



Project Name: Roussell Road Warehouse
Case ID: SSD-41807966

Applicant Details

Project Owner Info

Title	Mr
First Name	Guy
Last name	Smith
Role/Position	Planning Manager
Phone	0292307225
Email	guy.smith@goodman.com
Address	1-11 HAYES ROAD ROSEBERY , New South Wales, 2018 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	GOODMAN PROPERTY SERVICES (AUST) PTY LIMITED
ABN	40088981793

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Guy	Smith
Phone	Email	Role/Position
0292307225	guy.smith@goodman.com	Administrator

Address

1-11
HAYES ROAD
ROSEBERY,
New South Wales
2018
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Roussell Road Warehouse
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Capital Investment Value (excl GST)	AUD30,000,000.00
Indicative Operation Jobs	180
Indicative Construction Jobs	200

Description of Development

The Site is located at 9 Roussell Road Eastern Creek 2766. Goodman are proposing a State Significant Development (SSD) application for the expansion lot to Goodman's M7 Business Park. The expansion site area is 56,625m² and the proposed development includes:

- Single warehouse tenancy of 26,500m², including 1,300m² of office.
- 13.7m ridgeline roof height
- 197 car parking spaces
- Associated access driveway, hardstand and landscaping

Concept Development

Are you intending to submit a Concept Application?

No

Site Details

Site Information

Site Name	9 Roussell Road Eastern Creek 2766
Site Address (Street number and name)	9 Roussell Road Eastern Creek 2766
Site Co-ordinates - Latitude	-33.822550
Site Co-ordinates - Longitude	150.845

Local Government Area

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

Lot and DP

251/-/DP1082988

Landowners Consent

Is Landowner's consent required?

Yes

Do you have evidence of all Land Owners' consent?

No

Statutory Context

Under [State Environmental Planning Policy\(Planning System\) 2021](#), which schedule does your State Significant Infrastructure 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 [Part 3\(24\) Content of development applications of the Environmental Planning and Assessment Regulation 2021](#))

No

Other Requirements - Part1

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

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 location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

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 optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under section 27 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

REAP Declaration

Does the EIS include a declaration signed by a REAP?

No

Attachments

Attachments

File Name	GIS DATA
File Name	Appendix 2 - Cost Estimate
File Name	Appendix 23 - Flooding Report
File Name	Appendix 7 - Architectural Plans
File Name	Appendix 18 - ACHAR
File Name	Appendix 9 - Geotechnical Investigations
File Name	Appendix 12 - Noise Assessment
File Name	Appendix 13 - BDAR
File Name	Appendix 20 - Sustainability Management Plan
File Name	Appendix 17 - Waste Management Plan
File Name	Appendix 11 - Transport Assessment
File Name	Appendix 10 - Preliminary Site Investigation
File Name	Appendix 21 - Civil Plans
File Name	Appendix 8 - Landscape Plans
File Name	Appendix 15 - Bushfire Hazard Assessment
File Name	Appendix 26 - Site Survey
File Name	Appendix 24 - BCA Report
File Name	Appendix 25 - Council Meeting Minutes
File Name	Appendix 19 - Social Impact Assessment
File Name	Appendix 16 - Air Quality Assessment
File Name	Appendix 4 - Engagement Outcomes Report
File Name	Appendix 3 - Draft Eastern Creek Statutory Compliance Table
File Name	Appendix 22 - Stormwater and Infrastructure Report

File Name	Appendix 14 - Fire Safety Strategy
File Name	Appendix 6 - Strategic Planning Assessment
File Name	Appendix 5 - Mitigation Measures Summary
File Name	Appendix 1 - SEARs Table
File Name	EIS_9 Roussell Rd Eastern Creek_SSD 41807966
