



State Significant Development

Date Submitted: 03/05/2022

Project Name: Woolworths Wyong Regional Distribution Centre Expansion
Case ID: SSD-33701741

Applicant Details

Project Owner Info

Title	Mr
First Name	Andrew
Last name	Hollander
Role/Position	Development Manager
Phone	0432350164
Email	ahollander@woolworths.com.au
Address	11 WARREN ROAD WARNERVALE , , 2259 , AUS

Company Info

Are you applying as a company/business?

Yes	
Company Name	WOOLWORTHS GROUP LIMITED
ABN	88000014675

Primary Contact Info

Are you the primary contact?

Yes	
Title	First Name
Ms	Kirraly
Last Name	Phone
Northey	0434141886
Email	Role/Position
knorthey@urbis.com.au	Assistant Planner

Address

Urbis Level 8 Angel Place
123 Pitt Street
Sydney,
New South Wales
2000
AUS

Political Donations

Do you need to disclose a political donation?

Yes

Attachments

File Name	Political Donations Signed Statement
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Development Details

Project Info

Project Name	Woolworths Wyong Regional Distribution Centre Expansion
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Capital Investment Value (excl GST)	AUD67,570,648.00
Indicative Operation Jobs	30
Indicative Construction Jobs	100

Description of Development

The project comprises alterations and additions to the existing warehouse and distribution centre development including various components as outlined in the supporting Environmental Impact Statement and its attachments.

Concept Development

Are you intending to submit a Concept Application?

No

Site Details

Site Information

Site Name	Woolworths Warnervale Warehouse and Distribution Facility
Site Address (Street number and name)	11 Warren Road, Warnervale
Site Co-ordinates - Latitude	-33.237320
Site Co-ordinates - Longitude	151.424

Local Government Area

Local Government	District Name	Region Name	Primary Region
Central Coast		Central Coast	

Lot and DP
Lot 413 DP1058215

Landowners Consent

Is Landowner's consent required?
Yes

Do you have evidence of all Land Owners' consent?

Yes

Attachments

File Name	Owner's Consent_11 Warren Road, Warnervale
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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 under selected Schedule

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?

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

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report?^{*}

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?^{*}

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?^{*}

No

Does the application include a site plan of the land, which indicates the matters referred to in Schedule 1, Clause 2(2) of the [Environmental Planning and Assessment Regulation](#)?^{*}

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?^{*}

No

Does the development involve any subdivision work?^{*}

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) applies?*

No

Is the development referred to in [clause 50\(1\)](#) of the ARH SEPP?*

No

Is the development [BASIX affected development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 2A for it to be so accompanied)?*

No

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](#)?*

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 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](#)?*

No

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

No

Attachments

Attachments

File Name	Appendix F_ Site Survey
File Name	EIS SSD-33701741_3 May 2022
File Name	Appendix T_Geotechnical Assessment
File Name	Appendix Z_Access Review Report
File Name	Appendix Y_Preliminary Hazard Analysis
File Name	Appendix X_Aviation Impact Assessment
File Name	Appendix W_Bushfire Assessment Report
File Name	Appendix V_Social Impact Assessment
File Name	Appendix U_ACHR_Public Exhibition
File Name	Appendix U_Aboriginal Cultural Heritage Report
File Name	Appendix S_Noise Impact Assessment
File Name	Appendix R_Air Quality Assessment Report
File Name	Appendix Q_Aboricultural Impact Assessment
File Name	Appendix P_Transport and Accessibility Assessment
File Name	Appendix O_Consultation Outcomes Report.
File Name	Appendix N_Biodiversity Development Assessment
File Name	Appendix M_QS Report
File Name	Appendix L_Prelim Construction Management Plan
File Name	Appendix K_Operational Management Plan
File Name	Appendix J_Waste Management Plan
File Name	Appendix I_Landscape Plans
File Name	Appendix H_Architectural Design Report
File Name	Appendix GG_SEARs and Cover Letter
File Name	Appendix G_Architectural Plans
File Name	Appendix FF_Employment Benefit Analysis
File Name	Appendix EE_Services Infrastructure Assessment
File Name	Appendix E_Civil Engineering Report and Plans
File Name	Appendix DD_Preliminary Site Investigation Report
File Name	Appendix D_Mitigation Measures
File Name	Appendix CC_ESD Strategy
File Name	Appendix C_Community Engagement Summary
File Name	Appendix BB_Visual Impact Assessment
File Name	Appendix B_Statutory Assessment
File Name	Appendix AA_BCA Report
File Name	Appendix A_SEARS Table