



Project Name: Blaikie Road Spotlight, Jamisontown
Case ID: PDA-132848988

Proponent Details

Project Owner Info

Title	Mr
First Name	Travis
Last name	Reid
Role/Position	Development Manager
Phone	0402487681
Email	travis@blueprintaustralia.com.au
Address	Tenancy 1 100 Market Street South Melbourne , Victoria, 3205 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	SPG DEVELOPMENTS (MANAGER) PTY LTD & The Trustee for SPG Developments (Fraid) Trust & The Trustee for SPG Developments (Fried) Trust
ABN	11520049984

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Travis	Reid
Phone	Email	Role/Position
0402487681	travis@blueprintaustralia.com.au	Development Manager

Address

Tenancy 1
100 Market Street
South Melbourne, Victoria 3205
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	Blaikie Road Spotlight, Jamisontown
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Estimated Development Cost (excl GST)	AUD150,000,000.00
Indicative Operation Jobs	170
Indicative Construction Jobs	100
Number of Occupants	4,983
Number of Dwellings	0
Gross Floor Area (GFA) sqm	32,014

Description of the Development/Infrastructure

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.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	121-133 Blaikie Road, Jamisontown
Site Address (Street number and name)	121-133 Blaikie Road, Jamisontown
Site Co-ordinates - Latitude	-33.768031
Site Co-ordinates - Longitude	150.672

Local Government Area

Local Government	District Name	Region Name	Primary Region
Penrith	Western City District	Sydney	

Lot and DP

Lot and DP
Lot 111 in DP1035909

Site Area

What is the total site area for your development?
Site Area sqm
22,500

Statutory Context

Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

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

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

Section under selected Schedule

Section 12 - Warehouses or distribution centres

Permissibly of Proposal

Partly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

The 'warehouse or distribution' and 'specialised retail premises' uses are permissible with consent on the E3 Productivity Support zone. The proposed ground floor cafe tenancy as a 'food and drink premises', is prohibited. Further detail on the partly prohibited nature of the ground floor cafe tenancy is provided in Table 3 of the Scoping Report.

Are you proposing to rezone any land as part of your application?

No

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
Yes

Attachments

File Name	121-133 Blaikie Road, Jamisontown - Flora and Fauna Report
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Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
E3 Productivity Support

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.
- Environmental Planning and Assessment Act 1979.
- State Environmental Planning Policy (Planning Systems) 2021.

- State Environmental Planning Policy (Industry and Employment) 2021.
- State Environmental Planning Policy (Resilience and Hazards) 2021.
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Rural Fires Act 1997.
- Water Management Act 2000.
- Penrith Local Environmental Plan 2010.

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Not applicable.

Would the project vary any development standard?

Yes

Describe the nature of variation.

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

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), 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

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

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

Yes

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](#)?*

Yes

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

Attachments

File Name	Project Specific SEARs - Scoping Report
File Name	Attachment B - Indicative Concept Scheme
File Name	Attachment D - Penrith City Council Presentation Pack
File Name	Attachment C - Preliminary EDC Report
File Name	Site Map
File Name	121-133 Blaikie Road, Jamisontown - Flora and Fauna Report