

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-10404 Horsley Drive Stage 2 - Building 1
Applicant	THE TRUST COMPANY (AUSTRALIA) LIMITED
Consent Authority	Minister for Planning and Public Spaces

Decision

The Executive Director 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 the recommended conditions.

A copy of the development consent and conditions is available online.

A copy of the Department of Planning, Industry and Environment's Assessment Report is available online.

Date of decision

10 August 2020

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 2000*;
- the objects of the Act;
- [the considerations under s 7.14(2) and 7.16(3) of the Biodiversity Conservation Act 2016 (NSW)];
- all information submitted to the Department during the assessment of the development application and any additional information considered in the Department's Assessment Report;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project as outlined in the Department's Assessment Report.

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 benefits for the region and the State as a whole, including a capital investment of approximately \$100 million and the generation of 350 construction jobs and 600 operational jobs;
- the development is permissible with consent, and is consistent with the concept proposal for the site NSW Government policies including the Greater Sydney Region Plan and the Western City District Plan which encourage the planning for, review and management of industrial development and provision of jobs in proximity to where people live;
- 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. A Construction Environmental Management Plan will be prepared to manage construction impacts associated with the development;
- no issues were raised by the community during consultation and in submissions; and
- weighing all relevant considerations, the development is in the public interest.