



Pre-Development Application

Date Submitted: 06/02/2024

Project Name: Percival Road Multi-Level Warehouse
Case ID: PDA-66817967

Proponent Details

Project Owner Info

Title	Mr
First Name	Richard
Last name	Bradley
Role/Position	Development Director
Phone	0456058046
Email	richard.bradley@lendlease.com
Address	Level 14, Tower Three, International Towers Sydney Exchange Place, 300 Barangaroo Avenue Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	LENLEASE REAL ESTATE INVESTMENTS LIMITED
ABN	46063427896

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Charlotte	MacDonald
Phone	Email	Role/Position
0419335488	cmacdonald@willowtp.com.au	Planner

Address

165
WALKER 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	Percival Road Multi-Level Warehouse
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Capital Investment Value (excl GST)	AUD380,000,000.00
Indicative Operation Jobs	150
Indicative Construction Jobs	300
Number of Occupants	150
Number of Dwellings	0
Gross Floor Area (GFA) sqm	109,000

Description of the Development/Infrastructure
Construction of a multi-level industrial development.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Percival Road, Smithfield
Site Address (Street number and name)	15-21 Britton Street & 28-54 Percival Road, Smithfield
Site Co-ordinates - Latitude	-33.84306
Site Co-ordinates - Longitude	150.948

Local Government Area

Local Government	District Name	Region Name	Primary Region
Cumberland	Central City District	Sydney	☒

Lot and DP

Lot and DP
Lot 1 DP 597082 and Lot 34 DP 617521

Site Area

What is the total site area for your development?
Site Area sqm
87,500

Climate Zone

What climate zone/s is development in?
Climate Zone: select all that apply
Climate zone 6 - mild temperate

How has the climate zone impacted the design of the development?
N/A

Statutory Context


[2021](#)

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](#)

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

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Warehouse and distribution centre is permissible with consent in the E4 Zone of the Cumberland Local Environmental Plan 2021

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
E4 General Industrial

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
? Environmental Planning and Assessment Regulation 2021
? Biodiversity Conservation Act 2016

- ? Heritage Act 1977
- ? Protection of the Environment Operations Act 1997
- ? Water Management Act 2000
- ? State Environmental Planning Policy (Planning Systems) 2021
- ? State Environmental Planning Policy (Transport and Infrastructure) 2021
- ? State Environmental Planning Policy (Resilience and Hazards) 2021
- ? State Environmental Planning Policy (Biodiversity and Conservation) 2021
- ? State Environmental Planning Policy (Sustainable Buildings 2022
- ? Cumberland Local Environmental Plan 2021

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

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.

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](#)?*

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](#)?

Yes

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

No

Attachments

File Name	Preliminary CIV Report
File Name	Proposed Plans
File Name	Site Context Map
File Name	Scoping Report