



State Significant Development

Date Submitted: 31/10/2024

Project Name: Percival Road Multi-Level Warehouse
Case ID: SSD-67368956

Applicant Details

Project Owner Info

Title	Mr
First Name	Richard
Last name	Bradley
Role/Position	Development Director
Phone	0456058046
Email	richard.bradley@lendlease.com
Address	Level 14, Tower Three, International Towers Sydney Exchange Place, 300 Barangaroo Avenue Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	LENLEASE REAL ESTATE INVESTMENTS LIMITED
ABN	46063427896

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Charlotte	MacDonald
Phone	Email	Role/Position
0419335488	cmacdonald@willowtp.com.au	Planner

Address

165
WALKER 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	Percival Road Multi-Level Warehouse
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Estimated Development Cost (excl GST)	AUD440,630,000.00
Indicative Operation Jobs	1,025
Indicative Construction Jobs	1,429
Number of Occupants	1,025
Number of Dwellings	0
Gross Floor Area (GFA) sqm	96,568

Description of the Development/Infrastructure
Construction of a multi-level industrial development.

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	Percival Road, Smithfield
Site Address (Street number and name)	15-21 Britton Street & 28-54 Percival Road, Smithfield
Site Co-ordinates - Latitude	-33.843060
Site Co-ordinates - Longitude	150.948

Local Government Area

Local Government	District Name	Region Name	Primary Region
Cumberland	Central City District	Sydney	☒

Lot and DP

Lot and DP

Lot 1 DP 597082 and Lot 34 DP 617521

Site Area

What is the total site area for your development?

Site Area sqm

87,715

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Owners Consent Letter
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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 satisfies the definition of State Significant Development (SSD) pursuant to:

?Schedule 1, Clause 12 of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP), being development for the purpose of a warehouse and distribution centre with a CIV of more than \$50 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)

E4 General 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?

No

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

Outlined within the ESD Report

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

Green Star Buildings Certification, NABERS Certification

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

5-Star Green Star, NABERS 3 star water and 5.5 star energy

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

Yes

Provide the agreement reference number(s)

AR00053

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

For the proposed development, there is a strong focus on minimisation in design, construction, operation, and end-of life. The development is exploring the practice of Responsible and Local procurement of materials and labour to lower emissions associated with construction. For further details, refer to Section 3.2 of the Sustainability Report.

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?

Yes

Provide details

Utilising sustainable, responsible and recyclable materials are strong considerations for the development. Initiatives being explored are sourcing sustainability certified materials, end of life recyclability and designing for durability and robustness. For further details, refer to Section 3.2 of the Sustainability Report.

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	David
Last Name	Collins
Professional Qualification	Mechanical engineer
Registration details	EA ID 8050344
Business Name	CUNDALL JOHNSTON AND PARTNERS PTY. LIMITED
Australian Business Number (ABN)	16104924370

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, Other

If Other, provide details

Please refer to details included within the Net Zero Statement

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	AR00053

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)	5.5 Stars	AR00053

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?*

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](#)?*

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
135475	PIA	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	Appendix 31_Embodied Emissions Materials Form
File Name	Appendix 28_Engagement Report
File Name	Appendix 33_NABERS Agreements
File Name	Appendix 32_Net Zero Statement
File Name	Appendix 30_Industry and Employment SEPP
File Name	Appendix 29_CDCP 2021 Assessment
File Name	Appendix 27_Social Impact Assessment
File Name	Appendix 26_Arboricultural Impact Assessment
File Name	Appendix 25_Statement of Heritage Impact
File Name	Appendix 24_Aboriginal Cultural Heritage Assessment
File Name	Appendix 24_ACHA Volume 2 Consultation
File Name	Appendix 23_Hazardous Materials Survey_Percival Road
File Name	Appendix 23_Hazardous Materials Survey_Britton Street
File Name	Appendix 22_Waste Management Plan
File Name	Appendix 20_Detailed Site Investigation
File Name	Appendix 21_Remedial Action Plan
File Name	Appendix 18_Infrastructure Delivery
File Name	Appendix 19_Preliminary Risk Screening
File Name	Appendix 17_Civil Engineering Report
File Name	Appendix 16_Geotechnical Assessment
File Name	Appendix 14_Air Quality Impact Assessment
File Name	Appendix 15_Noise and Vibration Impact Assessment
File Name	Appendix 13_BDAR
File Name	Appendix 12_ESD Report
File Name	Appendix 11_Landscape Plans
File Name	SSD-67368956_Environmental Impact Statement
File Name	Appendix 10_Transport and Accessibility Impact Assessment
File Name	Appendix 9_Visual Impact Assessment

File Name	Appendix 8_Accessibility Report
File Name	Appendix 7_BCA Report.
File Name	Appendix 6_Survey Plan
File Name	Appendix 5_Architectural Design Report
File Name	Appendix 4_Architectural Plans
File Name	Appendix 3_Title Documents.
File Name	Appendix 2_EDC Report
File Name	Appendix 2_EDC Report CONFIDENTIAL
File Name	Appendix 2_EDC Report Cover Letter
File Name	Floor Plan - SITE SHAPE FILE EXPORT
File Name	22144_Smithfield_Siteplan_241031
File Name	Appendix 1_SEARS.