

6 April 2021

2190880

Chris Ritchie
Director – Industry Assessments
NSW Department of Planning, Industry and Environment
320 Pitt Street,
Sydney, NSW, 2000

Via Email: chris.ritchie@planning.nsw.gov.au

Dear Chris,

**Horsley Drive Business Park Stage 2 - Buildings 2 and 3
State Significant Development Application
Scoping Report**

1.0 Introduction

This Scoping Report has been prepared on behalf of Charter Hall for the remaining development at Horsley Drive Business Park - Stage 2 which is owned by the Western Sydney Parklands Trust (WSPT). The overall Business Park site (Lots 17-23 in DP 13961) was the subject of a Concept State Significant Development Application (SSDA) and Stage 1 earthworks approval for the development of general industrial, light industrial, warehouse and distribution uses. Approval was issued by the delegate of the Minister for Planning on 9 November 2017 (SSD 7664).

Subsequent to the Concept approval, on 10 August 2020, the Minister's delegate approved an SSDA for Stage 2 – Building 1 of the development (SSD-10404) being the construction and operation of a 27,286m² warehouse and distribution facility to operate as a customer fulfilment centre. The development included ambient and chilled warehouse space, freezer chamber, bakery, plant, data centre, energy areas, ancillary office space and hardstand areas for loading and parking. The Stage 2 SSDA was assessed concurrently with a s4.55 modification to the Concept Approval (SSD-7664-Mod-1) which made amendments to the site layout, building footprints and access arrangements, consistent with the detailed design for SSD-10404.

This proposal relates to the next phase of the Business Park being the Development Application for construction and 24-hour operation of the final two warehouse buildings on the site including associated office premises, areas for parking, manoeuvring and loading / unloading of delivery vehicles, associated landscaping and infrastructure to support the operation of the facility.

The purpose of this letter is to provide the Department with an overview of the proposed development, and to formally request that the Secretary of the Department of Planning, Industry and Environment provide the environmental assessment requirements (SEARs) for the State Significant Development Application (SSDA) for the proposed development.

The site is currently subject to the land use and development control provisions of the *State Environmental Planning Policy (Western Sydney Parklands) 2009* (WSP SEPP), within which the proposed development is permissible with consent. In accordance with Part 2 Clause 12 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), the proposed development is classified as State Significant Development as the capital investment value of the development will be approximately \$25 million and therefore in excess of the \$10 million SSD threshold.

This report describes the site, its environs and the proposed development, and includes a preliminary environmental assessment of the proposal in accordance with the requirements set out on the NSW Department of Planning, Industry and Environment (DPIE) website.

This report includes the following information:

- An overview of the site and the proposed development.
- An outline of the key strategic and statutory planning framework.
- A preliminary assessment of the environmental issues associated with the proposal.
- Justification as to why the site was chosen and the wider benefits that will result from the proposal.
- An overview of consultation taken to date for the proposal with authorities.

2.0 Background

In December 2018 the Western Sydney Parklands Trust adopted the Plan of Management 2030 to guide the long-term future of the Parklands and identified nine locations for proposed Business Hubs. The Business Hubs collectively will comprise a maximum of two per cent of the total area of the Parklands with the aim of generating income to help fund the management and future development of the entire Parklands.

The sites identified as proposed Business Hubs have the least ecological value within the Parklands and are located on the Parklands' margins, adjacent to motorways and major arterial roads. The Business Hubs form an important plank in securing the long term, sustainable revenue base that funds Parkland's infrastructure, maintenance and improvements.

The revenue generated from the Business Hubs long-term leases will enable the Trust to fund key improvements to picnic and playgrounds, cycling and walking track networks and sporting facilities, as well as restore and expand natural habitat throughout the Parklands.

The site was selected with consideration of the four criteria outlined in the Plan of Management for identifying Business Hub sites and land uses:

1. Land uses should not only generate an appropriate commercial return but also add to the amenity of adjacent communities.
2. Land uses must generate additional employment and training opportunities for local and regional communities.
3. Development must be undertaken in a manner that will minimise the environmental impact of such development.
4. The development of Business Hubs will only be permitted to occur on sites with low environmental and recreational values.

3.0 SSD 7664

On 9 November 2017, a Concept approval and Stage 1 earthworks approval was issued by the delegate of the Minister for Planning (SSD 7664) for the Horsley Drive Business Park Stage 2:

- *Concept Proposal for:*
 - *Establishment of up to 88,700m² of Gross Floor Area for general industrial, light industrial, warehouse and distribution and ancillary office land uses; and*

- *Conceptual development levels, footprints and building envelopes for Lots 1-4, road layout and site access and landscape designs.*
- *Stage 1 works for:*
 - *Subdivision of the site into seven lots (Lots 1-4 to be development and Lots 5-7 to be residual lots);*
 - *Construction of an access road off Cowpasture Road;*
 - *Demolition of existing structures on-site;*
 - *Bulk earthworks;*
 - *Site infrastructure, including stormwater infrastructure; and*
 - *Estate landscaping.*

Subsequent to the consent for SSD 7664 the following modifications have been approved under s4.55 of the *Environmental Planning and Assessment Act 1979* (The Act):

- On 10 August 2020, the Minister's delegate approved a s4.55 modification to the Concept Approval (SSD-7664-Mod-1). The modification included amendments to the site layout, building footprints and access arrangements to make the consent consistent with and facilitate the use and design of the Stage 2 warehouse building (SSD 10404).
- On 19 March 2021, the delegate of the Minister approved a s4.55 Modification to permit a building height of 19.626m for the Stage 2 warehouse building.

The current approved Concept Plan Indicative Masterplan is shown in **Figure 1** below (and is submitted at **Attachment A**).

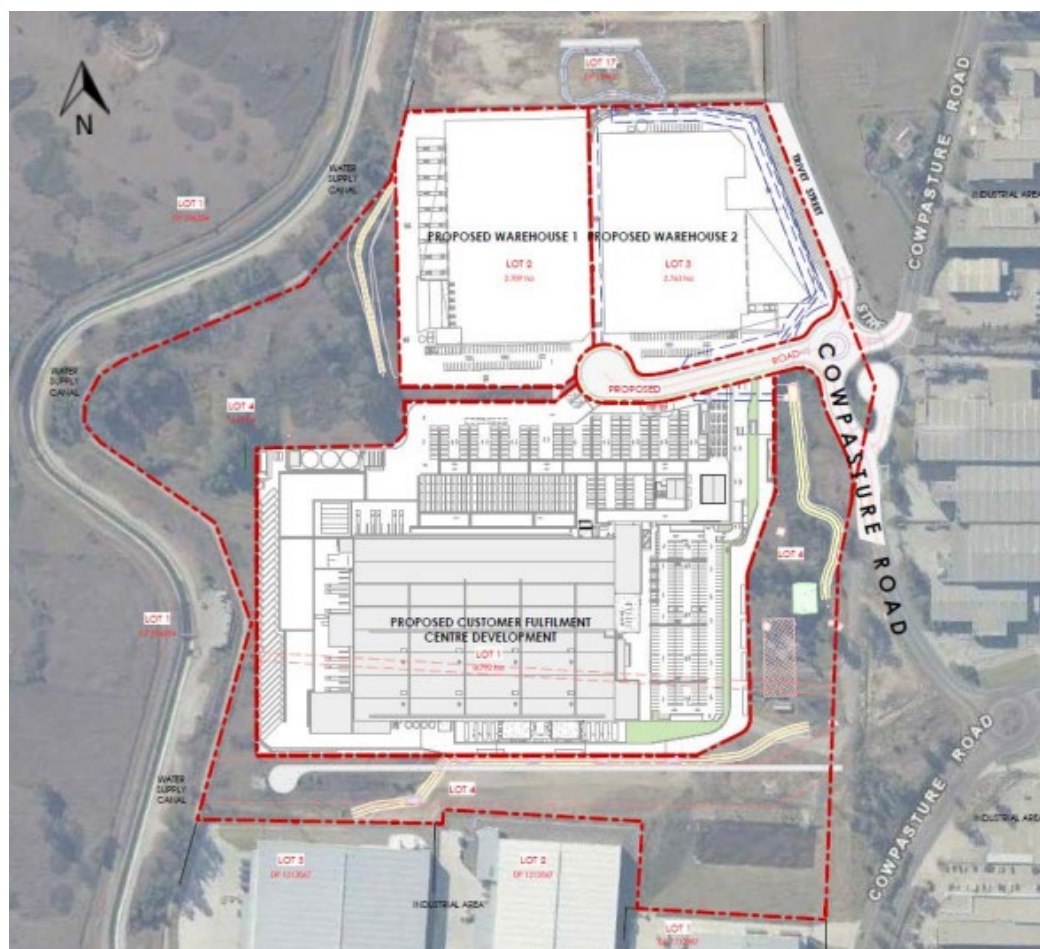


Figure 1 – Approved Concept Plan

Source: Leffler Symes Architects

The SSD 7664 development consent outlines the terms of approval for the concept proposal. Of particular relevance are the following conditions:

Terms of Consent

A1. The development may only be carried out:

- a) in compliance with the conditions of this consent;*
- b) in accordance with all written directions of the Secretary;*
- c) in accordance with the EIS and Submissions report;*
- d) the following drawings, except for:*
 - i) any modifications which are 'Exempt' or 'Complying Development'; and*
 - ii) otherwise provided by the conditions of this consent.*

Drawings prepared by Leffler Symes Architects

Drawing No.	Revision	Name of Plan	Date
DA02	P5	Overall Site Plan	18/06/2020
DA03	P1	Proposed Subdivision Plan	18/06/2020

Determination of Future Development Applications

A5. In accordance with section 838(3) of the EP&A Act the subsequent stages are to be subject of future development applications.

A6. The determination of future development application(s) is to be generally consistent with the terms of consent (SSD 7664) as described in **Schedule 1** and subject to the conditions in **Schedule 2** and 3.

Limits of Consent

A7. This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under Section 95 of the EP&A Act.

A9. This consent does not approve the erection of any buildings.

A10. The Applicant shall ensure the future development of the site is consistent with the development controls in the Table 1 below:

Table 1: Development Controls

Development Aspect	Control
Setback to Cowpasture Road	10 metres
Internal estate road setback	7.5 metres
Western boundary and canal setback to lot	4 metres
Maximum Building Height	16 metres
Maximum Floor Space Ratio	1:1
Site Coverage	Maximum of 65 per cent
Minimum lot size for industrial lots	10,000m ²

A.11 The following limits apply to future development on site:

- a) the maximum GFA for the warehouses shall not exceed the limits outlined in Table 2 below; and
- b) loading docks, car parking and internal access driveways to buildings are not approved.

Table 2: GFA Maximum for Concept Development

Land Use	Maximum GFA (m ²)
Total Warehouse	86,200
Total Office	2,500
Total GFA	88,700

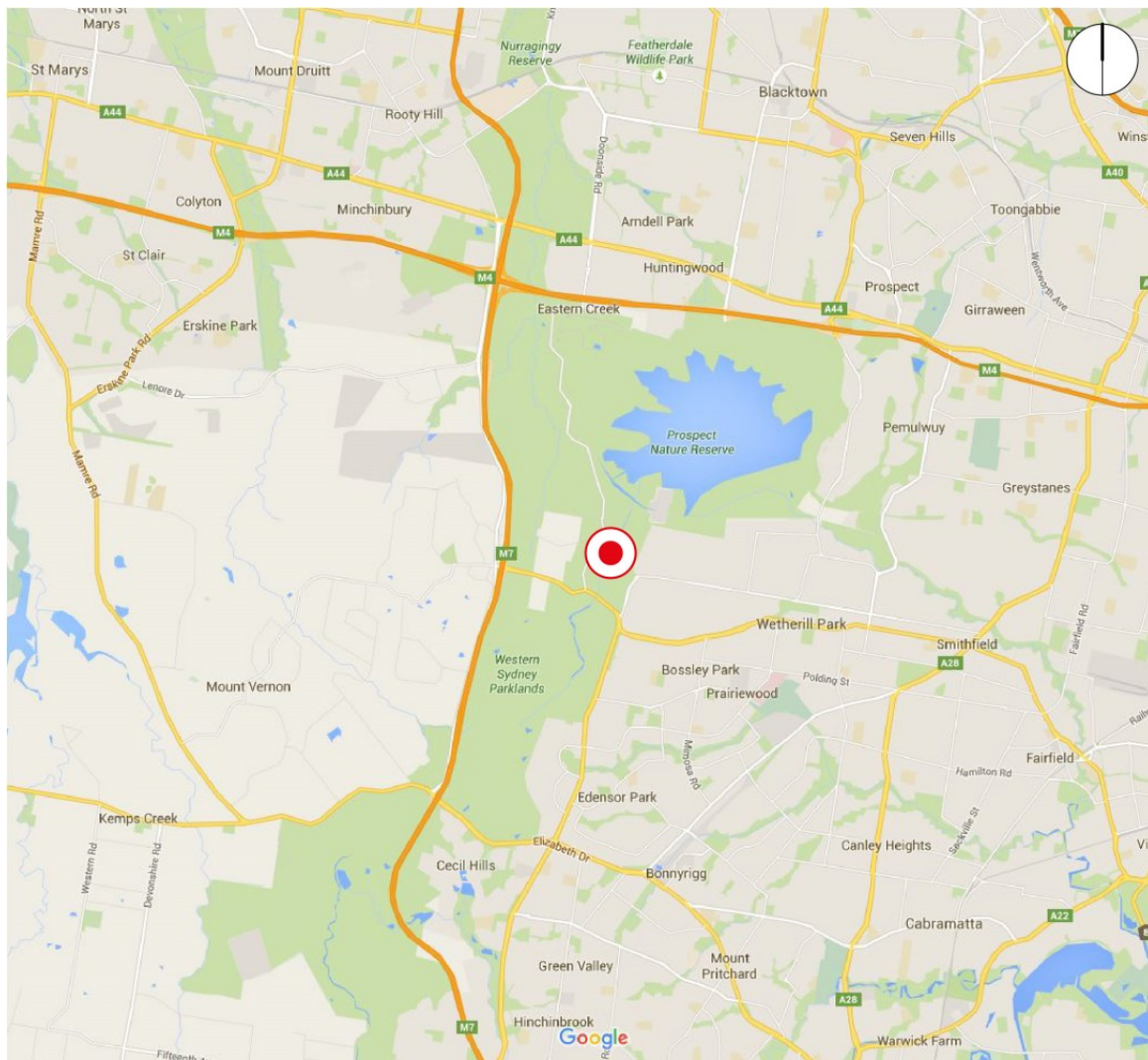
The proposed development is generally consistent with the Overall Site Plan (DA02) in Condition A1 of the consent for SSD 76664, in terms of proposed land use and scale of the development. However, the proposed development will include minor variations with regard to the size and footprint of proposed buildings and associated vehicle manoeuvring and loading dock areas. The key changes are:

- The loading dock area for proposed western building in the concept approval is located to the west of the warehouse building. It is now proposed in the detailed SSDA that the loading docks be moved to the eastern side of the warehouse building (between the buildings).
- The proposed GFA for the western building increases in area from 16,090m² in the Concept approval to 17,540m² (17,000m² warehouse, 450m² office and 50m² dock office).
- The proposed GFA for the eastern building decreases from 14,300m² in the Concept Approval to 13,020m² (12,420m² warehouse, 600m² office).
- Minor changes to the GFA of the proposed office buildings. Overall, the combined GFA reduces from 1,190m² to 1,070m². The proposed office for Building 1 changes from two storeys to one storey and relocates to the eastern side of the building.

The key change to the development is the location of the loading dock area for the western building. The principal reason for the change is to improve the noise generation outcomes from the development by internalising the noise associated with the loading docks within the development and enabling the warehouse building to shield noise emissions to landowners to the west of the development.

4.0 Site Location and Context

The subject site is located within the Horsley Drive Business Hub – Stage 2, within the Western Sydney Parklands (WSP) and is 30 kilometres (km) west of the Sydney Central Business District (**Figure 2**). The Horsley Drive Business Hub - Stage 2 covers approximately 16.5 hectares (ha) of WSP zoned land located on the corner of Cowpasture Road and Trivet Street, Wetherill Park within the Fairfield LGA. The site is legally described as Lots 17-22 DP 13961 and Lot 2 DP 1212087 (see **Figure 3**).



● The Site

Figure 2 Locational Context

Source: Ethos Urban



The Site

Figure 3 Aerial View

Source: Nearmap and Ethos Urban

The site has frontages of 300 metres (m) along Cowpasture Road and 200m along Trivet Street to the east. The topography of the site comprises undulating rolling hills sloping marginally from west to east, with gradients ranging from two to ten degrees and is predominately cleared of natural vegetation, with some isolated clusters of trees.

The southern portion of the site (Lot 2 DP 1212087) contains a 30.5m wide Endeavour Energy electricity easement comprising 132 kV overhead power lines (this lot is not included as part of this application).

The site is currently subject to bulk Earthworks associated with Stage of the concept development and construction of Stage 2, Building 1 of the development.

The site is located within the larger WSP in one of the nine business hubs identified in the POM. The business hubs collectively comprise 2% of the total WSP area.

The nearest residential dwellings are located approximately 60m to the east (28 Trivet Street) and 130m to the north-east (70 Trivet Street) of the site.

The residential dwelling located at 28 Trivet Street is privately owned whilst the residential property at 70 Trivet Street is owned by the WSPT. The residential suburb of Bossley Park is also located approximately 1km to the south of the Business hub and approximately 1.2km south of the development area for this SSDA.

Over 1 km to the north of the site is the Prospect Reservoir, which is a 50,200 mega litre (ML) potable water supply and storage reservoir. The Upper Canal System (the canal) allows for fresh water to flow from the four Upper Nepean dams (Cataract, Cordeaux, Avon and Nepean) into the Prospect Reservoir.

To the north and west of the site are predominately agricultural uses. Land directly to the north of the site is owned by the WSPT and forms part of an urban farming precinct as identified in the POM. The WSPT's Horsley Drive Precinct Urban Farming Master Plan further identifies this land to be used for greenhouse, market garden and orchard developments. To the east of the site is the Wetherill Park industrial precinct which contains over 570 ha of a variety of light industrial, warehouse and storage uses.

The road network surrounding the site includes:

- Trivet Street to the north-east, a north-south two-lane local road that connects to Cowpasture Road;
- Cowpasture Road to the east, a north-south dual carriageway RMS State Road (MR 648) which connects to The Horsley Drive;
- The Horsley Drive to the south, an east-west dual carriageway RMS State Road (MR 609) which directly connects to the M7 Motorway to the west; and
- The M7 Motorway to the west, a north-south major arterial road that links to the M2, M4 and M5 motorways.

5.0 Proposed Development

The DA proposes to seek consent for the construction and operation of the following:

- Two light industrial warehouse buildings with ancillary office spaces and utilities buildings:
 - The western building accommodating a warehouse of approximately 17,000m² and a single storey ancillary office building of 450m²; and
 - The eastern building accommodating a warehouse of approximately 12,420m² and a two storey ancillary office building of approximately 600m².
- Associated car parking spaces;
- Associated hardstand vehicle parking, loading and manoeuvring areas;
- Associated landscaping.

The propose development would operate 24 hours per day.

The proposed operations are generally consistent with the definition of a 'light industrial' use as defined within the *Standard Instrument – Principal Local Environmental Plan*. The proposed use is not a potentially hazardous or offensive industry.

The proposed development is expected to generate 120 construction jobs and 130 operational jobs.

A preliminary plan of the proposed development has been prepared by Leffler Simes Architects at **Attachment B** and shown in **Figure 4** below.

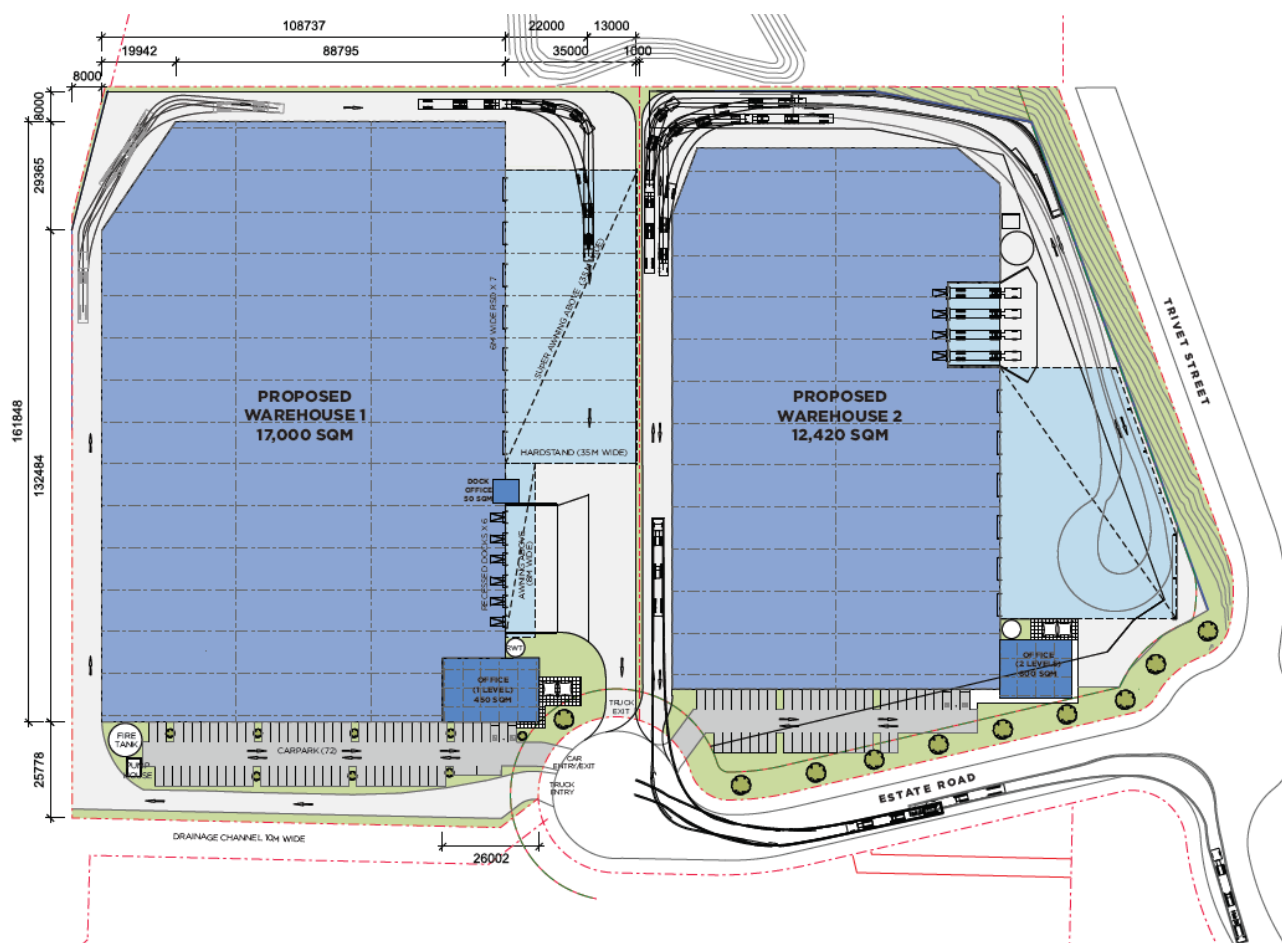


Figure 4 Preliminary Plan

Source: Space Design

6.0 Planning Framework and Context

6.1 Strategic Planning

The following strategic documents are relevant considerations:

- The Greater Sydney Region Plan – A Metropolis of Three Cities;
- Western City District Plan;
- Fairfield Local Strategic Planning Statement
- Western Sydney Parklands Plan of Management 2030.

6.2 Environmental Planning Instruments

The following State and Local Environmental Planning Instruments (EPIs) are relevant considerations:

- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy (Western Sydney Parklands) 2009;*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development;*

- *State Environmental Planning Policy No. 55 – Remediation of Land;*
- *State Environmental Planning Policy No. 64 – Advertising and Signage*

7.0 Preliminary Environmental Assessment

The Department considered the suitability of the site with regard to the broad impacts of the proposed development during their assessment of SSD 7664 and subsequent s4.55 modifications. In the preparation of the Environmental Impact Statement (EIS) in support of the Concept Approval and Stage 1 Earthworks Approval, the Applicant addressed a number of key issues including:

- Strategic and Statutory Context;
- Conceptual Proposal Built Form and Urban Design;
- Traffic and Transport;
- Soils and Water;
- Infrastructure Requirements;
- Noise and Vibration;
- Air Quality;
- Biodiversity;
- Heritage;
- Greenhouse Gas and Energy Efficiency;
- Ecologically Sustainable Development; and
- Contributions.

The development consent for SSD 7664 contains conditions outlining the matters to be addressed as part of the future development applications.

It is our view, a SSDA for the proposed development, that addresses the matters listed in the consent will provide the Department with an appropriate level of information with which to assess and determine the proposed development. The relevant conditions of consent are reproduced in the table below with our commentary.

Specialist studies will be prepared and submitted with the SSDA to address the relevant matters.

Table 1- SSD 7664 – Schedule 2, Part B Conditions to be met in future development applications

Condition	Preliminary Response
Traffic and Access	
B1. Car parking must be provided in accordance with the <i>RMS Guide to Traffic Generating Developments</i> and at the following rates: a) 1 space per 300m² GFA for general and light industrial and warehouse and distribution centre uses; b) 1 space per 40m² for office uses; and, c) 1 space per 100 car parking spaces or part thereof for accessible car parking.	A Traffic and Parking Impact statement addressing these matters will be submitted as part of the SSDA. The Statement will address the SSDA parking requirements within the context of the proposed development.

Condition	Preliminary Response
B2. Future development on the site must meet the following requirements: a) Internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of AS1428.1, AS 2890.1, AS 2890.2 and AS 2890.6; b) The swept path of the longest vehicle entering the and exiting the site, as well as manoeuvrability through the site, in accordance with the relevant AUSTROADS guidelines; c) Vehicles must not queue on the public road network; d) Heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; e) All vehicles are wholly contained on site before being required to stop; f) All loading and unloading of materials is carried out on-site; g) All vehicles enter and exit the site in a forward direction; h) All trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and, i) The proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times. B3. Access to lots must be provided in accordance with Council's specifications.	Noted. These requirements will be addressed in the design of the warehouses and associated curtilage. Charter Hall will consult with Fairfield City Council during preparation of the EIS.
Bicycle Parking and End of Trip Facilities	
B4. Bicycle parking or end of trip facilities is to be provided in accordance with relevant guidelines and standards.	Noted. These requirements will be addressed in the design of the development.
Soil and Water	
B5. The development must be designed and constructed to be capable of obtaining a section 73 Compliance Certificate from Sydney Water Corporation under the <i>Sydney Water Act 1994</i>. Prior to the commencement of operations on the site a section 7 Compliance Certificate must be obtained from Sydney Water Corporation. B6. All development on the site must comply with section 120 of the <i>Protection of the Environment Operations Act 1997</i>, which prohibits the pollution of waters, except as expressly provided in an Environment Protection Licence. B7. All building floor levels must be a minimum of 500 millimetres (mm) above the 1 in 100-year flood level. B8. Erosion and sediment control measures on-site must be in accordance with <i>Managing Urban Stormwater: Soils and Construction Vol. 1</i> (Landcom, 2004).	Noted. A Stormwater Management Plan and Construction Management Plans will be submitted with the SSDA. The plan will be consistent with the overall stormwater management arrangements for the Business Hub site. Finished building levels have been established as part of SSD 7664, as modified, and will comply with the 500mm freeboard requirement.

Condition	Preliminary Response										
Landscaping											
B9. Landscaping must be consistent with the key principles and plant species described in the Landscape Plans prepared by Arcadia Landscape Architecture Pty Ltd dated September 2017. B10. Landscaping must screen any acoustic barrier referenced in Condition B13 of Schedule 2, Blank walls or loading docks from any nearby sensitive receiver with a mix of shrub planting and trees and be provided to the satisfaction of the consent authority. B11. In accordance with the recommendations provided in the Heritage Impact Statement, prepared by Biosis dated 9 November 2016, landscaping must include shrubs and trees capable of reaching and buffering proposed building heights and building design to avoid adverse impacts on the significance of the Upper Canal.	Detailed landscape plans will be submitted as part of the application and will address these requirements. A Visual Impact Assessment will be undertaken and submitted with the SSDA.										
Noise and Vibration											
B12. For all future development at the site, noise generated during operations must not exceed the noise limits outlined in Table 3 when measured at the property located at 28 Trivet Street, Wetherill Park. <i>Table 3: Noise Limits dB(A)</i> <table><tr><th>Location</th><th>Day L_{Aeq}(15 minute)</th><th>Evening L_{Aeq}(15 minute)</th><th>Night L_{Aeq}(15 minute)</th><th>Night L_{Aeq}(1 minute)</th></tr><tr><td>28 Trivet Street, Wetherill Park</td><td>52</td><td>49</td><td>47</td><td>57</td></tr></table> <i>Note: Noise is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy</i> B13. If the construction of an acoustic barrier is required to achieve the noise limits in Condition B12 above, the barrier must be maintained as required and comprise a density of at least 10-15kg/m².	Location	Day L _{Aeq} (15 minute)	Evening L _{Aeq} (15 minute)	Night L _{Aeq} (15 minute)	Night L _{Aeq} (1 minute)	28 Trivet Street, Wetherill Park	52	49	47	57	A Noise and Vibration Impact Assessment addressing these matters and demonstrating compliance with these limits will be submitted as part of SSDA. The report will address potential cumulative noise impacts of the proposed development with the Stage 2 operations.
Location	Day L _{Aeq} (15 minute)	Evening L _{Aeq} (15 minute)	Night L _{Aeq} (15 minute)	Night L _{Aeq} (1 minute)							
28 Trivet Street, Wetherill Park	52	49	47	57							

Condition	Preliminary Response
Transmission Line Easement	
B14. Future development on the site which is located within 15 metres of a transmission tower or in close proximity to Endeavour Energy's electrical network must: a) Be constructed of non-conducting materials; b) Must maintain the integrity of all line structure and stay pole/wires at all times; and c) Comply with <i>AS/NZS 3000:2007 'Electrical Installations' to ensure that there is adequate connection to the earth.</i> B15. Final design drawings must be submitted to Endeavour Energy prior to the commencement of works to confirm no impact on Endeavour Energy's transmission towers. B16. Trees must not be planted within the transmission line easement.	Noted. These requirements will be addressed in the detailed design of the development.
Access	
B16. The Applicant must ensure that access to the transmission towers, lines and easement is maintained at all times.	Noted.
Earthworks and Construction	
B18. Prior to the commencement of works, the Applicant must obtain advice from the Dial Before You Dig 1100 service in accordance with the requirements of the <i>Electricity Supply Act 1995 (NSW)</i> and associated regulations to identify the location of any underground electrical or other utility infrastructure on the site as well as potential hazards associated with existing utilities on the site. B19. All construction works are to be carried out in accordance with the NSW WorkCover <i>Work near Overhead Powerlines Code of Practice 2006</i>.	Noted.

Further to the matters listed in the consent above, based on our preliminary environmental assessment, the following are the additional key environmental assessment issues that will need to be considered as part of the EIS.

Building Design

The SSDA and accompanying EIS will include architectural plans for the development that demonstrate a high-quality urban design and architectural response to the site and locality is achieved.

Heritage

SSDA 7664 for Concept Plan and Stage 1 Earthworks approval included a full assessment of Aboriginal Cultural Heritage and Heritage on the site. Appropriate conditions of consent were included to address these matters. The assessment was reviewed and updated as part of the s4.55 Mod 1 assessment.

Biodiversity

SSDA 7664 for Concept Plan and Stage 1 Earthworks approval included a full assessment of biodiversity impacts of the Stage 1 development which concluded that the overall biodiversity values of the site were low. Appropriate conditions of consent were included to address these matters. These issues were reviewed as part of the s4.55 Mod 1 assessment. Given the Stage 2 development will occur within the Stage 1 development area, there are not considered to be any additional impacts.

Air Quality

The Stage 2 development is not expected to generate significant air quality impacts during construction or operation. Notwithstanding this, an Air Quality assessment will accompany the development application. Measure to mitigate potential air quality impacts will be included in the Construction Management Plan to be submitted with the SSDA to address these matters.

Contamination

A Phase 2 Environmental Site Assessment and Remediation Action Plan were submitted with SSDA 7664 which identified the presence of bonded asbestos containing material on the site. However, the assessment concluded that the site could be made suitable for the proposed use. Conditions of consent were included to manage the remediation process including the engagement of an accredited Site Auditor. Remediation of the site will be undertaken under SSDA 7664 and therefore the development site will be remediated prior to any construction associated with the development in this SSDA.

Waste

A Waste Management Plan will be submitted with the SSDA.

Hazard and Risk

A Dangerous Goods assessment will be prepared and submitted with the SSDA if required.

8.0 Justification

The proposed development forms part of larger concept approval (SSD 7664) that was determined by the Department to have sufficient strategic justification to provide development consent. The Department's assessment of the strategic need and justification of SSD 7664 noted that:

The WSPT is a self-funded government agency, responsible for developing the WSP into a multi-use urban parkland for the region of Western Sydney and to maintain and improve the WSP on an ongoing basis. The Western Sydney Parklands Plan of Management 2020 (POM) identifies that 2% of the WSP is to be developed for long term leases for business purposes to provide funding towards the development of facilities, programs and environmental initiatives throughout the WSP. The proposal represents a portion of the 2% of the WSP identified strategically under the POM for future business purposes.

The proposed development is considered to be consistent with the goals, directions and actions outlined in A Plan for Growing Sydney as it would contribute to the growth of industry, the provision of employment opportunities in the region and generate income to support the management and development of Western Sydney.

9.0 Consultation

SSD 7664 was subject to public exhibition prior to approval. Further consultation with nearby landowners, Fairfield City Council and relevant Government agencies occurred during the concurrent assessment for the s4.55 Mod 1 and SSD 10404. Charter Hall has engaged with the Department of Planning, Industry and Environment prior to

submitting this Scoping Report. There has been on-going consultation with Fairfield City Council during the various stage of the development to date. Council will continue to be consulted during the preparation of this development application and EIS. Consultation with other relevant stakeholders including adjoining and nearby owners and residents and relevant Government agencies are in progress. Charter Hall will continue to maintain a dialogue with the relevant stakeholders throughout the development assessment process.

10.0 Conclusion

This Scoping Report provides information to assist in the preparation of SEARs for the proposed detailed development and construction of the Warehouse Buildings at Horsley Drive Business Park Stage 2 - Buildings 2 and 3, Cowpasture Road, Wetherill Park.

The Department's assessment of SSD 7664 identified the key issues to be addressed as part of any future detailed development application. Therefore, it is our view that matters outlined at Schedule 3 Part B of the SSD 7664 concept approval represent the key environmental considerations associated with the proposal and can be replicated as the Secretary's environmental assessment requirements.

It is therefore requested that the Secretary issue the Environmental Assessment Requirements for the preparation of an EIS for a State Significant Development Application for the detailed development of Horsley Drive Business Park Stage 2 - Buildings 2 and 3, for two Warehouse Buildings and associated site development to allow the site to be used by Charter Hall in a manner consistent with the SSD 7446 Concept Approval and Stage 1 earthworks approval.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue the SEARs for the preparation of the EIS. Should you have any further queries about this matter, please do not hesitate to contact me on 9409 4912 or gkirkby@ethosurban.com.

Yours sincerely,



Gordon Kirkby
Director
02 9409 4912
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Encl.

Attachment A – *Approved Horsley Drive Business Park Concept Plan SSD 7664*

Attachment B – *Preliminary Architectural Drawing*