

21 February 2022

Mr Chris Ritchie
Director, Industry Assessments
Planning and Assessment
NSW Department of Planning & Environment
Locked Bag 4022
Parramatta NSW 2124

Dear Chris,

REQUEST FOR SEARS | PROPOSED DHL LOGISTICS FACILITY, ELIZABETH DRIVE, BADGERYS CREEK

This letter has been prepared on behalf of DHL Supply Chain (Australia) Pty Ltd (DHL) the proponent, to provide a detailed description of the proposed new warehouse and distribution facilities within Lot 101 in DP 848215, Elizabeth Drive, Badgerys Creek.

It has also been prepared to request industry specific Secretary's Environmental Assessment Requirements ('SEARs') from the Department of Planning and Environment (DPE). This SEARs request relates to Lot 1 and Lot 2 to the north of the internal road. The following sections identify the applicant for the project and describe the site and proposed development.

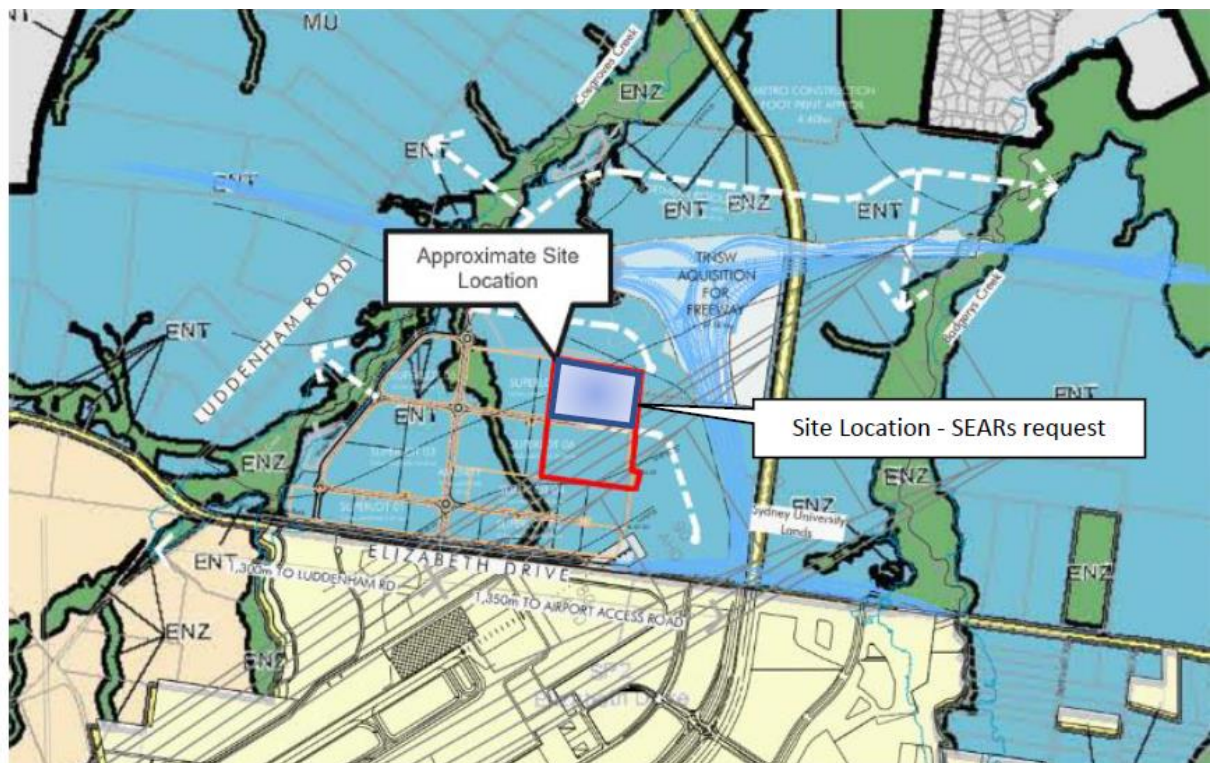
APPLICANT DETAILS

Descriptor	Proponent Details
Full Name(s)	DHL Supply Chain (Australia) Pty Ltd
Postal Address	Rhodes Corporate Park Level 4, Building C 1 Homebush Bay Drive Rhodes NSW 2138
ABN	85 071 798617
Nominated Contact	Adam Davies
Contact Details	adam.davies2@dhl.com

SITE DESCRIPTION

The subject site is located within Lot 101 in DP 848215, Elizabeth Drive, Badgerys Creek. The site is approximately 25 hectares in size and situated north of the new Western Sydney Airport. It is located within the Penrith local government area (**LGA**) and is approximately 12.5km from Penrith Central Business District (**CBD**), 27km from Parramatta CBD, and 47km from Sydney CBD (**Figure 1**).

Figure 1: Site Location



Source: Courtesy BHL (for DHL site identification purposes only)

DEVELOPMENT DESCRIPTION

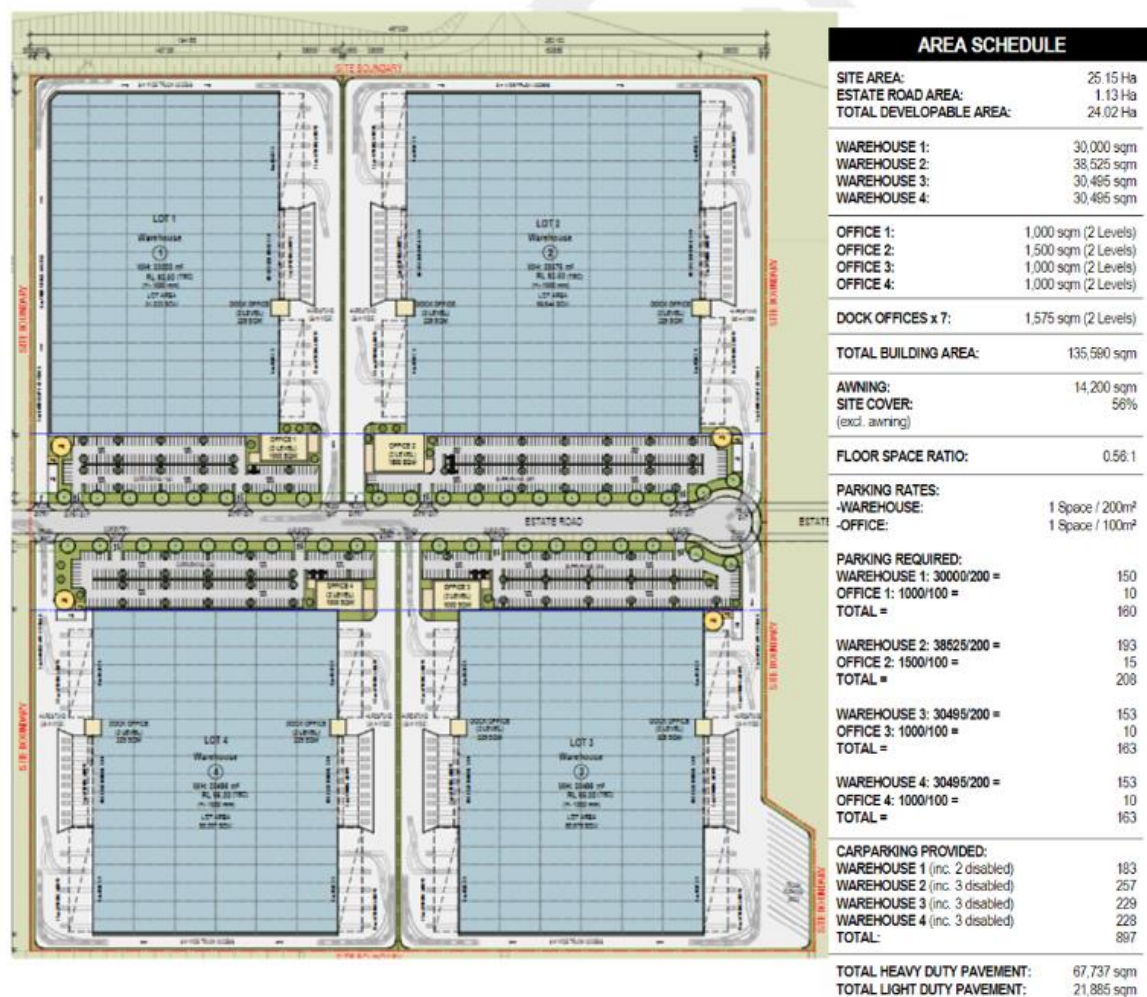
It is intended to prepare and submit two concurrent State Significant Development Applications (SSDA) which seek consent for the construction and operation of warehouse and logistics facilities. One SSDA for two warehouses will be located to the north of access road and one SSDA for two warehouses will be located to south of access road, refer to Figure 2 and 3 below.

Specifically, the SSDAs seek consent for:

- Staged construction of warehouse building for use as a logistics centre with 24 hour/ day, seven days a week operation:
- Warehouses ranging in size from 30,000sqm (warehouse 1) to 30,495sqm (warehouse 3 & 4) to 38,525sqm (warehouse 2) with an overall FSR of 0.56:1;
- Fit out of building;
- Landscaping works;
- Construction of hardstand, loading and carparking for approximately 897 cars; and
- Signage.

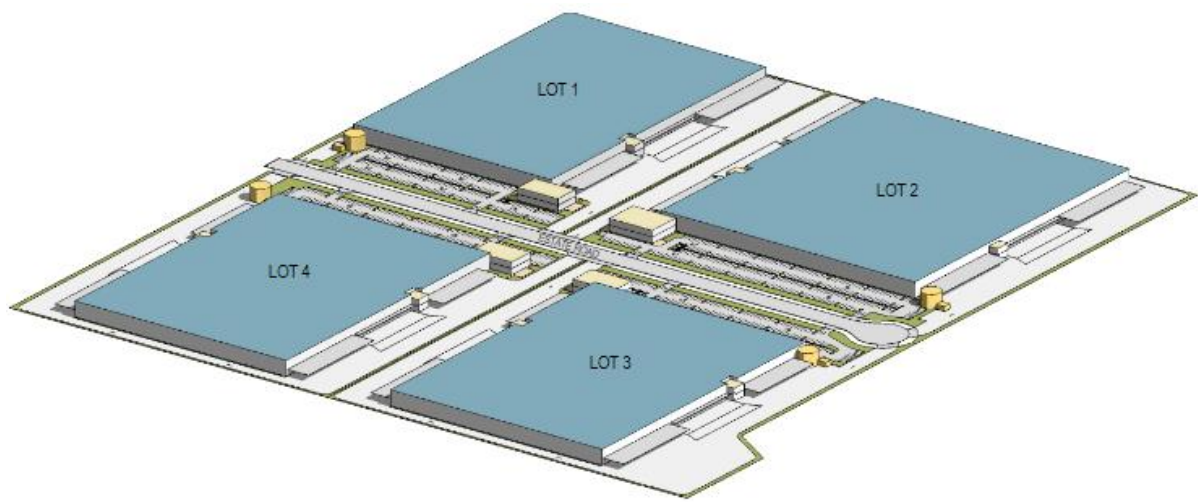
At completion it is expected that the DHL facility will employ approximately 1,200 people. Completion is anticipated in quarter one or two in 2024. Each warehouse will have a values of approximately \$45 million each so therefore a combined CIV of approximately \$90million per SSD application.

Figure 2: Proposed Masterplan



Source: SBA Architects

Figure 3: Proposed Indicative Masterplan



Source: SBA Architects

The development is proposed on land that is subject to a separate Concept SSDA (18406916), which includes part detailed proposals for estate major works including road networks, earthworks and riparian open space zone embellishment, in turn this DHL proposal will intend to rely upon.

Lot 1 and Lot 2 will form one SSDA which is subject of this SEARs request whilst Lot 3 and Lot 4 will form another SSDA which is subject of a concurrent SEARs request. Two SEARs requests will be lodged concurrently and two EIS will be prepared.

STATUTORY CONTEXT

State Environmental Planning Policy (State and Regional Development) 2011 ('the SRD SEPP') identifies development that is State significant development ('SSD'), State significant infrastructure ('SSI') and regionally significant development.

Schedule 1 of the SRD SEPP identifies development that is State significant development, typically based on the proposed land use activities, estimated cost and/or potential environmental impacts.

Clause 12 states:

12 Warehouses or distribution centres

(1) Development that has a capital investment value 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.

(2) This clause does not apply to development for the purposes of warehouses or distribution centres to which clause 18 or 19 applies.

(3) In this clause— relevant amount means—

(a) for development in relation to which the relevant environmental assessment requirements are notified under the Act on or before 31 May 2023—\$30 million, or

(b) for any other development—\$50 million.

Accordingly, SSDAs will be lodged with the Department for this proposal. It will be operated by DHL as a single operator, therefore capable of satisfying clause 12(1) of the SRD SEPP.

WESTERN SYDNEY AEROTROPOLIS SEPP

Under the Western Sydney Aerotropolis SEPP the site is wholly contained within the Enterprise Zone. The proposal is permissible with consent.

It is understood the Department is finalising and updating the Aerotropolis planning package, which was publicly exhibited in late 2021. An assessment against the appropriate SEPP and Precinct plan and Development Control Plan will form part of the Environmental Impact Statements as requested by the SEARs.

IDENTIFIED ENVIRONMENTAL ISSUES

Key Issues that we consider relevant to the assessment of this proposal are as follows:

Key Issues

- Compliance with key statutory planning instruments and policies that specifically relate to the Aerotropolis;
- Relationship to the BHL SSDA as mentioned above, which is the overall site concept DA which includes road access and the like;
- Amenity – noise, vibration and air quality impacts;
- Access and transport;
- Airspace operations, noting the site is affected by OLS contours limiting height;
- Connecting with Country;
- Heritage;
- Land – soil, geotechnical contamination and earthworks;
- Water – stormwater and flood management;
- Built Environment and Design Excellence; and
- Social and Economic Impacts.

Other Issues

- Utility and infrastructure delivery;

- Bushfire;
- Waste management; and
- Ecologically sustainable development.

CONCLUSION

This letter seeks a request for industry specific SEARs and outlines a proposal for a warehouse and logistics development within the Northern Gateway precinct of the future Western Sydney Aerotropolis and located within the broader Western Sydney Employment Area.

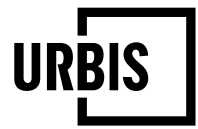
The proposal is appropriately classified as SSD and consent is required from the Minister for Planning and Homes, via the submission of a State Significant Development Application.

Should you wish to discuss any of the above please do not hesitate to contact Belinda Thomas or myself on (02) 8233 9900.

Kind regards,



David Hoy
Director
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dhoy@urbis.com.au



APPENDIX A: MASTERPLAN