



Pre-Development Application

Date Submitted: 15/08/2024

Project Name: 1-51 Aldington Road Industrial Estate
Case ID: PDA-72612206

Proponent Details

Project Owner Info

Title	Mr
First Name	Alex
Last name	Heath
Role/Position	Senior Urbanist
Phone	0448079558
Email	aheath@ethosurban.com
Address	Level 4, 180 George Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	The Trustee for 1-51 Aldington Logistics Property Trust
ABN	75186914374

Primary Contact Info

Are you the primary contact?
Yes

Title	First Name	Last Name
Mr	Alexander	Heath
Phone	Email	Role/Position
0448079558	aheath@ethosurban.com	Junior Urbanist

Address

173 Sussex Street
Sydney,
New South Wales
2000
AUS

Development Details

Engagement with the Department

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

Project Info

Project Name	1-51 Aldington Road Industrial Estate
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Estimated Development Cost (excl GST)	AUD133,000,000.00
Indicative Operation Jobs	100
Indicative Construction Jobs	100
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	49,895

Description of the Development/Infrastructure

Construct three (3) warehouse and distribution centre buildings, alongside landscaping, connection to site infrastructure and road construction.

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	1-51 Aldington Road
Site Address (Street number and name)	1-23 & 25-51 Aldington Road, Kemps Creek
Site Co-ordinates - Latitude	-33.835719
Site Co-ordinates - Longitude	150.794

Local Government Area

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

Lot and DP

Lot and DP

Lot 39 and 40 DP 708347

Site Area

What is the total site area for your development?

Site Area sqm

202,800

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

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

As aforementioned, the site is zoned IN1 – General Industrial and C2 – Environmental Conservation under Chapter 2 of the State Environmental Planning Policy (Industry and Employment) 2021. Development for the purposes of a warehouse and distribution centre is permissible with development consent in the IN1 zone. Roads are also proposed to service the development and are permissible in both the IN1 and C2 zones.

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)

C2 Environmental Conservation, IN1 General Industrial

Statutory Context 2

Legislation and EPIs

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

Transport and Infrastructure SEPP
Biodiversity and Conservation SEPP
Resilience and Hazards SEPP
Planning Systems SEPP
Sustainable Buildings SEPP
Roads Act 1993
Biodiversity Conservation Act 2016

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](#)?*

Yes

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](#)?*

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	Attachment A - Concept Masterplan
File Name	Attachment B - LOG North Roadworks Plan
File Name	1-51 Aldington Road Scoping Report_FINAL
File Name	Attachment C - Quantity Surveyor Letter
File Name	Attachment D - Scoping Summary Table