



Project Name: Lot O - 200 Aldington Road Industrial Estate
Case ID: SSD-96107226

Applicant Details

Project Owner Info

Title	Mr
First Name	David
Last name	Pintos Oliver
Role/Position	Development Manager
Phone	0407122121
Email	David.Pintos-Oliver@fifecapital.com.au
Address	Level 12, 89 York Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for Stockland Fife Kemps Creek Trust
ABN	47273439938

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Ben	Porges
Phone	Email	Role/Position
0403380379	bporges@ethosurban.com	Urbanist

Address

Level 4, 180 George Street
Sydney, New South Wales 2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Lot O - 200 Aldington Road Industrial Estate
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Estimated Development Cost (excl GST)	AUD55,728,085.00
Indicative Operation Jobs	70
Indicative Construction Jobs	195
Number of Occupants	100
Number of Dwellings	0
Gross Floor Area (GFA) sqm	14,617

Description of the Development/Infrastructure

Construction and operation of a single warehouse building with temperature controlled facilities and ancillary office space

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	Lot O
Site Address (Street number and name)	200 Aldington Road Industrial Estate
Site Co-ordinates - Latitude	-33.850853
Site Co-ordinates - Longitude	150.803

Local Government Area

Local Government	District Name	Region Name	Primary Region
Penrith	Western City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 200 DP 1285691

Site Area

What is the total site area for your development?

Site Area sqm

31,437

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name Landowners Consent

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 proposal involves a single warehouse building with an EDC greater than \$50m. Refer to details in Scoping Report

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

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

Refer to Sustainability Report at Appendix V

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

Sustainability Report (Appendix V)

Waste Management Plans (Appendix AA and BB)

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?

5.5 star NABERS rating

3 star NABERS Water 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	Edward
Last Name	Robins
Professional Qualification	NABERS assessor
Registration details	MPM
Business Name	CUNDALL JOHNSTON AND PARTNERS PTY. LIMITED
Australian Business Number (ABN)	16104924370

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

Refer to Net Zero Statement at Appendix W

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

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

R80023

Accredited Organisation

CEnvP

REAP Name

Timothy Ward

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 B - Lot O Architectural Drawings
File Name	Appendix G - EDC Report - Confidential
File Name	Appendix Z - Visual Impact Assessment
File Name	Appendix Q - Air Quality Impact Assessment
File Name	Appendix S - Lot O Landscape Drawings
File Name	Environmental Impact Statement - Lot O 200 Aldington Road
File Name	Appendix X - Framework Sustainable Travel Plan
File Name	Music Models
File Name	Appendix R - Fire Safety Strategy
File Name	Appendix T - Resilience and Hazards Assessment
File Name	Appendix V - Sustainability Report
File Name	Appendix U - Social Impact Assessment
File Name	Appendix P - Embodied Emissions Materials Form (NSW SEPP)
File Name	Appendix W - Net Zero Statement
File Name	Appendix Y - Utilities Statement
File Name	Appendix N Aboriginal and Historical Heritage-Confidential
File Name	Appendix II - Construction Environmental Management Plan

File Name	Appendix MM - Concept Plan Landscape Drawings
File Name	Appendix O - BCA Assessment Report
File Name	Appendix M - Erosion and Sediment Control Plan
File Name	Appendix L - Stormwater Management Report
File Name	Appendix K - Noise and Vibration Impact Assessment
File Name	Appendix J - Civil Works Package
File Name	Appendix I - Transport Impact Assessment
File Name	Appendix N - Aboriginal and Historical Heritage LoA
File Name	Appendix LL - Geotechnical and Groundwater Summary Letter
File Name	Appendix JJ - Addendum Engagement Report
File Name	Appendix H - Preliminary Construction Transport Assessment
File Name	Appendix HH - NABERS Agreement to Rate
File Name	Appendix KK - Architectural Design Statement
File Name	Appendix C - Concept Plan Architectural Drawings
File Name	Appendix BB - Operational Waste Management Plan
File Name	Appendix FF - CPTED Assessment
File Name	Appendix AA - Construction Waste Management Plan
File Name	Appendix EE - MRP DCP Compliance Table
File Name	Appendix D - Statutory Compliance Table
File Name	Appendix DD - Airport Safeguarding Statement
File Name	Appendix G - EDC Cover Letter
File Name	Appendix F - Consolidated Mitigation Measures
File Name	Appendix E - Community Engagement Table
File Name	Appendix A - SEARs Compliance Table
File Name	Appendix P - NABERS Agreement to Rate