



State Significant Development

Date Submitted: 01/11/2024

Project Name: Burrah Park
Case ID: SSD-70316465

Applicant Details

Project Owner Info

Title	Mr
First Name	Liam
Last name	Donsworth
Role/Position	development manager
Phone	0409362837
Email	ldonsworth@hbbproperty.com.au
Address	, , , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	The Trustee for the Burra Park Prop Trust 1
ABN	22389317854

Primary Contact Info

Are you the primary contact?
No
Select a Primary contact from the list below
alee@urbis.com.au

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Burrah Park
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Estimated Development Cost (excl GST)	AUD989,338,207.00
Indicative Operation Jobs	3,237
Indicative Construction Jobs	680
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	667,198

Description of the Development/Infrastructure
Concept Plan - Concept Masterplan for the Burra Park comprising warehouse buildings, internal road network layout, building locations, GFA, car parking, concept landscaping, building heights, setbacks, signage strategy, public art strategy, design excellence strategy and Connection with Country framework.
Stage 1 – Site preparation works
Stage 1 – Development including construction and fit out of 3 warehouse buildings and ancillary office space.

Description of Changes

Briefly describe the proposed changes to the application

Stage 1 Details

Estimated Development Cost (excl GST)	AUD365,983,235.00
Operation Jobs	368
Construction Jobs	1,579
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	91,617

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	Burrah Park
Site Address (Street number and name)	1953-2109 Elizabeth Drive, Badgerys Creek
Site Co-ordinates - Latitude	-33.865229
Site Co-ordinates - Longitude	150.731

Local Government Area

Local Government	District Name	Region Name	Primary Region
Penrith	Western City District	Sydney	

Lot and DP

Lot and DP
Lot 1 in Deposited Plan 1306448

Site Area

What is the total site area for your development?
Site Area sqm
2,804,900

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
as per Section 29 of Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021
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 29 - Development in the Western Sydney Aerotropolis

Type of Project

Warehouses and distribution centres (s 12)

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?

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

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?

Yes

If Other, provide details

? Exceeding the energy efficiency requirements of Section J of the Building Code of Australia.

? Designing a highly efficient façade wall-glazing system to minimise heat gains while maximising daylight entry for daytime-occupied areas.

? Reducing potable water use through high WELS-rated sanitary fixtures and fittings.

? Collecting and reusing rainwater to conserve water resources.

? Increasing the use of daylighting to reduce reliance on artificial lighting and lower power consumption.

? Implementing comprehensive waste minimisation strategies.

? Adopting Water Sensitive Urban Design (WSUD) principles to manage stormwater effectively and protect water quality.

? Installing a solar array to generate renewable energy and reduce dependency on the grid. Electric vehicle charging infrastructure.

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

Sustainability Report (Appendix MM)

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

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

- ? Green Star Buildings: The Stage 1 Development can exceed the targeted points required for a 5 Star Green Star Rating.
? Green Star Communities: The overall project can achieve a 6 Star – World Leadership Green Star Rating.

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	ASELA
Last Name	ABAYARATNE
Professional Qualification	Quantity surveyor
Registration details	AFFILIATE AAIQS
Business Name	NAPIER & BLAKELEY PTY. LTD.
Australian Business Number (ABN)	97006386278

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

- Exceeding energy efficiency requirements of the Building Code of Australia.
Designing efficient façade wall-glazing systems to minimize heat gains and maximize daylight.
Reducing potable water use with high WELS-rated fixtures and fittings.
Collecting and reusing rainwater.
Increasing daylighting to reduce artificial lighting reliance.
Implementing comprehensive waste minimization strategies.
Adopting Water Sensitive Urban Design (WSUD) principles for effective stormwater management.
Installing solar arrays for renewable energy generation and electric vehicle charging infrastructure.
Achieving high Green Star ratings for buildings and communities.
Onsite renewable energy systems.
High-efficiency HVAC systems and lighting.
Optimizing façade performance and building orientation for natural ventilation and solar access.
Using water-efficient fixtures, fittings, and landscaping.
Ensuring indoor environment quality through daylight access, air quality, and material selection.
Developing waste management plans to support the circular economy.
Implementing a Green Travel Plan and electric vehicle infrastructure.
Mitigating the Urban Heat Island Effect with light-colored roofing, increased vegetation, and permeable paving.
Enhancing ecology by minimizing light pollution and managing riparian vegetation.
Effective metering and monitoring of energy use.
Complying with air-conditioner standards in Part J6 of the NCC 2022.

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

Refer to the attached Waste Management Plan (Appendix CC) for details of recycling materials during demolition and construction.

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)?✳

Yes

Does the application include documentary evidence that such arrangements have been made?✳

Yes

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
68392	PIA	Christophe Charkos

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

Yes

Attachments

Attachments

File Name	SSD-70316465_Burrah_Park_EIS
File Name	Appendix EEE - Biodiversity Development Assessment Report
File Name	Appendix N - Visual Impact Assessment
File Name	Appendix L - Urban Design Report & Design Guidelines
File Name	Appendix R - Flood Impact Assessment
File Name	Appendix T - Detailed Site Investigation
File Name	Appendix XX - Civil Infrastructure Estate Plans
File Name	Appendix K - Connection With Country
File Name	Appendix U - Geotechnical Report
File Name	Appendix O - Landscape Plans & Report
File Name	Appendix TT - Salinity Management Plan
File Name	Appendix P - Transport & Accessibility Impact Assessment
File Name	Appendix Z - Aboriginal Cultural Heritage Assessment V1
File Name	Appendix WW - Civil Infrastructure Stage 1 Plans
File Name	Appendix YY - Aboriginal Cultural Heritage Assessment V2
File Name	Appendix Y - Aviation Safeguarding Assessment
File Name	Appendix I - Site Survey
File Name	Appendix NN - Accessibility Report
File Name	Appendix V - Hazardous Building Material
File Name	Appendix Q - Civil Infrastructure Report
File Name	Appendix SS - Riparian Impact Assessment
File Name	Appendix VV - Dam Dewatering Plan
File Name	Appendix S - Noise & Vibration Impact Assessment
File Name	Appendix X - Bushfire Report
File Name	Appendix FF - Wildlife Hazard Assessment Report
File Name	Appendix JJ - Surface & Groundwater Impact Assessment
File Name	Appendix J - Engagement Outcomes Report
File Name	Appendix KK - Social Impact Assessment
File Name	Appendix MM - Smart Cities Report
File Name	Appendix QQ - Lighting & Impact Assessment
File Name	Appendix HH - Vegetation Management Plan
File Name	Appendix LL - Ecologically Sustainable Development Report
File Name	Appendix H - Infrastructure Staging & Delivery Plan
File Name	Appendix W - Hazard & Risk Assessment
File Name	Appendix UU - CPTED Report
File Name	Appendix II - Weed Eradication Management Plan
File Name	Appendix M - Design Excellence Strategy
File Name	Appendix B - Architectural Plans
File Name	Appendix RR - Economic Impact Assessment
File Name	Appendix BB - Air Quality Impact & Odour Assessment
File Name	Appendix EE - Biodiversity Management Plan
File Name	Appendix DD - Biodiversity Impact Assessment Report
File Name	Appendix AA - Statement of Heritage Impact
File Name	Appendix CC - Waste Management Plan
File Name	Appendix F - Clause 4.39 Variation Request
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix PP - BCA Report
File Name	Appendix OO - Fire Safety Strategy Report
File Name	Appendix GG - Flora and Fauna Management Plan
File Name	Appendix GGG - Wildlife Hazard Management Plan
File Name	Appendix ZZ - Embodied Emissions Materials Form
File Name	Appendix CCC - Agreement to Rate WH1.2
File Name	Appendix G - Estimated Development Cost
File Name	Appendix DDD - Agreement to Rate WH3.1
File Name	Appendix BBB - Agreement to Rate WH1.1
File Name	Appendix FFF - SDRP Response Table
File Name	Appendix E - Proposed Mitigation Measures
File Name	Appendix D - Engagement Compliance Table
File Name	Appendix A - SEARs Compliance_Table

File Name	Appendix AAA - Net Zero Statement
File Name	AerialClose_Site
File Name	P0052408_SiteBoundary_1124
