



State Significant Development

Date Submitted: 21/03/2025

Project Name: DHL Logistics Facility, Badgerys Creek (South)
Case ID: SSD-70818708

Applicant Details

Project Owner Info

Title	Mr
First Name	Lloyd
Last name	Henderson
Role/Position	Assistant Development Manager
Phone	0425272303
Email	lloyd.henderson@dhl.com
Address	Rhodes Corporate Park, Level 4, Building C 1 Homebush Bay Drive Rhodes , New South Wales, 2138 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	DHL SUPPLY CHAIN (AUSTRALIA) PTY LIMITED
ABN	85071798617

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Belinda	Thomas
Phone	Email	Role/Position
0449829488	bthomas@urbis.com.au	Consultant

Address

AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	DHL Logistics Facility, Badgerys Creek (South)
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Estimated Development Cost (excl GST)	AUD86,433,000.00
Indicative Operation Jobs	1,298
Indicative Construction Jobs	525
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	59,784

Description of amended development

- Construction and fit out of two single storey industrial buildings including Warehouse 3, (29,205m2) and Warehouse 4 (27,960m2) plus office space (1,932m2) and dock offices area (687m2) across the two buildings.
- Use as a warehouse and logistics facility with 24 hour/seven day a week operation.
- Landscaping works throughout the site including new tree planting for 443 trees.
- Associated hardstand, loading and multi-level carparking for approximately 441 cars.
- Signage.

Description of Changes

Briefly describe the proposed changes to the application
Updates to respond to DPHI comments received 20 December 2024.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	DHL Logistics Facility, Badgerys Creek (South)
Site Address (Street number and name)	1953-2109 Elizabeth Drive, Badgerys Creek
Site Co-ordinates - Latitude	-33.858702
Site Co-ordinates - Longitude	150.74

Local Government Area

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

Lot and DP

Lot and DP

Lot 1 DP 1306448

Site Area

What is the total site area for your development?

Site Area sqm

128,159

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Landowner's Consent
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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

As per Section 29 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?

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

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

Minimising Transport Impact
Social Sustainability

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

Appendix CC_ESD Report

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

Green Star Buildings Certification

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

5 Star Green Star Design and As Built 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	Matthew
Last Name	Dunk
Professional Qualification	Quantity surveyor
Registration details	MAIQS, CQS #7583
Business Name	COUTTS COST CONSULTING PTY LTD
Australian Business Number (ABN)	25114658623

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

Yes

Provide the agreement reference number(s)

AR00074

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

- At least 300 kW PV Solar system (150 kW per warehouse);
- ? The proposed 300 kW PV solar system will offset 416,100 kWh/year of energy usage
- ? The estimated greenhouse gas CO2 emission saving is approximately 341,202 kgCO2/annum
- ? Daylight controlled LED lighting for the warehouse instead of metal halide, resulting in a considerable energy reduction and reduced maintenance;
- ? Motion sensors to all LED lights within the warehouse, and offices;
- ? Translucent roof sheeting to warehouse areas;
- ? R3.2 total roof insulation for the air-conditioned office areas;
- ? R2.8 total external wall insulation for the air-conditioned office areas;
- ? High performance glazing to all air-conditioned areas or minimum NCC requirements;
- ? Passive solar design for external outdoor areas;
- ? Colorbond CoolMax roof to reduce heat load through the roof.?
- Efficient air conditioning system with a minimum Energy Efficiency Ratio (EER) of 4;
- ? A solar hot water or electric heat-pump system for domestic hot water use;
- ? Power sub-metering to enable continued review of power consumption for the offices, and warehouse;
- ? Selection of endemic and low maintenance landscaping species;
- ? 100 kL Rainwater tanks for rainwater harvesting and re-use for landscape irrigation and toilet flushing;
- ? Low flow fixtures and fittings including taps and shower heads;
- ? Low VOC paints, carpet and sealant; and
- ? Other measures as detailed below.

Subject to the above as well as the measures listed below, the project is predicted to achieve a 51.6% GHG emission reduction when compared with NCC Reference Building.

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

Development strategy recommends use of pre-cast concrete panels with recycled content.

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)?*

No

Has a BDAR waiver been issued?*

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)?*

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
4459	PIA	

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-70818708 - Environmental Impact Statement
File Name	Appendix K2_Response to Design Strategy & Guidelines
File Name	Appendix T_Flood Impact Assessment
File Name	Appendix K1_Urban Design Report
File Name	Appendix P_Aboriginal Cultural Heritage Assessment Letter

File Name	Appendix II_Civil Infrastructure Report
File Name	Appendix M_Traffic Impact Assessment
File Name	Appendix J_Civil Drawings_WH04
File Name	Appendix L_Visual Impact Assessment
File Name	Appendix J_Civil Drawings_WH03
File Name	Appendix V_Detailed Site Investigation
File Name	Appendix Z_Hazardous Material Report
File Name	Appendix I_Landscape Report
File Name	Appendix Q_Statement of Heritage and Archaeological Impact
File Name	Appendix S_Aviation Impact Assessment
File Name	Appendix U_Remediation Action Plan
File Name	Appendix R_Social Impact Assessment
File Name	Appendix X_Air Quality Report
File Name	Appendix N1_Noise and Vibration Impact Assessment
File Name	Appendix O_Biodiversity Development Assessment Report
File Name	GIS
File Name	Appendix W_Bushfire Report
File Name	Appendix LL_NABERS Agreement
File Name	Appendix B_Architectural Plans
File Name	Appendix Y_Waste Management Plan
File Name	Appendix HH_Landscape Plans
File Name	Appendix F_Site Survey Plan
File Name	Appendix H_Connecting with Country Report
File Name	Appendix FF_Erosion and Sediment Control Plan
File Name	Appendix AA_Supplementary Contamination Investigation
File Name	Appendix KK_Summary of Contamination & Remediation
File Name	Appendix CC_ESD Report
File Name	Appendix C_Aerotropolis DCP Compliance Table
File Name	Appendix DD_Economics Report
File Name	Appendix EE_Community & Stakeholders Participation Report
File Name	Appendix BB_Building Code of Australia Report
File Name	Appendix N2_Acoustic Memo
File Name	Appendix JJ_Embodied Emissions Materials Form
File Name	Appendix GG_Fire Safety Letter
File Name	Appendix G_Development Cost Report Stage 1
File Name	Appendix C_Statutory Compliance Table
File Name	Appendix E_Mitigation Measures
File Name	Appendix D_Engagement Compliance Table
File Name	Appendix A_SEARs Compliance Table