



State Significant Development

Date Submitted: 02/05/2025

Project Name: ALDI Automated Distribution Centre  
Case ID: SSD-76913969

Applicant Details

Project Owner Info

Title	Mr
First Name	Trent
Last name	Doran
Role/Position	Property Director
Phone	0448495674
Email	trent.doran@aldi.com.au
Address	1 Sargents Road  Minchinbury , New South Wales, 2770 , AUS

Company Info

Are you applying as a company/business?  
Yes

Company Name	ALDI FOODS PTY LIMITED
ABN	18086210139

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Andrew	Hobbs
Phone	Email	Role/Position
0282339900	ahobbs@urbis.com.au	Consultant

Address

LEVEL 8 123  
PITT STREET  
SYDNEY,  
New South Wales  
2000  
AUS

Political Donations

Do you need to disclose a political donation?  
No

Development Details

Project Info

Project Name	ALDI Automated Distribution Centre
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Estimated Development Cost (excl GST)	AUD1,149,680,000.00
Indicative Operation Jobs	585
Indicative Construction Jobs	3,728
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	106,621

Description of the Development/Infrastructure  
The request relates to the proposed development of a warehouse or distribution facility (as defined).

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	475 Badgerys Creek Road, Bradfield
Site Address (Street number and name)	475 Badgerys Creek Road, Bradfield
Site Co-ordinates - Latitude	-33.900000
Site Co-ordinates - Longitude	150.74

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 100 in DP 1287207

Site Area

What is the total site area for your development?

Site Area sqm

220,000

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	IPG Owners 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 the proposal has an estimated development cost (EDC) of more than \$30 million, the proposed development is State Significant Development (SSD) pursuant to Clause 29 of Schedule 1 of 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 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

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?

No

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

No

The generation and storage of renewable energy?

No

The metering and monitoring of energy consumption?

No

The minimisation of the consumption of potable water?

Yes

Other?

No

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

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	Richard
Last Name	Rigby
Professional Qualification	Quantity surveyor
Registration details	MRICS 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)

AR00080

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Specific sustainability initiatives proposed for the building include, but are not limited to:

- Space efficient building layout.
- Water Sensitive urban design principles
- High Efficiency Electrical Systems
- Provision for large scale on-site renewable energy generation
- Energy Efficient heating, ventilation and air conditioning including natural ventilation to open spaces.
- Waste Minimisation strategies.
- Increased use of daylighting to reduce power usage
- Installation of a rainwater tank with capture and reuse system for all buildings on-site

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	Ray
Last Name	Chung
Professional Qualification	Mechanical engineer
Registration details	EA ID: 592456)
Business Name	NORTHROP CONSULTING ENGINEERS PTY LIMITED
Australian Business Number (ABN)	81094433100

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)	5 Stars	AR00080

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 Commitment Agreement (Office)	5 Stars	CA1234

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](#)?\*

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	David Hoy

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

Yes

Attachments

Attachments

File Name	P0051669_Subject_Site_0525
File Name	Appendix HH Agreement to Rate
File Name	Appendix HH Agreement to Rate contract - Exceuted
File Name	Appendix V Embodied Emissions Report
File Name	Appendix U1 EDC Cover Letter-1
File Name	Appendix Q BCA and Access Report
File Name	Appendix L ACHA (IPG MP)
File Name	Appendix D Mitigation Measures
File Name	Appendix H Civil Report_Part2
File Name	Appendix H Civil Report_Part1
File Name	Appendix K Transport Impact Assessment
File Name	Appendix N Detailed Site Investigation (IPG MP)_Part4
File Name	Appendix N Detailed Site Investigation (IPG MP)_Part1
File Name	Appendix N Detailed Site Investigation (IPG MP)_Part2
File Name	Appendix N Detailed Site Investigation (IPG MP)_Part3
File Name	Appendix G Civil Drawings
File Name	Appendix E Architectural Plans_Part2
File Name	Appendix F2 Design Verification Report
File Name	Appendix Y Geotechnical Report
File Name	Appendix E Architectural Plans_Part1
File Name	Appendix N Detailed Site Investigation (IPG MP)_Part5
File Name	Appendix FF Visual Impact Assessment
File Name	Appendix I Landscape Plans and Design Report
File Name	Appendix J Noise and Vibration Impact Assessment
File Name	Appendix S Bushfire Assessment (IPG MP)
File Name	SSD-76913969_ALDI ADC Environmental Impact Statement
File Name	Appendix P Aviation Impact Assessment
File Name	Appendix M Air Quality Assessment
File Name	Appendix O Asbestos Management Plan (IPG MP)
File Name	Appendix BB Preliminary Hazard Analysis
File Name	Appendix Z Historical Heritage Assessment (IPG MP)
File Name	Appendix H Civil Report_Part3
File Name	Appendix CC Social Impact Assessment
File Name	Appendix T Fire Safety Strategy
File Name	Appendix R Biodiversity Assessment Report
File Name	Appendix C Aerotropolis Phase 2 DCP Compliance Table
File Name	Appendix F1 Design Statement
File Name	Appendix EE Engagement Outcomes Report

File Name	Appendix GG Infrastructure Delivery Staretyg (IPG MP)
File Name	Appendix W Sustainability Report
File Name	Appendix DD Waste Management Plan
File Name	Appendix B Statutory Compliance Table
File Name	Appendix AA Survey Plans
File Name	Appendix A ALDI SEARs Matrix
File Name	Appendix X Net Zero Statement

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