



Pre-Development Application

Lodgement Date: 10/08/2021

Project Name: ARDEX Warehouse and Manufacturing Facility
Case ID: PDA-25528164

Proponent Details

Project Owner Info

Title	Mr
First Name	Paul
Last name	Solomon
Role/Position	Development Manager
Phone	0417480730
Email	Paul.Solomon@frasersproperty.com.au
Address	PO Box 3307 Rhodes , New South Wales, 2138 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	FRASERS PROPERTY INDUSTRIAL CONSTRUCTIONS PTY LIMITED
ABN	85095586708

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name
Mr	Paul
Last Name	Phone
Solomon	0417480730
Email	Role/Position
Paul.Solomon@frasersproperty.com.au	Development Manager

Address

Level 2, 1C Homebush Bay Drive

Rhodes,
New South Wales
2138

AUS

Development Details

Project Info

Project Name	ARDEX Warehouse and Manufacturing Facility
Industry	Manufacturing
Development Type	Metal and minerals manufacturing
Capital Investment Value (excl GST)	AUD65,000,000.00
Indicative Operation Jobs	140
Indicative Construction Jobs	300

Indicative Assessment Pathway
State Significant Development
Description of Development
The Proponent is proposing to construct and operate a Warehouse / Industrial facility at the Site which will occupied and operated by Ardex.

Concept Development

Are you intending to submit a Concept Application?
No

Site Details

Site Information

Site Name	Proposed Lot 10 - 657-769 Mamre Road, Kemps Creek
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Site Address (Street number and name)	Proposed Lot 10 - 657-769 Mamre Road, Kemps Creek
Site Co-ordinates - Latitude	-33.829534
Site Co-ordinates - Longitude	150.78

Local Government Area

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

Lot and DP
LOT 34 DP 1118173, LOT X & Y DP 421633, LOT 1 DP 1018318 AND LOT 22 DP 258414

Statutory Context

Under Schedule 1 of the State Environmental Planning Policy (State Regional Development) 2011, which clause does your State Significant Development application relate to?
Clause 10 - Chemical, manufacturing and related industries

Permissibly of Proposal
Permissible with consent

Biodiversity Assessment Waiver

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

Yes

No

Attachments

[Ecoplanning 2021 Request for BDAR Waiver](#)

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, 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](#)?

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 EP&A Act 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 [Coal 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](#)?*

Yes

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

No

Scoping Report

Attachments

File Name	Ardex SEARs Request - Final
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