



Project Name: Elizabeth Enterprise Precinct - Stage 1
Case ID: SSD-19618251

Applicant Details

Project Owner Info

Title	Mr.
First Name	Daniel
Last name	Brook
Role/Position	Senior Development Manager
Phone	0421128584
Email	daniel.brook@mirvac.com
Address	Level 28, 200 George Street SYDNEY , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	MIRVAC PROJECTS PTY LTD
ABN	72001069245

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Christopher	Curtis
Phone	Email	Role/Position
0294094977	ccurtis@ethosurban.com	Senior Urbanist

Address

173
SUSSEX STREET
SYDNEY,
New South Wales
2000
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Elizabeth Enterprise Precinct - Stage 1
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Estimated Development Cost (excl GST)	AUD282,521,836.00
Indicative Operation Jobs	1,081
Indicative Construction Jobs	309
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	139,705

Description of amended development
Concept plan comprising seven industrial buildings and a cafe and a Stage 1 development including site preparation, bulk earthworks, retaining walls, road works, stormwater infrastructure, internal and external utilities, staged subdivision, and construction and operation of two buildings for warehouse and distribution or general industrial use and ancillary office space

Description of Changes

Briefly describe the proposed changes to the application

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Stage 1 Details

Estimated Development Cost (excl GST)	AUD132,964,323.00
Operation Jobs	399
Construction Jobs	128
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	57,965

Concept Development

Are you intending to submit a concept or staged 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	Elizabeth Enterprise Precinct
Site Address (Street number and name)	1669-1723 Elizabeth Drive, Badgerys Creek
Site Co-ordinates - Latitude	-33.872592
Site Co-ordinates - Longitude	150.765

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 100 DP1283398

Lot 741 DP810111

Site Area

What is the total site area for your development?

Site Area sqm

908,708

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Mirvac Landowners Consent
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Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

Warehouse and distribution centre over \$50m CIV (noting \$30m from 1 June 2021), Clause 12 Schedule 1 SRD SEPP

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General

Section under selected Schedule

Section 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?

No

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

No

Is the development biodiversity compliant? (refer to [Schedule 1, Part 1, clause 1\(2\) of the Environmental Planning and Assessment Regulation](#))

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](#)?*

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](#)?*

Yes

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

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
R80023	CEnvP	Timothy Ward

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	SSD-19618251 Environmental Impact Statement
File Name	A - SEARs Compliance Table
File Name	B - Architectural Plans
File Name	C - Statutory Compliance Table
File Name	D - Community Engagement Table
File Name	E - Consolidated Mitigation Measures
File Name	F - Aerotropolis DCP Compliance Table
File Name	G - Consultation Outcomes Report
File Name	H - EDC Report
File Name	I - Design Statement
File Name	J - Urban Design Report
File Name	K - Civil Drawings
File Name	L - Civil Infrastructure Report
File Name	M - Water and Stormwater Management Plan
File Name	M - MUSIC Model
File Name	N - Erosion and Sediment Control Plan
File Name	O - Interim Intersection Design Plans (DA240775)
File Name	P - Plan of Subdivision
File Name	Q - Landscape Report
File Name	R - Landscape Drawings - Warehouse 6
File Name	R - Landscape Drawings - Site Wide Infrastructure
File Name	R - Landscape Drawings - Warehouse 2
File Name	S - Net Zero Statement
File Name	T - ESD Report
File Name	U - Aeronautical Impact Assessment
File Name	V - Wildlife Hazard Assessment
File Name	W - Agreement to Rate (Warehouse 6)
File Name	W - Agreement to Rate (Warehouse 2)
File Name	X - Consistency with AIE Memorandum
File Name	Y - Connecting with Country Framework (Not Pub Exh)
File Name	Y - Connecting with Country Framework (Pub Exh)
File Name	Z - Public Art Strategy
File Name	AA - Smart Cities Requirements
File Name	BB - Landscape Character and Visual Impact Assessment
File Name	CC - SDRP Advice Letter - 5 September 2022
File Name	CC - Mirvac SDRP Response Letter - 1 December 2022
File Name	DD - BCA Assessment Report - Warehouse 6
File Name	DD - BCA Assessment Report - Warehouse 2
File Name	EE - Fire Safety Strategy - Concept Plan
File Name	EE - Fire Safety Strategy - Stage 1A Development
File Name	FF - Transport Assessment
File Name	GG - Geotechnical Investigation Report
File Name	HH - Dam Dewatering Management Plan
File Name	II - Flood Impact Assessment
File Name	II - Flood Risk Assessment
File Name	JJ - Embodied Emissions Materials Form
File Name	KK - Noise and Vibration Assessment
File Name	LL - EEP Stage 1 BDAR
File Name	LL - Intersection BDAR
File Name	MM - Aboriginal Cultural Heritage Assessment Report
File Name	NN - Recognise Country Guidelines
File Name	OO - Non-Aboriginal Statement of Heritage Impact
File Name	OO - Archaeological Research Design Report
File Name	OO - Archaeological Test Excavation Results Report
File Name	OO - Salvage Excavation ARD Report
File Name	PP - Social Impact Assessment
File Name	QQ - Preliminary Site Investigation
File Name	RR - Detailed Site Investigation - Stage 1
File Name	RR - Detailed Site Investigation - Stage 2
File Name	SS - Remedial Action Plan
File Name	TT - Bushfire Assessment Report
File Name	UU - Air Quality Impact Assessment
File Name	VV - Waste Management Plan
File Name	GIS PDF