



Pre-Development Application

Date Submitted: 05/06/2023

Project Name: Kelso Crescent Multi Level Warehouse, Moorebank
Case ID: PDA-58621956

Proponent Details

Project Owner Info

Title	Mr
First Name	Eng Khoon
Last name	Tan
Role/Position	Senior Manager
Phone	0478224778
Email	tan.engkhoon@mapletree.com.sg
Address	9.01 580 GEORGE STREET SYDNEY , 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	MAPLETREE SR AUSTRALIA MANAGEMENT PTY LTD
ABN	38607733611

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Jamie	Bryant
Phone	Email	Role/Position
0407227431	jbryant@willowtp.com.au	Senior Planner

Address

Suite 10.1
56 BERRY STREET
NORTH SYDNEY,
New South Wales
2060
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	Kelso Crescent Multi Level Warehouse, Moorebank
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Capital Investment Value (excl GST)	AUD89,500,000.00
Indicative Operation Jobs	232
Indicative Construction Jobs	300
Dwellings	0

Description of the Development/Infrastructure

Demolition of all existing buildings and structures, and construction and operation of a two-storey logistics facility, comprising five (5) warehouse and distribution centre buildings with mezzanine offices and car parking comprising 206 spaces. The current concept proposal plan, prepared by Nettletontribe, is enclosed at Appendix 1. Full details of the proposed development are set out within the attached covering statement, prepared by Willowtree Planning.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	20 Kelso Crescent
Site Address (Street number and name)	20 Kelso Crescent
Site Co-ordinates - Latitude	-33.93198
Site Co-ordinates - Longitude	150.939

Local Government Area

Local Government	District Name	Region Name	Primary Region
Liverpool City	Western City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot 2 in DP 521146; and
Lot C in DP 327378.

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](#)

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

Permissibility of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The Site is within the E4 General Industrial zone, where Warehouse or Distribution Centres are permissible with consent.

Biodiversity Development Assessment Report Waiver Request

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

No

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Commonwealth Environment Protection and Biodiversity Conservation Act 1999
Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2021
Water Management Act 2000
Biodiversity Conservation Act 2016
Protection of the Environment Operations Act 1997
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Planning Systems) 2021
Emerging State Environmental Planning Policy (Sustainable Buildings) October 2023
Liverpool Local Environmental Plan 2008

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

None.

Would the project vary any development standard?

No

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.

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](#)?*

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 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	Appendix 1 - 12865_SK006_CONCEPT SECTIONS[1]
File Name	Appendix 1 - 12865_SK005_CONCEPT SITE PLAN[1]
File Name	WTJ23-142 - SEARs Request - 23.05.2023
File Name	Appendix 2 - 230406 - Moorebank Cost Summary