Refer to the bushfire prone land map in **Figure 6**.

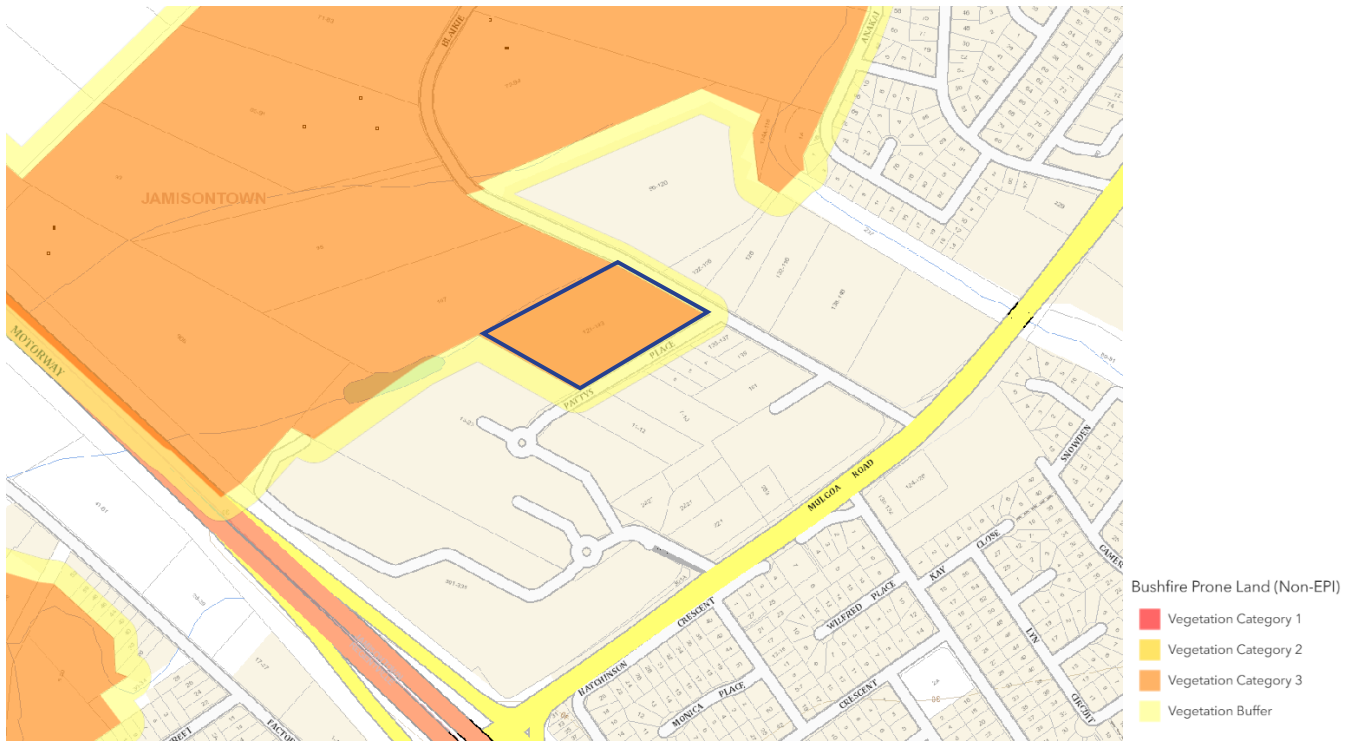


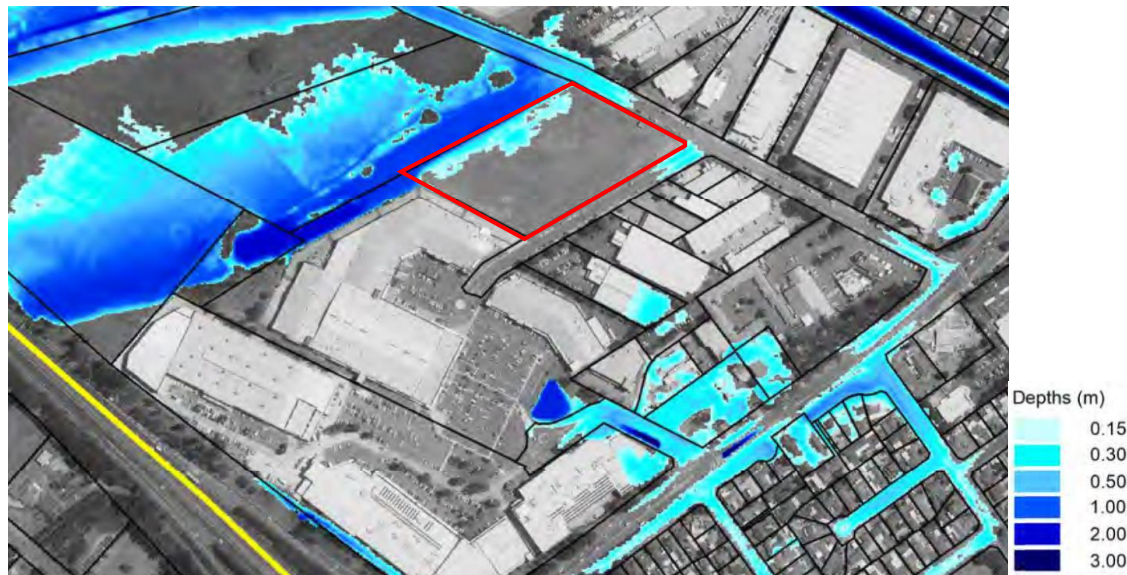
Figure 6 Bushfire prone land map (site indicated in blue)

Source: ePlanning Spatial Viewer 2025, edited by Colliers Urban Planning

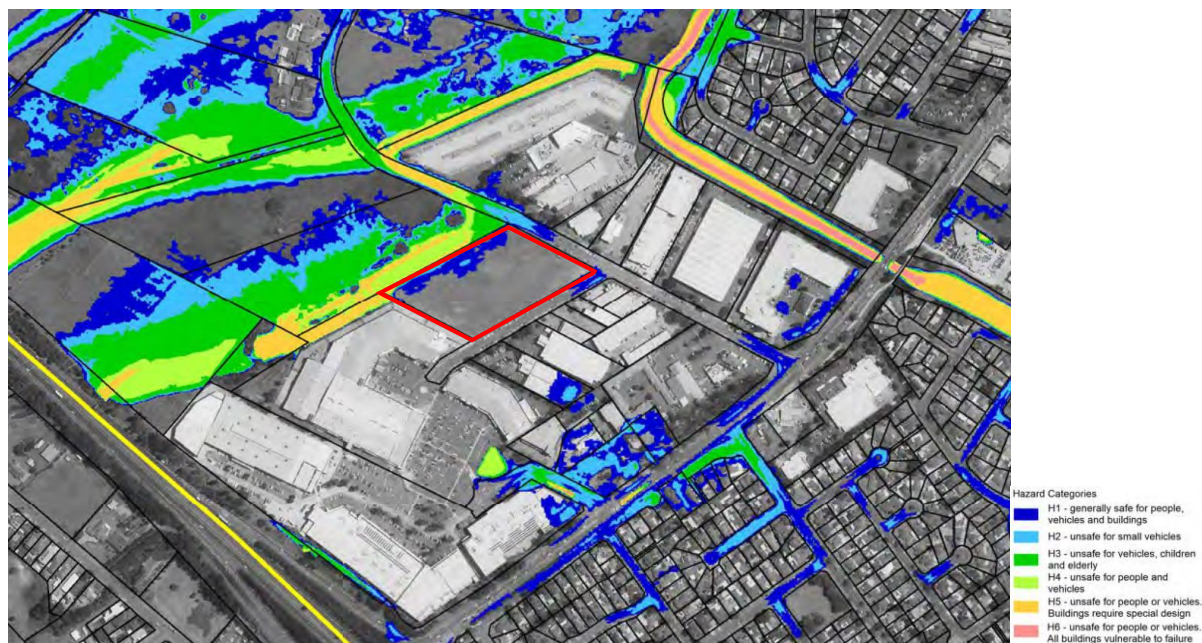
Flooding

As shown in **Figure 7** below, the northern portion of the site is affected by flood inundation during the 1% Annual Exceedance Probability (AEP) event. Refer to the following observations made on the 1% AEP event below:

- The northern edge of the site is impacted by approximately 0.15m – 0.30m flood depths, which increases to 0.50m along the site boundary with the adjacent vegetation corridor.
- The adjacent vegetation corridor is impacted by approximately 1.0m flood depths and above. The 1.0m flood depth partially encroaches into the site within the western corner.
- The intersection of Patty's Place and Blaikie Road is impacted by approximately 0.30m flood depth.



Peak water depths during the 1% Annual Exceedance Probability flood event



Flood Hazard during the 1% Annual Exceedance Probability flood event

Figure 7 Peak water depth and flood hazard during the 1% AEP event (site indicated in red)

Source: Peach Tree and Lower Surveyors Creek Floodplain Risk Management Plan 2019

1.4.2 Surrounding Development

As noted previously, and illustrated in **Figure 4**, the Site is located on the western edge of the Jamisontown Industrial Precinct within an area that is transitioning from rural to employment-related land uses. Land to the south and east is characterised by a mix of large-format retail, fast food, light industrial and hotel accommodation uses, reflecting the established commercial and employment function of the precinct.

In contrast, land to the north and west remains largely undeveloped, with some sites utilised for outdoor storage of materials and equipment. This area forms part of the broader Nepean River floodplain, which constrains further urban expansion and establishes a distinct edge to development. The Site also adjoins a vegetated corridor along its northern boundary, providing a transition between the urbanised precinct and the surrounding rural landscape.

The surrounding built form is predominantly commercial and industrial in nature, comprising large-format buildings with substantial footprints, deep building setbacks and highly visible street-facing facades. Development generally ranges between 8 and 12 metres in height in accordance with the applicable height controls, although the adjoining Penrith Homemaker Centre has received approval for buildings up to 19 metres in height, indicating an emerging increase in development intensity within the precinct.

Overall, the scale, bulk and character of surrounding development demonstrate that large expansive buildings are consistent with, and complementary to, the existing built form character of the area.

2.0 Strategic Context

This section sets out the strategic planning documentation that is relevant to the project justification and evaluation. In accordance with the DPHI's 'Scoping Report Template' dated October 2022, the following documents have been considered:

- The Draft Sydney Plan;
- The relevant region and district strategic plan (Greater Sydney Region Plan and Western District Plan);
- The relevant Local Strategic Planning Statement (Penrith Local Strategic Planning Statement); and
- Penrith Economic Development Strategy 2023 – 2031.
- Penrith Employment Lands Strategy 2021.

It is noted that these matters will be investigated in more detail in the EIS.

2.1 Project Justification

As a major warehouse and distribution project within an established industrial and large format retail precinct, the proposed development demonstrates high strategic merit. The proposal is anticipated to deliver a coordinated development which will predominantly deliver a new regional distribution hub for Spotlight Group Holdings, whilst also delivering large format retail uses. It will deliver 18,840m² of warehouse and distribution centre floorspace and 13,060m² of large format retail floorspace.

A summary of the key strategic plans that identify the strategic context of the project is provided in **Table 2**.

Table 2 Summary of alignment with key strategic plans

Strategic Plan / Strategy	Analysis
Draft Sydney Plan	The <i>Draft Sydney Plan 2025 (Draft Sydney Plan)</i> seeks to drive the sustainable development of the greater Sydney region which addresses growing population density with adequate infrastructure. This is driven by a series of 12 priorities which seek to deliver upon Sydney's projected population growth by prioritizing productivity, resilience, housing diversity and urban greening. The proposed development will align with the priorities of the Draft Sydney Plan by: • Delivering an employment land use within an existing industrial and large format retail precinct, ensuring new jobs are provided in proximity to surrounding low-medium density residential areas within the Penrith locality and Western Sydney more broadly. • Providing a significant uplift in employment gross floor area within the Greater Penrith area, which is identified with an approximate 5,000 to 10,000 and 10,000 to 25,000 jobs per 100ha grid. • Provide a central distribution and logistics hub for Spotlight Group Holdings, who have a regional presence throughout Greater Sydney. • Deliver significant uplift on an industrially zoned site, aligning with the NSW Government priority to secure an ongoing pipeline of productive industrial land.
Greater Sydney Region Plan – A Metropolis of Three Cities	The proposed warehouse and distribution centre on the site will support the vision of boosting Greater Sydney's liveability, productivity and sustainability. The proposal will closely align with the key priorities of the District Plan by: • Integrating and targeting delivery of employment uses within proximity to existing low-density and medium-density residential areas. • Deliver a regional distribution hub for Spotlight Group Holdings, ensuring that the freight and logistics network of the Western Sydney region and within smaller industrial precincts remains competitive. • The Proposal will support the provision of in-demand industrial land, which will support the retention of industrial and employment land within Greater Sydney.

Strategic Plan / Strategy	Analysis
<i>Our Greater Sydney 2056 – Western City District Plan</i>	The Western City District Plan (District Plan) underpins the Greater Sydney Region Plan and is a 20-year plan to manage growth. The District Plan echoes the importance of enhancing the Western Economic Corridor. The Proposal will deliver a regional distribution hub for Spotlight Group Holdings on the site, as well as a large format retail tenancy on the ground floor, which aligns with this priority. • The proposed development aligns with the objectives of the Western District Plan by: • Delivering a new distribution hub on existing industrial land within an established industrial and large format retail precinct. • Supporting the projected growth in transport and distribution activity by virtue of its location, which has the opportunity to leverage the proximity to the Western Sydney Airport and service the logistical requirements of such a major trade gateway.
<i>Penrith Local Strategic Planning Statement</i>	The Penrith Local Strategic Planning Statement 2020 (LSPS) recognises and capitalises on the opportunities arising from existing industrial zoned land throughout the locality. Specifically, the Proposal aligns with Planning Priority 12 – Enhance and grow Penrith’s economic triangle. Furthermore, the proposed development aligns with Council priorities relating to the management of existing industrial and urban services land throughout the LGA. The transformation of the site from being vacant to housing employment uses will satisfy the long-term demand for currently empty employment lands being activated within the LGA.
<i>Penrith Economic Development Strategy 2023 – 2031.</i>	The Penrith Economic Development Strategy 2023 – 2031 seeks to deliver new jobs within the LGA closer to existing housing, underpinned by the following strategic priorities: • Attracting Investment. • Creating Vibrant Centres. • Leveraging Employment Lands. • Nurturing Jobs of the Future. • Inspiring Innovation. Notably, the site is situated within Penrith’s Economic Triangle (refer to Figure 8, whereby the proposed development aligns with the following actions: • <i>3.2 – Proactively promote the availability of industrial land in identified precincts across the six industry clusters identified in the EDS 2031.</i> • <i>5.5 – Promote the competitive advantages of Penrith’s economic triangle to attract investment.</i>



Figure 8 Penrith Economic Triangle (site broadly indicated in blue)

Source: Penrith Economic Development Strategy 2023-2031

Penrith Employment Lands Strategy 2021

The Penrith Employment Lands Strategy 2021 provides a consolidated strategic framework for employment zoned land throughout the LGA. The strategy addresses the community's priorities to deliver greater density and diversity of jobs in proximity to growing residential areas.

Specifically, Jamisontown is identified as a primary industrial precinct within the strategy, in the east-west corridor. Within this corridor, the Employment Lands Strategy seeks to:

- **Action 6** – Plan future employment land with good access to motorways.
- **Action 7** – Preserve the environmental value of the scenic corridor.
- **Action 14** – Reconsidering business park outcomes to encourage greater employment diversity.
- **Action 15** – Reviewing zoning, height limits and development controls to offer greater flexibility for business operations while preventing land use conflicts and ensuring controls are appropriate to lot size and location

A key action of the employment land strategy is 'Innovate, which seeks to encourage a diverse range of jobs and agglomeration of uses on employment zoned sites. Notably, the employment strategy references that:

*"Planning for a mix of lot sizes and **reviewing height limits and development controls to offer greater flexibility** in our employment lands are some of the actions that can help build on our existing strengths and support new businesses start up and scale up in Penrith."* (pg. 63).

Where amendments to height limits are proposed, the Employment Lands Study notes that particular consideration should be given to the potential impacts on views, vistas and the amenity of surrounding communities.

**Penrith Industrial
Precincts – Technical
Report**

The Penrith Industrial Precincts technical report provides an overview of Penrith's employment lands in the context of the Greater Sydney Region. It then presents a profile of each industrial precinct, which can potentially act as a guide for future development in each. The subject site is located within the Jamisontown Industrial Precinct, which is the 5th and smallest industrial precinct identified within the technical report.

The Jamisontown Industrial Precinct includes 88 hectares of zoned and serviced industrial land, with 1.4 ha of land identified as vacant in 2021. Incorrectly, the technical report identifies the site as 'developed', as shown in **Figure 9** below. Ultimately, this does not account for the existing, cleared condition on the site, surrounded by developed and operating allotments within the western portion of the Jamisontown industrial precinct.

Therefore, the redevelopment of the site provides a unique opportunity to redevelop the last piece of vacant land within the western portion of the Jamisontown industrial precinct. Simultaneously, the predominant industrial use of the proposed development, supplemented with large format retail floorspace on the ground floor has the capacity to align with the existing land use pattern throughout the western portion of the precinct, as shown in **Figure 10**.

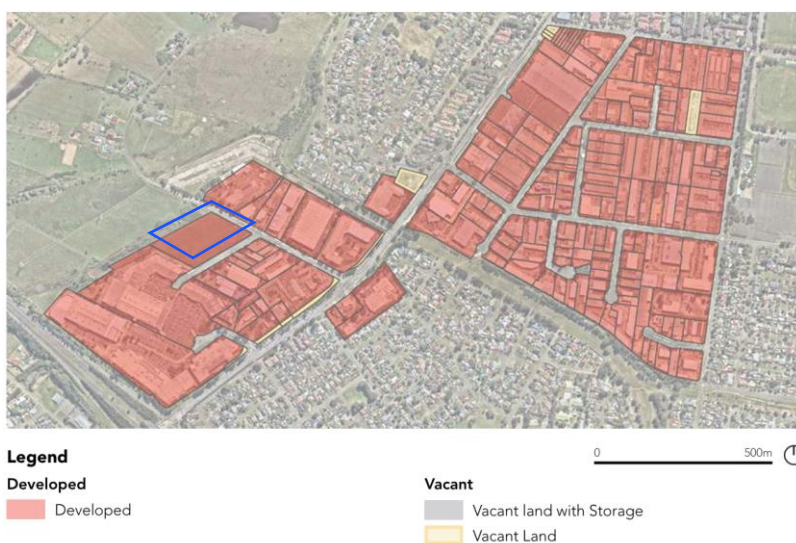


Figure 9 Development status of Jamisontown industrial precinct (site broadly indicated in blue)

Source: Penrith Industrial Precincts – Technical Report 2021



Figure 10 Land use status of the Jamisontown Precinct (site indicated in blue)

Source: Penrith Industrial Precincts – Technical Report 2021

2.1.1 Cumulative Impacts

In accordance with the *Cumulative Impact Assessment Guidelines for State Significant Projects* document dated October 2022 by the DPHI, cumulative impacts can be caused by the compounding effects of multiple projects in an area. Accordingly, the EIS will consider any cumulative impacts caused by surrounding developments.

2.2 Other Project Agreement

There are no existing or planned project agreements applicable to the project.

3.0 Project Description

3.1 Indicative Concept Scheme

The proposal will generally be in accordance with the indicative plans prepared by Buchan (refer **Appendix A**). This includes a preliminary concept design scheme for the redevelopment of the site, which demonstrates that the site can deliver predominantly warehouse and distribution centre use on the site, in addition to a large format retail tenancy on the ground floor.

The proposal seeks consent for the development of a part two-three storey warehouse and distribution centre, with large format retail elements on the ground floor. It will deliver approximately 18,840m² of warehouse and distribution gross floor area (GFA), amongst three (3) sub-tenancies and approximately 13,060m² of large format retail GFA, amongst six (6) sub-tenancies respectively. Specifically, the proposal seeks consent for the following:

- **Basement Level:**
 - Excavation of one (1) 4.5m depth basement level providing approximately 330 car parking spaces.
 - Provision of associated services and infrastructure (Sprinkler tank, vertical circulation, OSD tank, plant, waste rooms).
 - Creation of approximately 2,880m² of floorspace, divided amongst three (3) separate premises.
- **Ground Level:**
 - Construction of infrastructure (electricity, telecommunication, water, sewer and the like).
 - Provision of a 3m whole of building setback to the adjacent riparian corridor.
 - Provision of 78 at-grade car parking spaces behind a landscaped frontage to Patty's Place, with associated vehicle ingress and egress crossovers.
 - Creation of 1,323m² of warehouse and distribution centre floorspace and 9,956m² of large format retail floorspace in two separate premises.
 - Creation of a 217m² café with 130m² of outdoor seating adjacent to the at-grade car parking area.
 - Creation of six (6) vehicle and truck access points as follows:
 - Provision of two (2) truck access points moving up and down from level 1 (servicing a 20m articulated vehicle) in the north-western corner of the site.
 - Provision of one (1) vehicle access point to the basement level from Blaikie Road.
 - Provision of two (2) vehicle access points to the at-grade car parking area from Patty's Place.
 - Provision of one (1) truck access point and ramp moving up and down from level 1 (servicing a 20m articulated vehicle) along the south-western portion of the site from Patty's Place.
- **Level 1:**
 - Creation of 13,303m² of warehouse and distribution centre GFA with an associated loading dock and void to the mezzanine above.
- **Level 1 Mezzanine:**
 - Creation of 4,334m² warehouse and distribution centre GFA.

3D photomontages of the proposed development are included in **Figures 11 and 12** and **Figure 13** provides the indicative ground floor layout. These images provide context to the Indicative Concept Scheme in relation to the surrounding built form.



Figure 11 *Proposed view from the intersection of Blaikie's Road and Patty's Place looking east*

Source: Buchan



Figure 12 *Proposed view from Patty's Place looking north*

Source: Buchan

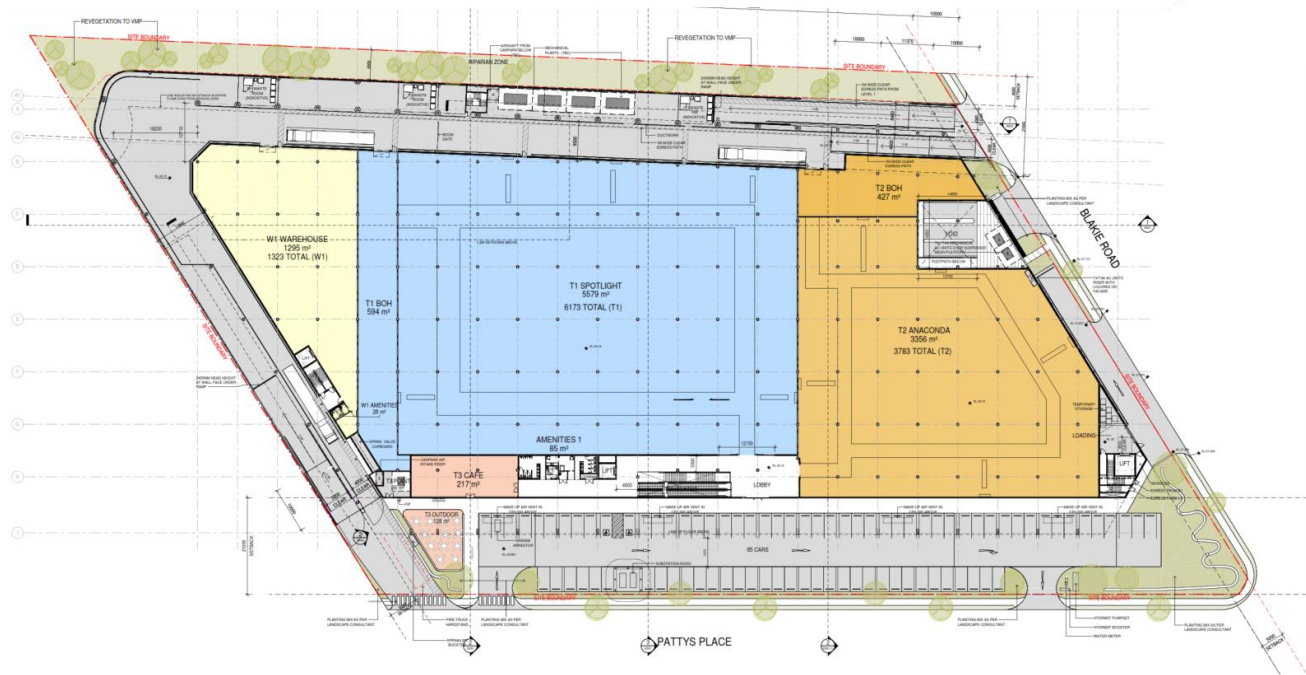


Figure 13 *Indicative Ground Floor Plan*

Source: Buchan

4.0 Statutory Context

A summary of the relevant statutory requirements for the project is identified in **Table 3** below.

Table 3 **Relevant Statutory Requirements**

Policy	Action
Power to Grant Consent	
Environment Planning and Assessment Act 1979 (EP&A Act)	Development consent will be sought under 'Division 4.7 Stage Significant Development' of the EP&A Act. Section 4.36(3) of the EP&A Act states that: <i>(3) The Minister may, by a Ministerial planning order, declare specified development on specified land to be State significant development, but only if the Minister has obtained and made publicly available advice from the Independent Planning Commission about the State or regional planning significance of the development.</i>
State Environmental Planning Policy (Planning Systems) 2021	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 <i>(1) Development that has an estimated development cost 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.</i> <i>(3) relevant amount means— ... \$50 million</i> The proposed development comprises a warehouse and distribution centre that will be wholly operated by Spotlight Group and function as a regional distribution hub servicing stores throughout New South Wales and the ACT. As such, the warehouse and distribution centre components of the development are located on a single site and form part of the same integrated operation, satisfying the requirements of Clause 12(1). The EDC Report contained in Appendix C confirms that the warehouse and distribution centre component of the proposed development has an EDC of approximately \$74 million. This exceeds the \$50 million threshold specified under Schedule 1, Clause 12(1) of the Planning Systems SEPP and therefore qualifies as State Significant Development. The proposal also incorporates a large-format retail component. Pursuant to Clause 2.6(2) of the Planning Systems SEPP, development that forms part of a single proposed development and is sufficiently related to the SSD component may also be declared SSD. In this regard, the large-format retail component is physically, functionally and temporally integrated with the warehouse and distribution centre development. Accordingly, it is considered sufficiently related to the principal SSD component and forms part of the overall SSD application. Given that the warehouse and distribution centre is the predominant land use on the site and independently exceeds the applicable SSD threshold, the proposed development is appropriately characterised as State Significant Development under Schedule 1, Clause 12(1) of the Planning Systems SEPP.
Permissibility	
<u>Warehouse and Distribution Centre:</u> The predominant use of the proposed development is defined as a 'warehouse or distribution centre' as defined under the Standard Instrument LEP. The site is zoned E3 Productivity Support under <i>Penrith Local Environmental Plan 2010</i> (PLEP 2010). Warehouse and distribution centre development is permissible with consent under the E3 Productivity Support zone. <u>Specialised Retail Premises</u> The secondary large format retail use of the proposed development is defined as a 'specialised retail premises as defined under the PLEP 2010. The site is zoned E3 Productivity Support. Specialised retail premises development is permissible with consent under the E3 Productivity Support zone.	

Policy	Action
Café Under the current E3 Productivity Support zoning, cafés are categorised as a type of 'food and drink premises' and are prohibited. While take-away food and drink premises are permissible within the zone, cafés are not. Prior to the Employment Zones Reform, the Site was zoned B5 Business Development under the Penrith Local Environmental Plan 2010, within which food and drink premises were permissible with consent. The removal of this permissibility was identified as a consequence of the Employment Zones Reform and was the subject of concerns raised by industry and local government during implementation. To address these transitional impacts, the Standard Instrument (Local Environmental Plans) Order 2006 included a savings provision which enabled land uses that were previously permissible in a former zone to remain permissible with consent until 26 April 2025. This provision has now expired and, as a result, a café is no longer permissible on the Site under the current planning framework. Notwithstanding, the proposed development is being assessed as State Significant Development. Pursuant to section 4.38(5) of the Environmental Planning and Assessment Act 1979, the consent authority may approve development for which development consent is required, despite any environmental planning instrument that would otherwise prohibit the development. Accordingly, the Minister for Planning and Public Spaces (or delegate) has the ability to approve the café component as part of the overall SSD application. Given the café's ancillary nature, its functional relationship to the large-format retail component, and its contribution to customer amenity and activation, there is sufficient planning merit to support its inclusion within the proposed development.	
Pre-conditions to exercise the power to grant consent	
<i>State Environmental Planning Policy (Industry and Employment) 2021</i>	Section 3.6 stipulates that a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied that: • The signage is consistent with the objectives of the SEPP, and • The signage satisfies the assessment criteria specified in Schedule 1 of the SEPP. Signage will be proposed as part of the application and an assessment will be carried out. These matters will be considered in the SSD.
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	Section 4.6 stipulates that a consent authority must not consent to the carrying out of development unless: • It has considered whether the land is contaminated, and • If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and • If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose. Supporting documents will accompany the EIS to provide appropriate assessment on the existing contamination condition of the site.
Other Approvals	
Approvals not required for SSD, otherwise required • Fisheries Management Act 1994 – Not required • Heritage Act 1977 – Not required • National Parks and Wildlife Act 1974 – Potentially required, dependant on Aboriginal Heritage Advice being prepared. • Rural Fires Act 1997 – Required, due to the site being identified as Category 3, bushfire prone land. • Water Management Act 2000 – Required, due to the site being located adjacent to an existing watercourse to the immediate west.	
Approvals that must be applied consistently • Nil.	
EPBC Act Approval The Project is not likely to impact a matter of National Environmental Significance. Therefore, the Project is not required to be referred to the Federal Department of the Environment to determine if it constitutes a controlled action and the bilateral agreement applies.	

Policy	Action
Mandatory Matters for Consideration	
The following sections of the relevant legislation are expected to be relevant to the assessment of the EIS: • <i>Environmental Planning & Assessment Act 1979</i> – section 1.3, section 4.15, section 4.37; • <i>State Environmental Planning Policy (Planning Systems) 2021</i> – Chapter 2, Part 2.2; • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> – Chapter 4, clause 4.6; • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> – Chapter 2, clause 2.122. • <i>State Environmental Planning Policy (Industry and Employment) 2021</i> – Section 3.6.	

4.1 Penrith Local Environmental Plan 2010

Table 4 below provides a preliminary planning assessment against the relevant controls of the *Penrith Local Environmental Plan 2010* (PLEP 2010).

Table 4 Preliminary planning assessment of the indicative concept scheme

Clause	Provisions	Comment
Clause 2.1 <i>Land Use Zone</i>	The site is zoned E3 Productivity Support	Warehouse of distribution centres and Specialised retail premises are permissible within the E3 Productivity Support zone.
Clause 4.1 <i>Minimum Subdivision Lot Size</i>	The site has a minimum subdivision lot size of 1,000m ² .	The indicative concept scheme does not propose any additional subdivision of the site. The lot currently complies.
Clause 4.3 <i>Height of Building</i>	The site has a height control of 12m	The indicative concept scheme height is approximately 20.5m in height along the western boundary. This equates to an exceedance of 8.5m, which exceeds the control and therefore will require a clause 4.6 variation report to be prepared. It is noted that PP-2025-356 was recently gazetted on the adjacent 13-23 Patty's Place, Jamisontown site. The Planning Proposal successfully increased the building height control over a portion of the site from 12m to part 19m. Notably, Council concluded that the visual impact of the proposal was low to moderate, with low overall sensitivity of scenic protection. Further detail on the height of building variation is provided in Section 6.1.
Clause 4.4 <i>Floor Space Ratio (FSR)</i>	There is no maximum FSR applicable to the subject site.	
Clause 5.10 <i>Heritage Conservation</i>	The site is not identified as a heritage item and is not contained within a heritage conservation area.	
Clause 5.11 <i>Bush fire hazard reduction</i>	• Vegetation Category 3 • Vegetation Buffer adjacent	As shown in Figure 6 , the site is identified as vegetation category 3 bushfire prone land and is surrounded by vegetation buffer identified land. Accordingly, a bushfire assessment will be completed and accompany any future SSDA.

Clause	Provisions	Comment
Clause 5.21 <i>Flood Planning</i>	Affected during the 1% AEP and PMF flood events.	The western portion of the site is identified as being inundated during the 1% AEP flood extent and PMF flood extent events. Advice from a flooding engineer has informed the design of the indicative concept scheme to date, with any future SSDA to be accompanied by a Flood Risk Assessment.
Clause 7.5 <i>Protection of scenic character and landscape values</i>	Identified within scenic character and landscape area.	Any future development on the site would need to ensure that the design and siting of the proposed built form seeks to minimise the visual impact of the development from surrounding public areas. Noting that the same designation has also applied to surrounding development in the employment area. The design of the indicative concept scheme has been heavily informed by the visual impact consultant, which will ensure there is no highly sensitive visual impact to the Blue Mountains escarpment on the opposite side of the Nepean River. A visual impact assessment will accompany any future SSDA.

5.0 Stakeholder Engagement

This section describes the proposed community engagement strategy to be undertaken during the preparation of the EIS. The Applicant's approach to community engagement is informed by DPHI's *Undertaking Engagement Guidelines for State Significant Development (2021)*. This includes adopting the following community participation objectives provided in the Guideline:

"Engagement is to be:

- open and inclusive,
- easy to access,
- relevant,
- timely, and
- meaningful."

5.1.1 Penrith City Council

A Pre-DA meeting was held with Penrith City Council in October 2025, and on Tuesday 16th June 2026, a further meeting was held to present the proposed State Significant development to Council and provide an update on the project since the previous pre-lodgement meeting. The Applicant has committed to continuing engagement with Council over the course of the preparation of the SSDA.

5.1.2 Key Stakeholders

The Applicant is undertaking pre-lodgement consultation with Council and the DPHI. A Community Engagement Strategy will be prepared for the project, and likely identify the key stakeholders for this project as follows:

- Local community, including Immediate and wider neighbours.
- Government agencies, including the DPHI, Sydney Water and Transport for NSW.
- Service providers such as Ausgrid and Jemena.

6.0 Proposed Assessment of Impacts

This section provides a high-level assessment of impacts anticipated to be associated within the proposal, the key matters requiring further assessment in the EIS, and the proposed approach to assessing each of the matters. The purpose of considering these factors at this stage is to inform the preparation of any additional assessment requirements.

Refer further to the Scoping Summary Table at **Appendix A**.

6.1 Built form

The indicative concept development proposes an approximate 8.5m variation to the maximum building height of 12m applicable to the site.

Accordingly, the future SSDA will be accompanied by a Clause 4.6 Variation Request for building height, which will provide additional merit and site-specific justification for the envisaged height variation. Despite the variance to the existing height established by the *Penrith Local Environmental Plan 2010* (PLEP 2010), the objectives of the height of building standard (as discussed below) are achieved and accordingly the variation to the PLEP 2010 height control is justified.

The approach to justifying the contravention of a development standard is consistent with *Wehbe v Pittwater Council [2007] NSW LEC 827* (Wehbe).

In *Wehbe*, Preston CJ of the Land and Environment Court provided relevant assistance by identifying five traditional ways in which a variation to a development standard. In the case for the proposed development, the **first method** relates to the objectives of the height of building standard being achieved notwithstanding non-compliance with the standard.

In consideration of the ‘first method’, the objectives of the development standard to be varied are set out in Clause 4.3(1) of the PLEP 2010 as follows:

4.3 Height of buildings

(1) The objectives of this clause are as follows—

(a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,

(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development and to public areas, including parks, streets and lanes,

(c) to minimise the adverse impact of development on heritage items, heritage conservation areas and areas of scenic or visual importance,

(d) to nominate heights that will provide a high quality urban form for all buildings and a transition in built form and land use intensity.

The following subheadings provide a preliminary justification on how the proposed height variation achieves the above-listed objectives, notwithstanding the non-compliance.

Objective 4.3(1)(a)

“to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality”

Despite the non-compliance, the proposed development will remain compatible with the existing and intended future character of the Jamisontown Industrial Precinct in terms height, bulk and scale.

The perceived bulk and scale of the building has been reduced through a combination of articulation, setbacks and architectural design measures (as illustrated in **Figure 14**) and described as follows:

- Lightweight canopy elements have been incorporated to soften the visual appearance the Level 1 loading dock.
- The north-eastern corner of the building is chamfered to maintain sightlines between Patty’s Place and Blaikie Road.

- Façade articulation has been introduced through dedicated signage zones along the eastern elevation and Y-shaped structural columns along the western elevation, providing visual interest while responding in a sympathetic manner to the adjoining rural zoned land to the west.
- An activated frontage has been provided along Patty's Place, reflecting the established large format retail character of the Jamisontown Industrial Precinct. The cantilevered design of the ground floor retail tenancies creates a finer grain streetscape and sheltered pedestrian entries, enhancing the public domain interface.

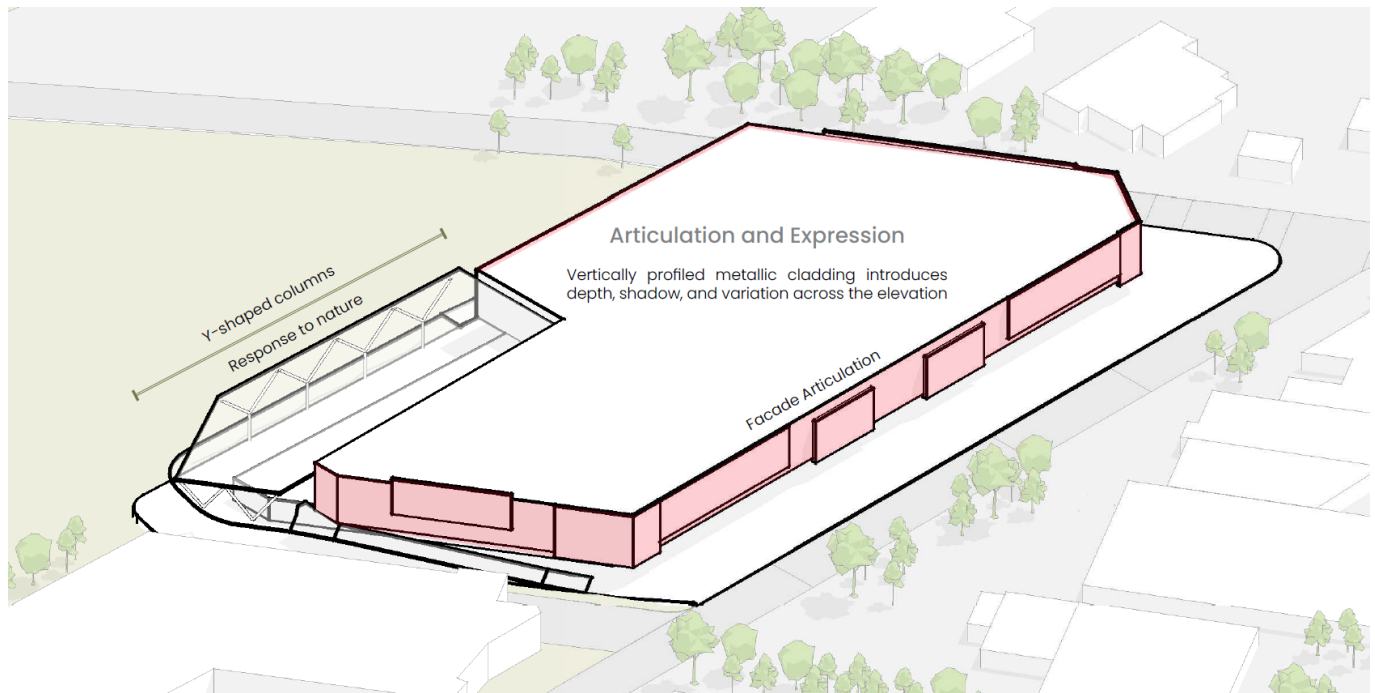


Figure 14 *Massing and articulation outcome*

Source: Buchan

Furthermore, as stated in **Section 4.1**, Planning Proposal PP-2025-356 was recently gazetted for the adjacent site at 13-23 Patty's Place, Jamisontown site. The Planning Proposal increased the maximum building height control over the western portion of the site from 12m to 19m, reflecting the evolving character of the Jamisontown Industrial Precinct to accommodate and meet the requirements of contemporary general industrial and large format retail development within the area.

The proposed development has been designed to respond sympathetically to the approved planning control framework for the adjoining site. In particular, the proposed height variation establishes a consistent western height plane with the future built form anticipated under PP-2025-356, resulting in a cohesive interface between the two sites. An indicative western elevation massing is provided in **Figure 15**, illustrating the proposed development in the context of the adjoining site's amended height controls.

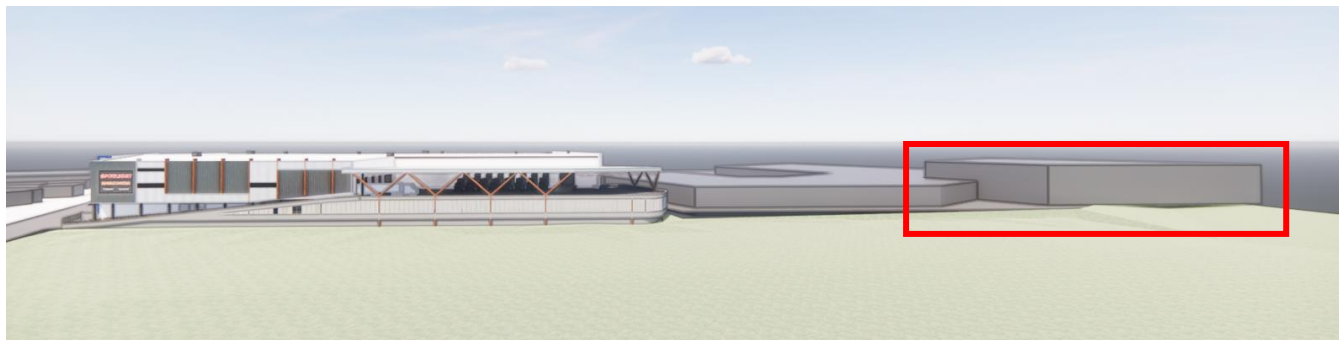


Figure 15 *Western elevation massing outcome (PP-2025-356 site indicated in red)*

Source: Buchan

Objective 4.3(1)(b)

“to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development and to public areas, including parks, streets and lanes”

The proposed height exceedance will not result in any additional visual impacts on the key local view catchments identified within the Penrith Scenic and Cultural Landscapes Study (as demonstrated in **Section 6.2** below). Furthermore, the existing 12m height control already obscures views of the Blue Mountains Escarpment to the west of the site from the relevant public vantage points. Accordingly, the proposed the height exceedance will not result in any additional disruption to these views beyond that which would occur under the existing height control.

For comparative purposes, **Figure 16** illustrates the visual outcome of development at the existing 12m height limit alongside the proposed development.

Furthermore, the proposed development is located within an established industrial precinct and will not result in a loss of privacy or solar access to residential development. Additionally, there are no public parks, significant streets or thoroughfares located in proximity to the site which would be impeded by the proposed height exceedance.



Existing view from Patty's Place (from north-east looking south-west)



View from Patty's Place with the proposed development (from north-east looking south-west)

Figure 16 Comparison of existing and proposed views from Patty's Place (12m height limit indicated with red line)

Source: Buchan

Objective 4.3(1)(c)

"to minimise the adverse impact of development on heritage items, heritage conservation areas and areas of scenic or visual importance"

The site is not located in proximity to any heritage items or heritage conservation areas and will not affect the curtilage of any surrounding items. The closest heritage item in proximity to the site is identified as local heritage item 269 relating to "Sir John Jamison Cemetery", which is situated approximately 900m to the east of the site (Nearmap, 2026) at 14b and 14c Lilac Place, Jamisontown. The local heritage catchment surrounding the site is illustrated in **Figure 17** below.

Furthermore, Section 6.2 provides a preliminary assessment against the Scenic and Landscape Value Area objectives prescribed within clause 7.5 of the PLEP 2010. This confirms that the proposed development will not have a significant visual presence at key scenic viewpoints identified in the Penrith Scenic and Cultural Landscapes Study.



Figure 17 Local heritage catchment, site indicated in blue

Source: Penrith Local Environmental Plan 2010, edited by Colliers Urban Planning

Objective 4.3(1)(d)

“to nominate heights that will provide a high-quality urban form for all buildings and a transition in built form and land use intensity.”

The proposed built form has undergone extensive design refinement to deliver a high-quality urban form that responds appropriately to the evolving character of the Jamisontown Industrial Precinct. In particular, the development will enhance the streetscape through the incorporation of secondary ground-floor large format retail tenancies along Patty's Place, creating an active frontage that contributes to pedestrian amenity and reduces the perceived bulk and scale of the building.

Given the industrial and large format retail character of the precinct, and its separation from sensitive land uses, there is limited need for a substantial transition in building height at the edges of the industrial catchment. Nevertheless, the built form has been carefully designed to remain proportionate to the scale of adjoining development along the western interface, ensuring it is perceived as part of a cohesive collection of large format buildings when viewed from the adjacent RU4 Primary Production Small Lot zoned land.

In addition, a 6m wide landscaped riparian buffer has been provided along the western boundary, softening the visual interface, reducing the perceived scale of the development, and enhancing the transition to the adjoining riparian corridor.

Further assessment of the built form, including its architectural treatment, land use intensity and response to the surrounding context, will be provided within the EIS and associated Clause 4.6 Variation Request relating to the building height standard.

Conclusion on consistency with Clause 4.3(1)

The preceding sections provide a summary of the key justification that will be expanded upon as part of the detailed SSDA submission, demonstrating that strict compliance with the maximum permitted building height standard is unnecessary in the circumstances of the case.

The principal objective of Clause 4.3 of PLEP 2010 is to establish an appropriate maximum building height for the development on the site. Notwithstanding the proposed variation, the development is consistent with the underlying intent of Clause 4.3, as it delivers a built form that is compatible with the character of the Jamistontown Industrial Precinct and does not give rise to any unacceptable environmental impacts. In particular, the proposal has been designed to appropriately address height related planning considerations, including visual impacts, overshadowing and its relationship with the surrounding building and rural environment.

6.2 Visual Impact

To inform this Scoping Report and also the recent meeting with Penrith City Council, preliminary Visual Impact Analysis was undertaken by Colliers Urban Planning in accordance with the identified Scenic and Landscape Values Objectives:

- To identify and protect areas that have particular scenic value either from major roads, identified heritage items or other public places.
- To ensure development in these areas is located and designed to minimise its visual impact.

Accordingly, the analysis identified the primary visual catchment comprises the Blue Mountains foothills that rises to the west beyond the Nepean River, forming a strong visual backdrop that contrasts with broad plains and undulating hills. Further, the scenic landscape generally has high visibility from places people often visit, such as along major transport corridors and popular visitor destinations. This includes the following viewpoints as identified in **Figure 14**.

- **Viewpoint 1:** Penrith Valley Bridge – identified as a key visual gateway;
- **Viewpoint 2:** Blaikie Road (west) – a key road corridor.
- **Viewpoint 3:** Blaikie Road and Patty's Place – a highly visible location when entering Patty's Place from Blaikie Road;
- **Viewpoint 4:** Robinson Park – a key public place.



Figure 18 VIA Key Viewpoints

Source: Colliers Urban Planning

The key insights of the preliminary analysis is provided below, which confirms that the proposed has an acceptable visual impact from key viewpoints within the visual catchment.

Viewpoint 1: Penrith Valley Bridge

- Limited visibility from this key visual gateway; the proposal does not break the skyline formed by existing trees.



Existing View: Penrith Valley Bridge



Proposed View: Penrith Valley Bridge

Viewpoint 2: Blaikie Road (West)

- The proposal is consistent with and visually approximate with the large-scale horizontal building forms visible to the left and right in the horizontal axis.
- Proposed and existing trees and landscaping in the mid-ground along the north-western boundary visually soften the proposed building form.
- The proposal does not result in significant additional visual impact compared with a height compliant building form.



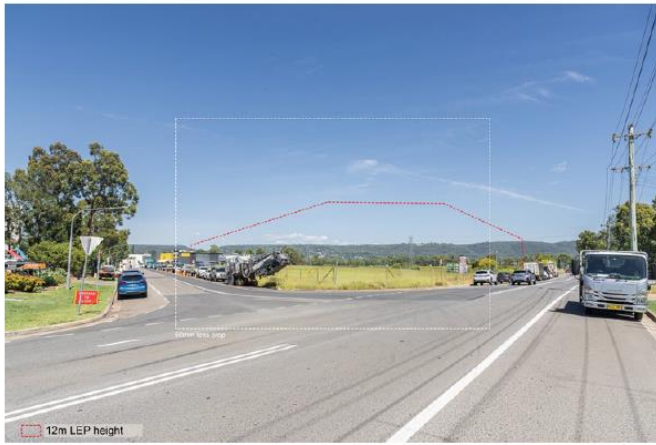
Existing View: Blaikie Road (West)



Proposed View: Blaikie Road (West)

Viewpoint 3: Blaikie Road and Patty's Place

- This location is not a key viewing location, and visibility is retained down Blaikie Road towards the Blue Mountains foothills.
- The proposal is consistent with expected and reasonable level of impact given high visual exposure and proximity to this viewpoint.
- The proposal does not result in significant additional visual impact compared with a height compliant building form (noting that views through to the ridgeline of the foothills would be visually blocked by a height compliant form).



Viewpoint 4: Robinson Park

- Limited visibility from this key public place; the proposal does not break the skyline formed by trees, and views to the Blue Mountains foothills are retained.



Visual Impact Conclusion

Overall, the preliminary visual impact assessment confirms that the proposed development will have an acceptable visual impact from key viewpoints throughout the surrounding visual catchment, noting:

- The proposed development has limited visibility from key gateways.
- The proposed development has limited visibility from a key public place.
- The proposed development is consistent with expected level of development of the site
- The proposed development is consistent with and visually approximate with the large-scale horizontal building forms when viewed from Blaikie Road.
- The proposed development does not result in significant additional visual impact compared with a height compliant building form.
- Proposed and existing trees and landscaping in the mid-ground along the north-western boundary visually soften the proposed building form when viewed from Blaikie Road (west).

6.3 Traffic and Access

The SSDA will be accompanied by a Traffic Impact Assessment (TIA) that will consider all transport and traffic matters that are relevant to the context of the site. It will assess the impact of additional traffic as a result of the proposed predominant warehouse and distribution centre use, as well as the large format retail and café components of the Indicative Concept Scheme.

In addition to traffic and parking considerations, a detailed swept path analysis for vehicle sizes ranging from 20m long articulated vehicles to regular vehicles will also be conducted. The site is also situated within the Jamisontown Industrial Precinct, which has a moderate to high level of ongoing vehicular traffic. Therefore, a preliminary Construction Transport Management Plan (CTMP) will be prepared as a part of the TIA which will discuss how the proposal will avoid and/or mitigate construction impacts.

6.4 Bushfire Impact

The site is mapped as being located within Vegetation Category 3 bushfire prone land and is immediately bordered by Vegetation Buffer land. It should be noted that the site is currently entirely cleared, and a setback is proposed to be provided to the adjacent vegetation corridor to the west. The Indicative Concept Scheme (provided in **Appendix A**) has been developed in consultation with advice from a bushfire engineer.

Notwithstanding, the future SSDA will be accompanied by a Bushfire assessment which demonstrates that appropriate design features to mitigate bushfire risk have been embedded into the proposal.

6.5 Flooding Impact

As highlighted in Section 6.5, the site is identified as being subject to flood inundation during the 1% Annual Exceedance Probability (AEP) event. Therefore, the EIS will be accompanied by a Flood Impact and Risk Assessment, which will inform the design of the site to deliver an appropriate flood outcome

6.6 Aboriginal Heritage

A Preliminary Field Investigation for artefacts has been conducted on the site. This recorded the presence of two (2) stone artefacts in areas of high ground surface visibility in the north-eastern corner of the site. Subsequently, it is likely that the landform has potential for sub-surface Aboriginal Artefacts.

Accordingly, an Aboriginal Cultural Heritage Assessment Report (ACHAR) is being prepared and lodged in conjunction with any future SSDA.

6.7 Other Matters

The following matters will be further provided/assessed as part of the EIS:

- Estimated Development Cost Report.
- Architectural Plans and Architectural Design Report.
- Civil Drawings.
- Landscape Plans.
- Survey Plans.
- Construction Site Management.
- Stormwater Management Plan.
- Preliminary Construction Traffic Management Plan.
- Noise and Vibration Impact Assessment.
- Services and Infrastructure Statement.
- Contamination Letter.
- Operational Waste Management Plan and Construction/Demolition Waste Management Plan.
- Geotechnical Assessment.
- Remediation Action Plan.
- Environmental Sustainable Development Report.
- Crime Prevention Through Environmental Design (CPTED) Report.
- Building Code of Australia Report.
- Plan of Management.

6.8 Matters not Requiring Further Assessment in the EIS

This section outlines the matters that are not relevant and/or do not require further assessment. It is noted that the final deliverables will be confirmed pending the outcome of on-site investigations.

An assessment of the matters not requiring further assessment in the EIS is provided in **Table 5**.

Table 5 *Matters not requiring further assessment in the EIS*

Matter	Assessment	Anticipated Deliverable/s
Acid Sulfate Soils Management Plan	The site is not identified as having acid sulfate soils present.	N/A
Groundwater Impact Assessment Salinity Management Plan	The site is not identified mapped on the NSW Spatial Viewer Groundwater Vulnerability Map, nor the Salinity Map.	N/A
Hazard Analysis	The site is not identified as being in proximity to any above ground dangerous goods storage from surrounding developments, nor are there underground high pressure dangerous goods pipelines in the vicinity of the site.	N/A
Heritage Impact Assessment	The site is not identified as a local heritage item.	N/A
Social and Economic Impact Assessment	The overarching social and economic impacts of the proposal can be appropriately assessed with the future EIS.	N/A

7.0 Conclusion

This Scoping Report has been prepared by Colliers Urban Planning on behalf of Spotlight Group in support of a SSDA for the construction of a part-two and three-storey warehouse and distribution centre at 121-133 Blaikie Road, Jamisontown.

It seeks to inform the DPHI to enable the preparation of project-specific SEARs to enable the preparation of an EIS that will accompany a SSDA. It has outlined preliminary information regarding the project including the site, the proposed development, the relevant strategic and statutory context and planned stakeholder engagement. The scoping of the proposed assessment of impacts within the EIS for the proposed development will enable the DPHI with input from other government agencies to prepare and issue project-specific SEARs.

As discussed throughout this report, the proposal is considered to have strategic merit as it will:

- Deliver an innovative warehouse and distribution centre development structure, consolidated with a large format retail use, which aligns with the existing condition of the Jamisontown Industrial Precinct.
- Deliver a regional warehouse and distribution centre which will serve the broader network of Spotlight Group Holdings stores within the Penrith Economic Triangle.
- Transform the last vacant landholding within the western portion of the Jamisontown Industrial Precinct into a high-quality warehouse and distribution centre with activating large format retail and café uses.
- Deliver essential infrastructure on the site which will seamlessly integrated with the surrounding local and regional network.
- Enable development that can effectively minimise any potentially adverse environmental impacts.
- Deliver approximately 170 direct full-time equivalent jobs in proximity to several low-density residential areas.

We trust the preliminary details provided throughout this Scoping Proposal will enable a productive discussion with the relevant agencies in due course.

Appendix A – Scoping Summary Table

Level of Assessment	Matter	Engagement	Relevant Government Plans, Policies and Guidelines
Detailed	Amenity – Visual	Specific	Refer to Scoping Report.
Detailed	Amenity – Overshadowing	Specific	Refer to Scoping Report.
Detailed	Amenity – Noise and vibration	Specific	- Construction Noise Strategy (Transport for NSW, 2012) - Interim Construction Noise Guideline (Department of Environment, Climate Change and Water, 2009) NSW Industrial Noise Policy (Environment Protection Authority, 2000) - NSW Road Noise Policy (Environment Protection Authority, 2011) - Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006) - Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006)
Detailed	Access – Access to property, traffic and parking	Specific	- State Environmental Planning Policy (Transport and Infrastructure) 2021 - Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2013) - NSW Bicycle Guidelines (RTA, 2003) - Guide to Transport Impact Assessment 2024 - NSW Bicycle Guidelines (RTA, 2003) - Ryde Integrated Transport Strategy
Standard	Hazards – Land contamination	Standard	- Protection of the Environment Operations Act 1997 - Contaminated Land Management Act 1997 - Managing Land Contamination: Planning Guideline - Guidelines on the Duty to Report Land Contamination - State Environmental Planning Policy (Resilience and Hazards) 2021 - National environment protection (assessment of site contamination) measure
Standard	Hazards and risk – Waste	Standard	- Protection of the Environment Operations Act 1997 - Waste Avoidance and Resource Recovery Act - NSW Waste and Sustainable Materials Strategy 2041 - Waste Classification Guidelines - Australia's Circular Economy Framework (Department of Climate Change, Energy, the Environment and Water 2024) - National Waste Policy (Australian Government 2018)
Standard	Heritage – Historic	Specific	- Heritage Act 1977 - Penrith Local Environmental Plan 2010 - Australia ICOMOS Charter for the Conservation of Places of Significance, Burra Charter 2013 - Criteria for the Assessment of Excavation Directors (NSW Heritage Council, 2011)
Detailed	Built environment – Design quality	Specific	GANSW's Better Placed

Level of Assessment	Matter	Engagement	Relevant Government Plans, Policies and Guidelines
Standard	Social – Community	Specific	Social Impact Assessment Guidelines for State Significant Projects (Department of Planning, Housing and Infrastructure, 2025)
Standard	Water – Hydrology and water quality	Standard	Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom 2004) and Volume 2 (A. Installation of Services; B. Waste Landfills; C. Unsealed Roads; D. Main Roads; E. Mines and Quarries) (DECC 2008)



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