



State Significant Development

Date Submitted: 07/07/2025

Project Name: Honeman Close Warehouse Facility
Case ID: SSD-79500208

Applicant Details

Project Owner Info

Title	Mr
First Name	Guy
Last name	Smith
Role/Position	Head of Planning
Phone	0292307225
Email	guy.smith@goodman.com
Address	1-11 HAYES ROAD ROSEBERY , New South Wales, 2018 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	GOODMAN PROPERTY SERVICES (AUST) PTY LIMITED
ABN	40088981793

Primary Contact Info

Are you the primary contact?
Yes

Title	First Name	Last Name
Mr	Guy	Smith
Phone	Email	Role/Position
0292307225	guy.smith@goodman.com	Planning Manager

Address

1-11
HAYES ROAD
ROSEBERY,
New South Wales
2018
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Honeman Close Warehouse Facility
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Estimated Development Cost (excl GST)	AUD97,500,000.00
Indicative Operation Jobs	329
Indicative Construction Jobs	216
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	45,766

Description of the Development/Infrastructure

Warehouse facility including two (2) warehouses with ancillary offices. Approval sought for construction, operation, fit-out and 24/7 use of the warehouses totaling 50,602m² of floor space, including hardstand space, landscaping and car parking for 344 cars.
Approval also sought for lead in works including vegetation clearing, bulk earthworks, remediation, watercourse realignment, retaining walls and stormwater, sewer, potable water, electrical and communication services.

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 1 in DP 1098102, Honeman Close Huntingwood
Site Address (Street number and name)	Lot 1 in DP 1098102, Honeman Close Huntingwood
Site Co-ordinates - Latitude	-33.800373
Site Co-ordinates - Longitude	150.893

Local Government Area

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

Lot and DP

Lot and DP

Lot 1 / DP 1098102

Site Area

What is the total site area for your development?

Site Area sqm

209,307

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name Huntingwood - Owner's Consent Letter 20 Dec 2024

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 CIV for a single operation is \$68.7 million - greater than the \$50 million threshold in Schedule 1, Section 12 for warehouse and distribution use.

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?

Yes

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?

No

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?

No

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

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

Refer to Sustainability Management Plan (Appendix 12).

Is the development seeking certification from a sustainability rating system?

No

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	Michael
Last Name	Mihailou
Professional Qualification	Quantity surveyor
Registration details	MAIQS CQS 14285
Business Name	RIDER LEVETT BUCKNALL NSW PTY LTD
Australian Business Number (ABN)	94003234026

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 Sustainability Management Plan (Appendix 12) and Embodied Emissions Form.

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	Accredited Organisation	REAP Name
7199	PIA	Dan Keary

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	App. 19 FIRA (App. B - Flood Maps)
File Name	App. 16 Engineering Report
File Name	App. 20 DSI
File Name	App. 24 ACHAR_unredacted
File Name	App. 6 Design Report
File Name	App. 16 Engineering Report (App H Geotech Inv.)
File Name	App. 21 RAP
File Name	App. 9 Visual Impact Assessment
File Name	App. 7 Survey Plan
File Name	App. 5 Architectural Plans
File Name	App. 10 TAIA
File Name	App. 11 Landscape Plans
File Name	App. 18 Intersection Civil Plans
File Name	App. 13 BDAR
File Name	App. 17 On Lot Civil Plans
File Name	EIS - Honeman Close Warehouse Facility
File Name	App. 15 NVIA
File Name	App. 23 SoHI
File Name	App. 24 ACHAR
File Name	App. 31 Prelim. LTEMP
File Name	App. 29 Arch. Tech. Report
File Name	App. 19 FIRA
File Name	App. 32 HIS
File Name	App. 26 Bushfire Hazard Assess.
File Name	App. 25 SIA
File Name	App. 14 AQIA
File Name	App. 19 FIRA (App. A Architectural Layout Masterplan)
File Name	App. 8 BCA Report
File Name	App. 30 Fire Safety Strat.
File Name	App. 27 Engagement Report
File Name	App. 22 WMP

File Name	App. 12 SMP
File Name	App. 28 EDC
File Name	App. 34 Embodied Emissions Form
File Name	App. 33 Sydney Water LOC
File Name	App. 28 EDC Cover Letter
