



McKenzie Group Consulting Planning
(NSW) Pty Ltd
ACN: 146 035 707
Level 6, 189 Kent St, Sydney NSW 2000
Tel: 02 8298 6800 Fax: 02 8298 6899
email@mckenzie-group.com.au

Agriculture NSW
Locked Bag 4
Richmond NSW 2753

Attention: Andrew Docking - Resource Management Officer

State Significant Development 7078 – Proposed Two Staged Warehouse/Distribution and Industrial Facility, Proposed Lot 5 & 6, Horsley Drive Business Park, Cnr The Horsley Drive and Cowpasture, Road Wetherill Park

Dear Andrew

Australand propose to development proposed Lots 5 and 6 within Horsley Drive Business Park for the purpose of a Warehouse/Distribution and Industrial Facility. Pursuant to clause 5 of schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*, any development on this land is deemed State Significant Development as it is located within the Western Sydney Parklands.

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The proposal particulars are summarised as follows:

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Two Storey Office	3,132sqm
Total Building Area	18,559sqm
Car Parking	250 spaces
Building Height	13.7 metres
Diesel Storage Tank	Provision of a 60,000L Diesel Storage Tank (above ground)
Site Coverage	32.4%

Please find enclosed the draft EIS, along with the supporting specialist reports and plans.

It is requested that any comments be provided within 14 days of the date of this letter. Should no correspondence be received in this respect, it is assumed that the proposal is supported in its current form.

We look forward to discussing this proposal with you in the near future and welcome the opportunity to meet at your offices. Should you require further information, please contact the undersigned.

Yours Faithfully,



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NSW Department of Primary Industries (Water)
PO BOX 3720
Parramatta NSW 2124

Attention: Li Chen

State Significant Development 7078 – Proposed Two Staged Warehouse/Distribution and Industrial Facility, Proposed Lot 5 & 6, Horsley Drive Business Park, Cnr The Horsley Drive and Cowpasture, Road Wetherill Park

Dear Li

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NSW Office of Environment & Heritage
Level 6, 10 Valentine Avenue
Parramatta
PO BOX 644 NSW 2124

Attention: Rachel Lonie

State Significant Development 7078 – Proposed Two Staged Warehouse/Distribution and Industrial Facility, Proposed Lot 5 & 6, Horsley Drive Business Park, Cnr The Horsley Drive and Cowpasture, Road Wetherill Park

Dear Rachel,

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NSW Road and Maritime Services
PO BOX 973
Parramatta NSW 2150

Attention: Pahee Rathen

State Significant Development 7078 – Proposed Two Staged Warehouse/Distribution and Industrial Facility, Proposed Lot 5 & 6, Horsley Drive Business Park, Cnr The Horsley Drive and Cowpasture, Road Wetherill Park

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Transport for NSW
Level 3, 18 Lee Street
Chippendale NSW 2008

Attention: Mark Ozinga

State Significant Development 7078 – Proposed Two Staged Warehouse/Distribution and Industrial Facility, Proposed Lot 5 & 6, Horsley Drive Business Park, Cnr The Horsley Drive and Cowpasture, Road Wetherill Park

Dear Mark,

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189-203 Cowpasture Rd
Wetherill Park
NSW 2164

Dear Sir/Madam

State Significant Development 7078 – Proposed Two Staged Warehouse/Distribution and Industrial Facility, Proposed Lot 5 & 6, Horsley Drive Business Park, Cnr The Horsley Drive and Cowpasture, Road Wetherill Park

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144-154 Cowpasture Rd
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132-142 Cowpasture Rd
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NSW 2164

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70-84 Ferrers Road,
Horsley Park
NSW 2175

Dear Sir/Madam

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46-56 Ferrers Road
Horsley Park
NSW 2175

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34-44 Ferrers Road
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It is requested that you provide any comments within 14 days of the date of this letter. Should no correspondence be received in this respect, it is assumed that the proposal is supported in its current form.

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Yours Faithfully,



Andrew Cowan
Senior Associate
McKenzie Group Consulting Planning (NSW) Pty Ltd
ACN 146 035 707



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(NSW) Pty Ltd
ACN: 146 035 707
Level 6, 189 Kent St, Sydney NSW 2000
Tel: 02 8298 6800 Fax: 02 8298 6899
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1570 The Horsley Drive
Horsley Park
NSW 2175

Dear Sir/Madam

State Significant Development 7078 – Proposed Two Staged Warehouse/Distribution and Industrial Facility, Proposed Lot 5 & 6, Horsley Drive Business Park, Cnr The Horsley Drive and Cowpasture, Road Wetherill Park

Dear Sir/Madam,

Australand propose to development proposed Lots 5 and 6 within Horsley Drive Business Park for the purpose of a Warehouse/Distribution and Industrial Facility. Pursuant to clause 5 of schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*, any development on this land is deemed State Significant Development as it is located within the Western Sydney Parklands.

Secretary's Environmental Assessment Requirements (SEARs) were provided by the NSW Department of Planning & Environment on 24 June 2015. As per the requirements stipulated in this document, Australand is required to consult with the surrounding prior to submission of the EIS and identify any issues that have arisen and demonstrate how they have been addressed.

The proposal particulars are summarised as follows:

Proposal Particulars	
Element	Description
Warehouse	<p>Warehouse 15,427sqm including:</p> <ul style="list-style-type: none"> - Dry store (6,315sqm) - Ambient staging (593sqm) - Tomato room (53sqm) - Recycling (93sqm) - Chiller (604sqm) - Freezer (3,140sqm) - Receiving staging (1,158sqm) - Dispatch staging (2,457sqm) - Receiving office (116sqm) - Vestibule (308sqm) - Battery charge room (340sqm) - Plant rooms 1 and 2(232sqm)
Two Storey Office	3,132sqm
Total Building Area	18,559sqm
Car Parking	250 spaces
Building Height	13.7 metres
Diesel Storage Tank	Provision of a 60,000L Diesel Storage Tank (above ground)
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1538 The Horsley Drive
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9 Derwent Place
Bossley Park
NSW 2176

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