



Project Name: Wallgrove Business Hub
Case ID: SSD-50972718

Applicant Details

Project Owner Info

Title	Ms
First Name	Kerrie
Last name	Symonds
Role/Position	Planner
Phone	0433832364
Email	kerrie.symonds@gsp.nsw.gov.au
	PO Box 3064
Address	Parramatta , New South Wales, 2124 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	Western Sydney Parklands Trust
ABN	85202544800

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Kerrie	Symonds
Phone	Email	Role/Position
0433832364	kerrie.symonds@gsp.nsw.gov.au	Planner

Address

PO Box 3064
Parramatta,
New South Wales
2124
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Wallgrove Business Hub
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Capital Investment Value (excl GST)	AUD78,036,066.00
Indicative Operation Jobs	227
Indicative Construction Jobs	210
Number of Occupants	0
Number of Dwellings	3
Gross Floor Area (GFA) sqm	39,846

Description of the Development/Infrastructure

Development consent is being sought for a concept proposal for the staged redevelopment of the site as an industrial business hub and a detailed proposal for the first stage of works. The concept proposal includes approximately 34,000 square metres of floor space across a 7.2 hectare site, with an access road off Wallgrove Road, stormwater management works and utility services.

Description of Changes

Briefly describe the proposed changes to the application

Stage 1 Details

Capital Investment Value (excl GST)	AUD18,783,000.00
Operation Jobs	0
Construction Jobs	80
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

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	Wallgrove Business Hub
Site Address (Street number and name)	97-151 Wallgrove Road Cecil Park
Site Co-ordinates - Latitude	-33.869453
Site Co-ordinates - Longitude	150.844

Local Government Area

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

Lot and DP

Lot and DP

Part Lot 24 DP 1152887

Part Lot 25 Sec.4 DP2954

Site Area

What is the total site area for your development?

Site Area sqm

72,000

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name Landowners Consent

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

In accordance with section 2.6 and Schedule 2, clause 5 of the Planning Systems SEPP, development that has a CIV of more than \$10 million on land within the Western Sydney Parklands is classified as SSD.

As the proposal has an estimated CIV of more than \$10 million and is located within the Western Sydney Parklands it is therefore classified as SSD.

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

Schedule 2: SSD - Specified Sites (Planning Systems SEPP 2021)

Schedule 2: SSD – Specified Sites

Section under selected Schedule

Section 5 - Development in the Western Sydney Parklands

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 [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, 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

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

Is the development seeking certification from a sustainability rating system?

No

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	David
Last Name	Yong
Professional Qualification	Quantity surveyor
Registration details	3513
Business Name	NORTHCROFT PTY LTD
Australian Business Number (ABN)	37008764574

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

The project aims to minimise embodied energy by avoiding unnecessary use of materials and procuring materials with a low carbon footprint where appropriate. During construction works, there will also be a focus on optimizing the use of on-site available materials to reduce transportation needs. In cases where the necessity arises for imported materials, preference will be given to locally sourced options where feasible. Moreover, there will be a preference for steel and concrete suppliers equipped with environmental product disclosures (EPDs) to bolster the improvement of industry standards and transparency of information on material impacts.

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Other Requirements - Part1

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

Yes

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

Yes

Does the application include the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values?*

Yes

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?*

Yes

Does the application include preliminary engineering drawings of the work to be carried out?*

Yes

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 Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing 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](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

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](#)?*

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 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
7199	PIA	Dan Keary

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

Yes

Attachments

Attachments

File Name	Embodied Emissions Materials Form (NSW SEPP)
File Name	Detailed Survey
File Name	Appendix 5 - Estimated Cost of Development Report
File Name	240704 KEYLAN Wallgrove Rd Business Hub SSD EIS