

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-58978472 Kelso Crescent Multi-Level Warehouse, Moorebank
Applicant	Mapletree SR Australia Management Pty Ltd
Consent Authority	Minister for Planning and Public Spaces

Decision

The A/Director, Industry Assessments under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Housing and Infrastructure's assessment report is available [here](#).

Date of decision

19 August 2026

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021;
- the objects of the Act;
- the considerations under s 7.14(2) of the *Biodiversity Conservation Act 2016* (NSW);
- all information submitted to the department during the assessment of the development application;
- the findings and recommendations in the department's assessment report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the department's assessment report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of employment and investment benefits for the region and the State, including a capital investment of \$94,500,000 into the Liverpool City LGA and the provision of 160 construction jobs and 240 ongoing operational jobs at the site;
- the project is permissible with development consent, and is consistent with NSW Government policies including the Sydney Plan
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards, and the issues raised by government agencies have been considered and adequately addressed through changes to the project and the conditions of consent; and
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines.
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The applicant engaged with the community during the preparation of the environmental impact statement (EIS) as a requirement of the Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

Once the Development Application and EIS was submitted to the Department it was placed on exhibition from 4 June 2024 until 1 July 2024 (28 days). Two submissions were received from the public, including one objection.

Once the Amendment Report was submitted to the Department it was placed on exhibition from 6 November 2025 until 19 December 2025 (14 days). One submission was received from the public, in support of the project.

The key issues raised by the community (including in submissions) and considered in the department's assessment report and by the decision maker include traffic, parking, access and safety. Other issues are addressed in detail in the department's assessment report.

<i>Issue</i>	<i>Consideration</i>
<i>Traffic, parking, access and safety</i> - Increased traffic leading to safety concerns at the Kelso Cr / Newbridge Rd intersection and along Seton Rd - Lack of parking in Seton Rd - Delays at the Seton Rd / Heathcote intersection	<i>The Transport Impact Assessment (TIA) provided with the application found that while the development would increase existing predicted delays to traffic on Kelso Cr and Seton Rd, these delays would be relatively minor in the context of the existing traffic growth in the area. Transport for NSW recommended that articulated vehicles originating from the site be directed to the Seton Rd / Heathcote Rd intersection during week day peak periods to reduce impacts (including safety concerns) on the Kelso Cr / Newbridge Rd intersection. Sufficient parking is provided on site to cater to the number of employees who will be working on site.</i> <i>Recommended conditions/response:</i> <i>The Department acknowledges the existing poor predicted future situation with regard to traffic delays on Seton Rd and Kelso Cr for vehicles attempting to leave the industrial area. The development itself is not predicted to impact on these delays significantly. However, given that the development will exacerbate the existing situation even to a minor extent, a condition has been imposed preventing articulated vehicles from leaving the site during weekday peak periods, to minimise impacts on delays and queuing in Seton Rd and Kelso Cr. This will spread traffic more evenly through the day, helping to mitigate delays and safety concerns at intersections.</i> <i>Sufficient parking is provided on site for the development, and a condition is recommended to ensure all parking associated with the development be on site.</i>