



State Significant Development

Lodgement Date: 12/11/2021

Project Name: Horsley Drive Business Park Stage 2 Buildings 2&3
Case ID: SSD-17161650

Proponent Details

Project Owner Info

Title	Ms
First Name	Boyana
Last name	Simeonov
Role/Position	Senior Delivery Manager
Phone	0419675711
Email	bonnie.simeonov@charterhall.com.au
Address	Level 20 1 Martin Place Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	BIESON PTY LTD
ABN	11110465168

Primary Contact Info

Are you the primary contact?

Yes	
Title	First Name
Ms	Boyana
Last Name	Phone
Simeonov	0419675711
Email	Role/Position
bonnie.simeonov@charterhall.com.au	Senior Delivery Manager

Address

Level 20
1 Martin Place
Sydney,
New South Wales
2000
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Horsley Drive Business Park Stage 2 Buildings 2&3
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Capital Investment Value (excl GST)	AUD25,000,000.00
Indicative Operation Jobs	130
Indicative Construction Jobs	120

Description of Development

The DA proposes to seek consent for the construction and 24 hour operation of the following:
Two light industrial warehouse buildings with ancillary office spaces and utilities buildings:
- western building accommodating a warehouse (17,000m2) and a single storey office building (450m2);
- eastern building accommodating a warehouse (12,420m2) and a two storey office building (600m2)
- associated hardstand vehicle parking and manoeuvring areas
- associated landscaping

Concept Development

Are you intending to submit a Concept Application?

No

Site Details

Site Information

Site Name	Horsley Drive Business Park Stage 2
Site Address (Street number and name)	130-156 Cowpasture Road, Wetherill Park NSW
Site Co-ordinates - Latitude	-33.840000
Site Co-ordinates - Longitude	150.877

Local Government Area

Local Government	District Name	Region Name	Primary Region
Fairfield City	Western City District	Sydney	

Lot and DP

Lots 17-22 DP 13961 and Lot 2 DP 1212087

Landowners Consent

Is Landowner's consent required?

Yes

Do you have evidence of all Land Owners' consent?

Yes

Attachments

File Name	DA Landowner consent
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Statutory Context

Under [State Environmental Planning Policy \(State and Regional Development\) 2011](#) , which schedule does your State Significant Development application relate to?

Schedule 2: SSD – Identified Sites

Schedule 2: SSD – Identified Sites

Clause 5 - Development in the Western Sydney Parklands

Permissibility of Proposal

Permissible with consent

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [Schedule 1, Part 1, clause 1\(2\) of the Environmental Planning and Assessment Regulation](#))

Yes

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, 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 EP&A Act 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 [Coal 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

Attachments

Attachments

File Name	Appendix B - Architectural Plans (GIS)
File Name	Appendix R - Infrastructure
File Name	Appendix Q - Engagement Report
File Name	Appendix P - Estimate Report (CIV)
File Name	Appendix O - ESD and Greenhouse Gas 8.09.2021
File Name	Appendix N - Economic and Social Impact Assessment
File Name	Appendix M - Air Quality Assessment 11.11.2021
File Name	Appendix L - Waste Management Plan 8.09.2021
File Name	Appendix K- BDAR Waiver 8.09.2021
File Name	Appendix J - Civil Engineering Drawings 8.09.2021
File Name	Appendix I - Civil Engineering Report 8.09.2021
File Name	Appendix H - Design Statement 17.09.2021
File Name	Appendix G - Visual Impact Assessment
File Name	Appendix F - Traffic Impact Assessment 11.11.2021
File Name	Appendix E - SEPP33 Dangerous Good Assessment
File Name	Appendix D - Operational NVIA
File Name	Appendix C - Landscape Concept Plans
File Name	Appendix B - Architectural Plans
File Name	Appendix A - Issued SEARs
File Name	EIS Horsley Drive Stage 2 Buildings 2 and 3