



State Significant Development

Lodgement Date: 08/09/2021

Project Name: Yiribana Logistics Estate  
Case ID: SSD-10272349

Proponent Details

Project Owner Info

|               |                                                                                            |
|---------------|--------------------------------------------------------------------------------------------|
| Title         | Mr                                                                                         |
| First Name    | Matt                                                                                       |
| Last name     | Jordan                                                                                     |
| Role/Position | Development Manager                                                                        |
| Phone         | 0401711990                                                                                 |
| Email         | matt.jordan@gpt.com.au                                                                     |
| Address       | MLC CENTRE LEVEL 51 19-29<br>MARTIN PLACE<br>SYDNEY ,<br>New South Wales,<br>2000 ,<br>AUS |

Company Info

Are you applying as a company/business?  
Yes

|              |                 |
|--------------|-----------------|
| Company Name | GPT PTY LIMITED |
| ABN          | 88073246009     |

Primary Contact Info

Are you the primary contact?

|                        |                     |
|------------------------|---------------------|
| Yes                    |                     |
| Title                  | First Name          |
| Mr                     | Matt                |
| Last Name              | Phone               |
| Jordan                 | 0401711990          |
| Email                  | Role/Position       |
| matt.jordan@gpt.com.au | Development Manager |

Address

MLC CENTRE LEVEL 51 19-29  
MARTIN PLACE  
SYDNEY,  
New South Wales  
2000  
AUS

Political Donations

Do you need to disclose a political donation?  
No

Development Details

Project Info

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| Project Name                        | Yiribana Logistics Estate         |
| Industry                            | Transport & Logistics             |
| Development Type                    | Warehouse or distribution centres |
| Capital Investment Value (excl GST) | AUD170,880,390.00                 |
| Indicative Operation Jobs           | 1,000                             |
| Indicative Construction Jobs        | 703                               |

Description of Development  
Concept Masterplan and Staged development of Yiribana Logistics Estate comprising five (5) industrial warehouses, internal road network and a 35m environmental corridor.  
It will provide 157,860sqm of warehouse or logistics and ancillary office uses and a total of 703 construction jobs and 1,200 operational jobs.

Stage 1 Details

|                                     |                  |
|-------------------------------------|------------------|
| Capital Investment Value (excl GST) | AUD78,179,280.00 |
|-------------------------------------|------------------|

|                   |     |
|-------------------|-----|
| Operation Jobs    | 400 |
| Construction Jobs | 350 |

Concept Development

Are you intending to submit a Concept Application?

Yes

Would this be for the initial Concept Application?

Yes

Would this application also include the first stage of the project?

Yes

Site Details

Site Information

|                                       |                                             |
|---------------------------------------|---------------------------------------------|
| Site Name                             | Mamre Road, Kemps Creek                     |
| Site Address (Street number and name) | 784-786 and 754-766 Mamre Road, Kemps Creek |
| Site Co-ordinates - Latitude          | -33.836044                                  |
| Site Co-ordinates - Longitude         | 150.781                                     |

Local Government Area

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

Lot and DP

Lot 59-60 in DP 259135

Landowners Consent

Is Landowner's consent required?

No

Reason Landowner's consent is not required

☒ The Applicant owns all the land subject of the proposal

☐ The development is proposed to be undertaken by a public authority

☐ The development is set out in clause clause 5 (Mining) or 6 (Petroleum (oil and gas)) of Schedule 1 to [APP 1.7 Legal Obligations for Assessing SSD](#) and does not include development on land that is a state conservation area reserved under the [Lobbyist and Business Contacts](#)

☐ The development is on land with multiple owners as designated by the Secretary of the Department of Planning and Environment.

Statutory Context

Under [State Environmental Planning Policy \(State and Regional Development\) 2011](#) , which schedule does your State Significant Development application relate to?

Schedule 1: SSD - General

Schedule 1: SSD - General

Clause 12 - Warehouses or distribution centres

Permissibility of Proposal

Permissible with consent

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

Yes

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

Yes

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](#)?\*

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 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

Attachments

Attachments

|           |                                             |
|-----------|---------------------------------------------|
| File Name | Appendix U - ACHAR (1)                      |
| File Name | Appendix NN - Flood Modelling_Pt12          |
| File Name | Appendix NN - Flood Modelling_Pt14          |
| File Name | Appendix NN - Flood Modelling_Pt13          |
| File Name | Appendix NN - Flood Modelling_Pt11          |
| File Name | Appendix NN - Flood Modelling_Pt9           |
| File Name | Appendix NN - Flood Modelling_Pt6           |
| File Name | Appendix NN - Flood Modelling_Pt7           |
| File Name | Appendix NN - Flood Modelling_Pt10          |
| File Name | Appendix NN - Flood Modelling_Pt8           |
| File Name | Appendix NN - Flood Modelling_Pt3           |
| File Name | Appendix NN - Flood Modelling_Pt4           |
| File Name | Appendix NN - Flood Modelling_Pt2           |
| File Name | Appendix NN - Flood Modelling_Pt1           |
| File Name | Appendix NN - Flood Modelling_Pt5           |
| File Name | Environmental Impact Statement SSD-10272349 |
|           |                                             |

|           |                                                    |
|-----------|----------------------------------------------------|
| File Name | Appendix L - Attachment A-C                        |
| File Name | Appendix L - Attachment E2.3                       |
| File Name | Appendix L - Attachment E2.1                       |
| File Name | Appendix L - Attachment E2.2                       |
| File Name | Appendix L - Attachment D-E1                       |
| File Name | Appendix L - Attachment E2.6                       |
| File Name | Appendix L - Attachment E2.5                       |
| File Name | Appendix L - Attachment E2.7                       |
| File Name | Appendix L - Attachment E2.4                       |
| File Name | Appendix L - Attachment E2                         |
| File Name | Appendix L - Attachment E2.8                       |
| File Name | Appendix L - Civil Engineering & WCM Strategy      |
| File Name | Appendix L - Attachment F-G                        |
| File Name | Map Packages                                       |
| File Name | Appendix Y - Geotechnical Investigation            |
| File Name | Appendix X - Service Infrastructure Report         |
| File Name | Appendix Z - Imported Fill Protocol                |
| File Name | Appendix W - Heritage Impact Statement             |
| File Name | Appendix V - Transport and Accessibility Plan      |
| File Name | Appendix T - Vegetation Management Plan            |
| File Name | Appendix S - Riparian Lands Assessment             |
| File Name | Appendix R - BDAR                                  |
| File Name | Appendix Q - Social Impact Assessment              |
| File Name | Appendix P - Consultation Outcomes Report          |
| File Name | Appendix O - Community Fact Sheet                  |
| File Name | Appendix M - Site Survey Plan                      |
| File Name | Appendix MM - Fire Safety Strategy                 |
| File Name | Appendix N - Stakeholder Participation Strat       |
| File Name | Appendix KK - Bushfire Assessment Report           |
| File Name | Appendix LL - BCA Assessment Report                |
| File Name | Appendix K - Civil Drawings                        |
| File Name | Appendix JJ - Air Quality Impact Assessment        |
| File Name | Appendix J - Urban Design and VIA Report           |
| File Name | Appendix II - Noise and Vibration Assessment       |
| File Name | Appendix I - Landscape Masterplan                  |
| File Name | Appendix H - Design Statement                      |
| File Name | Appendix GG - Aeronautical Impact Assessment       |
| File Name | Appendix HH - ESD and Greenhou                     |
| File Name | Appendix G - Stage 1 Architectural Plans           |
| File Name | Appendix G - Concept Architectural Plans           |
| File Name | Appendix FF - Waste Management Plan                |
| File Name | Appendix EE - Hazards Analysis                     |
| File Name | Appendix E - Draft Mamre Road DCP Compliance Table |
| File Name | Appendix DD - Potential Acid Sulphate Soil Advice  |
| File Name | Appendix CC - Remedial Action Plan                 |
| File Name | Appendix D - Mitigation Measures                   |
| File Name | Appendix C - Community Engagement Table            |
| File Name | Appendix BB - Preliminary Site Investigation       |
| File Name | Appendix B - Mandatory Considerations Table        |
| File Name | Appendix AA - Groundwater Management Plan          |
| File Name | Appendix A - SEARs Reference Table                 |
| File Name | Appendix F - Capital Investment Value (CIV)        |

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