



Project Name: Milperra Road Multi-Level Warehouse  
Case ID: SSD-63664708

### Applicant Details

#### Project Owner Info

Title	Mr
First Name	Riley
Last name	Sampson
Role/Position	Development Manager
Phone	0487319800
Email	riley.sampson@gatewaycapital.com.au
Address	264 George Street Level 48, Australia Square Sydney , New South Wales, 2000 , AUS

#### Company Info

Are you applying as a company/business?

Yes

Company Name	GINCOP NOMINEES 1 PTY LTD
ABN	89658475113

#### Primary Contact Info

Are you the primary contact?

Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Ms	Erin	Dethridge
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0282337671	edethridge@urbis.com.au	Administrator

#### Address

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

### Political Donations

Do you need to disclose a political donation?

No

### Development Details

#### Project Info

Project Name	Milperra Road Multi-Level Warehouse
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Capital Investment Value (excl GST)	AUD140,856,000.00
Indicative Operation Jobs	724
Indicative Construction Jobs	523
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	44,003

#### Description of the Development/Infrastructure

The project comprises the demolition of the existing buildings on site, remediation of the site if required and construction of a two-storey warehouse and distribution centre development including ancillary office space and site landscaping.  
The site has a total area of 50,341m2 (approximate). The total site area is expected to be physically disturbed by the project.

#### Description of Changes

Briefly describe the proposed changes to the application

#### Concept Development

Are you intending to submit a concept or staged application?

No

### Site Details

#### Site Information

Site Name	61 Milperra Road
Site Address (Street number and name)	61 Milperra Road, Revesby NSW
Site Co-ordinates - Latitude	-33.935750

**Local Government Area**

Local Government	District Name	Region Name	Primary Region
Canterbury-Bankstown	South District	Sydney	<input checked="" type="radio"/>

**Lot and DP**

Lot and DP

Lot 12 in Deposited Plan DP734453

**Site Area**

What is the total site area for your development?

Site Area sqm

50,339

**Landowners Consent****Is Landowner's consent required?**

Yes

**Do you have the written consent of all landowners?**

Yes

**Attachments**

File Name Land Owners Consent - 61 Milperra Rd, Revesby

**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**

Pursuant to Schedule 1, Clause 12 of the Planning Systems SEPP, the proposed development is classified as a State Significant Development Application (SSDA) given the proposed development is for the purposes of a two-storey industrial 'warehouse and distribution centre' and the CIV is greater than \$50 million (approximately \$100 million).

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

**Land Use Zones**

What land use zone/s is the development in?

Land use zones (select all that apply)

IN1 General Industrial, IN2 Light Industrial

**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

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

Efficient, air-cooled HVAC systems that eliminate water consumption associated with heat rejection;

Electrified Domestic Hot Water heating;

No use of gas throughout site with 100% electrification;

Energy efficient LED lighting throughout with appropriate motion & daylight controls

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

ESD Report, Net Zero Statement

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

NABERS Certification

What star rating or sustainability level will be achieved by the development?

### 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	Richard
Last Name	Rigby
Professional Qualification	Quantity surveyor
Registration details	77082
Business Name	RIDER LEVETT BUCKNALL NSW PTY LTD
Australian Business Number (ABN)	94003234026

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

Yes

Provide the agreement reference number(s)

AR00022

### Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

None proposed

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	Luke
Last Name	Williams
Professional Qualification	Mechanical engineer
Registration details	12345
Business Name	ASPIRE SUSTAINABILITY CONSULTING PTY LTD
Australian Business Number (ABN)	62636142017

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

No

Is the development designed to incorporate infrastructure, or space for the infrastructure necessary for the development to not use on-site fossil fuels after 1 January 2035?

Yes

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

Renewable energy generation and storage

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)	3 Stars	AR00022

### Energy

What is the preferred Section J pathway for this development?

J1V3 Verification using a reference building

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)	5.5 Stars	AR00022

## 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	Accredited Organisation	REAP Name
68278	PIA	Jacqueline Parker

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

Yes

## Attachments

### Attachments

File Name	Appendix W_Detailed Site Investigation_Part3
File Name	Appendix H_Design Report_Part2
File Name	Appendix W_Detailed Site Investigation_Part1

File Name	Appendix W_Detailed Site Investigation_Part2
File Name	Appendix H_Design Report_Part3
File Name	Appendix M_Transport and Accessibility Impact Assessment
File Name	Appendix L_Visual Impact Assessment_Part4
File Name	Appendix G_Architectural Drawings
File Name	Appendix H_Design Report_Part4
File Name	Appendix H_Design Report_Part1
File Name	Appendix L_Visual Impact Assessment_Part1
File Name	Appendix U1_Civil Engineering Report
File Name	Appendix T_Geotechnical Assessment
File Name	Appendix L_Visual Impact Assessment_Part3
File Name	Appendix X_Remediation Action Plan_Part2
File Name	Appendix X_Remediation Action Plan_Part1
File Name	Appendix AA_ACHAR_Unredacted
File Name	Appendix U2_Civil Plans
File Name	Appendix L_Visual Impact Assessment_Part2
File Name	Appendix H_Design Report_Part5
File Name	Appendix N_Landscape Drawings
File Name	Appendix L_Visual Impact Assessment_Part5
File Name	Appendix AA_ACHAR_Redacted
File Name	Appendix S_Noise and Vibration Impact Assessment
File Name	Appendix X_Remediation Action Plan_Part3
File Name	Appendix Z_Hazardous Building Materials Survey
File Name	Environmental Impact Statement_61 Milperra Road, Revesby
File Name	Appendix P2_Embodied Emissions Material Form
File Name	Appendix BB_Heritage Impact Statement
File Name	Appendix R_Air Quality Impact Assessment
File Name	Appendix O_Aboricultural Impact Assessment
File Name	Appendix W_Detailed Site Investigation_Part4
File Name	Appendix K_Fire Safety Strategy
File Name	Appendix I_Building Code of Australia Compliance Report
File Name	Appendix EE_Engagement Report
File Name	Appendix CC_Social Impact Assessment
File Name	Appendix F_Survey Plan
File Name	Appendix Y_Waste Management Plan
File Name	Appendix DD_Service Infrastructure Assessment
File Name	Appendix Q_BDAR Waiver
File Name	Appendix J_Accessibility Report
File Name	Appendix P4_NABERS Agreement
File Name	Appendix P1_Ecologically Sustainable Development Report
File Name	Appendix E2_EDC Report
File Name	Appendix V_Preliminary Hazard Analysis
File Name	Appendix B_Statutory Compliance Table
File Name	Appendix C_Mitigation Measures
File Name	Appendix P3_Net Zero Statement
File Name	Appendix D_Engagement Summary Table
File Name	Appendix E1_EDC Report Cover Letter
File Name	Appendix A_SEARs Response Table
File Name	P0046090_Subject_site