



Project Name: Kelso Crescent Multi-Level Warehouse, Moorebank  
Case ID: SSD-58978472

### Applicant Details

#### Project Owner Info

Title	Mr
First Name	Eng Khoon
Last name	Tan
Role/Position	Senior Manager
Phone	0478224778
Email	tan.engkhoon@mapletree.com.sg
Address	9,01 580 GEORGE STREET SYDNEY , , 2000 , AUS

#### Company Info

Are you applying as a company/business?

Yes

Company Name	MAPLETREE SR AUSTRALIA MANAGEMENT PTY LTD
ABN	38607733611

#### Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Jamie	Bryant
Phone	Email	Role/Position
0407227431	jbryant@willowtp.com.au	Senior Planner

#### Address

Suite 10.1  
56 BERRY STREET  
NORTH SYDNEY,  
New South Wales  
2060  
AUS

### Political Donations

Do you need to disclose a political donation?

No

### Development Details

#### Project Info

Project Name	Kelso Crescent Multi-Level Warehouse, Moorebank
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Estimated Development Cost (excl GST)	AUD94,500,000.00
Indicative Operation Jobs	240
Indicative Construction Jobs	160
Number of Occupants	240
Number of Dwellings	0
Gross Floor Area (GFA) sqm	34,410

#### Description of amended development

Demolition of existing buildings and structures, and construction and operation of a two-storey logistics facility, comprising five (5) warehouse and distribution centre tenancies with mezzanine offices and car parking comprising 180 spaces.

The current concept proposal plan, prepared by Nettletontribe, is enclosed at Appendix 4. Full details of the proposed development are set out at Part 3 of the attached Environmental Impact Statement, prepared by Willowtree Planning.

#### Description of Changes

Briefly describe the proposed changes to the application

The application is now supplemented by the following:

- NABERS Embodied Emissions Materials Form;
- Net zero statement;
- Signed NABERS agreement to rate for energy and water; and
- An updated EIS.

#### Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	20 Kelso Crescent
Site Address (Street number and name)	20 Kelso Crescent, Moorebank
Site Co-ordinates - Latitude	-33.931980
Site Co-ordinates - Longitude	150.939

### Local Government Area

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

### Lot and DP

Lot and DP

Lot 2 in DP 521146; and  
Lot C in DP 327378.

### Site Area

What is the total site area for your development?

Site Area sqm

35,200

### Climate Zone

What climate zone/s is development in?

Climate Zone: select all that apply

Climate zone 6 - mild temperate

How has the climate zone impacted the design of the development?

Not applicable

### Landowners Consent

#### Is Landowner's consent required?

No

#### Reason Landowner's consent is not required

- The applicant is the owner of the land to which the development application relates
- The development is proposed to be undertaken by a public authority and relevant notices have been issued.
- The development is set out in section 5 (Mining) or 6 (Petroleum (oil and gas)) of Schedule 1 to *State Environmental Planning Policy (Planning Systems) 2021* and is not in a state conservation reserved area under the *National Parks and Wildlife Act 1974* and relevant notices have been issued.
- The development is on land with multiple owners as designated by the Secretary of the Department of Planning and Environment and relevant notices have been issued.

#### 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

The proposed development seeks consent for a warehouse and distribution centre with a total Estimated Development Cost (EDC) of approximately \$94,500,000. The proposed development satisfies the definition of State Significant Development (SSD) pursuant to Schedule 1, Clause 12 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP).

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

Schedule 1: SSD - General (Planning Systems SEPP 2021)

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

Yes

## 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

Yes

## 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?

Yes

If Other, provide details

Please refer to the ESD Report/ Sustainability Management Plan prepared by SLR, enclosed at Appendix 12.

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

Appendix 12 - Sustainability Management Plan/ ESD Report  
Appendix 35 - Signed NABERS Agreement to Rate Contract for Energy and Water  
Appendix 36 - Embodied Emissions Materials Form

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	Rob
Last Name	Watkins
Professional Qualification	Quantity surveyor
Registration details	BE(Hons), Bcom, MIEAust
Business Name	CURRIE & BROWN (AUSTRALIA) PTY LTD
Australian Business Number (ABN)	97128823843

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

Please refer to the Sustainability Management Plan/ ESD Report, prepared by SLR, enclosed at Appendix 12.

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

## Sustainability Requirements B

### Net Zero Statement

Is the application accompanied by a Net Zero Statement?

Yes

Enter the details of the qualified person certifying the Net Zero Statement

First Name	Neihad
Last Name	Al-Khalidy
Professional Qualification	Mechanical engineer
Registration details	MIEAust CPEng; NER
Business Name	SLR CONSULTING AUSTRALIA PTY LTD
Australian Business Number (ABN)	29001584612

Is the development designed to operate as a net zero development immediately?

Yes

Which of the following net zero provisions has the development incorporated?

Renewable energy generation and storage, Electrified services and appliances, Electric HVAC system

What is the estimated annual energy consumption for the building?

What is the estimated amount of emissions relating to energy use in the building, including direct and indirect emissions?

## Sustainability Requirements C

### Water

Has a NABERS Agreement to Rate relating to water been prepared for each prescribed large commercial use?

Yes

Details of the Agreement(s):

Type of Agreement	Targeted Star Rating	Agreement Ref Number
NABERS Agreement to Rate (Office)	4 Stars	AR00008

### Energy

What is the preferred Section J pathway for this development?

J1V1 NABERS Energy

Is the development in the City of Sydney Local Government Area and a prescribed hotel, motel or office?

No

Has a NABERS Commitment Agreement or Agreement to Rate relating to energy use been prepared for each prescribed large commercial use?

Yes

Details of the Agreement(s):

Type of Agreement	Targeted Star Rating	Agreement Ref Number
NABERS Agreement to Rate (Office)	4 Stars	AR00008

## Other Requirements - Part1

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

No

Has a BDAR waiver been issued?\*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?\*

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 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](#)?\*

No

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

No

## REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number

135475

Accredited Organisation

PIA

REAP Name

Andrew Cowan

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

Yes

## Attachments

**Attachments**

File Name	NABERS Confirmation Email
File Name	Appendix 12 - ESD Report - 27.03.2024
File Name	Appendix 35 - Signed NABERS (Energy and Water)
File Name	Appendix 36 - Embodied Emissions Materials
File Name	Appendix 2 - Cost Summary Report (EDC)
File Name	20 Kelso Crescent Multi Level Warehouse EIS
File Name	Appendix 35 - NABERS Energy Agreement
File Name	Appendix 2 - CIV [Amended] - 19.02.2024
File Name	Appendix 2 - Addendum CIV - 08.03.2024

---