



State Significant Development

Date Submitted: 29/10/2024

Project Name: Horsley Logistics Park Stage 2
Case ID: SSD-71144719

Applicant Details

Project Owner Info

| | |
|---------------|--|
| Title | Miss |
| First Name | Grace |
| Last name | Macdonald |
| Role/Position | NSW Planning Manager |
| Phone | 0291864759 |
| Email | Grace.Macdonald@esr.com |
| Address | 88 PHILLIP STREET SYDNEY , , 2000 , AUS |

Company Info

Are you applying as a company/business?
Yes

| | |
|--------------|-----------------------|
| Company Name | ESR AUSTRALIA PTY LTD |
| ABN | 87159221851 |

Primary Contact Info

Are you the primary contact?

Yes

| | | |
|--------------|---------------------|----------------------|
| Title | First Name | Last Name |
| Miss | Taylah | Brito |
| Phone | Email | Role/Position |
| 0284245101 | tbrito@urbis.com.au | Consultant |

Address

2-6
HASSALL STREET
PARRAMATTA,
New South Wales
2150
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

| | |
|---------------------------------------|-----------------------------------|
| Project Name | Horsley Logistics Park Stage 2 |
| Industry | Transport & Logistics |
| Development Type | Warehouse or distribution centres |
| Estimated Development Cost (excl GST) | AUD79,000,000.00 |
| Indicative Operation Jobs | 508 |
| Indicative Construction Jobs | 306 |
| Number of Occupants | 150 |
| Number of Dwellings | 0 |
| Gross Floor Area (GFA) sqm | 55,900 |

Description of the Development/Infrastructure
The project comprises the construction of two warehouse buildings with ancillary offices. The two buildings occupy a single lot owned by ESR, comprising of a continuous pad level with split hardstand areas. Both buildings will support warehouse and distribution use

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 | HORSLEY LOGISTICS PARK |
| Site Address (Street number and name) | 3 Johnston Crescent, Horsley Park |
| Site Co-ordinates - Latitude | -33.829386 |
| Site Co-ordinates - Longitude | 150.824 |

Local Government Area

| Local Government | District Name | Region Name | Primary Region |
|------------------|-----------------------|-------------|----------------------------------|
| Fairfield City | Western City District | Sydney | <input checked="" type="radio"/> |

Lot and DP

Lot and DP
Lot 301 in Deposited Plan 1244594

Site Area

What is the total site area for your development?

Site Area sqm
86,723

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

| | |
|-----------|----------------|
| File Name | Owners Consent |
|-----------|----------------|

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

SSDA under Schedule 1 of the State Environmental Planning Policy (Planning System) 2021 (Planning Systems SEPP), as a development that has a CIV of more than \$50 million for the purpose of a Warehouse or Distribution Centre, which is classified as SSD.

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)
E4 General Industrial

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 [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

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

Yes

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?

Yes

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?

Yes

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.

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

NABERS Certification

What star rating or sustainability level will be achieved by the development?

5.5 star NABERS energy rating and
?3 star NABERS water rating

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 | Richard |
| Last Name | Rigby |
| Professional Qualification | Quantity surveyor |
| Registration details | 77082 |

| | |
|----------------------------------|-----------------------------------|
| 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?
Yes

Provide the agreement reference number(s)
AR00055

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development
Refer to sustainability report

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

Sustainability Requirements B

Net Zero Statement

Is the application accompanied by a Net Zero Statement?
Yes

Enter the details of the qualified person certifying the Net Zero Statement

| | |
|----------------------------------|-----------------------------------|
| First Name | Alex |
| Last Name | Kobler |
| Professional Qualification | Mechanical engineer |
| Registration details | 4248708 |
| Business Name | RIDER LEVETT BUCKNALL NSW PTY LTD |
| Australian Business Number (ABN) | 94003234026 |

Is the development designed to operate as a net zero development immediately?
Yes

Which of the following net zero provisions has the development incorporated?
Electric HVAC system

What is the estimated annual energy consumption for the building?
110.0 kWh/m2

What is the estimated amount of emissions relating to energy use in the building, including direct and indirect emissions?
130.0 kgCO2e/m2 p.a.

Sustainability Requirements C

Water

Has a NABERS Agreement to Rate relating to water been prepared for each prescribed large commercial use?
Yes

Details of the Agreement(s):

| | | |
|-----------------------------------|----------------------|----------------------|
| Type of Agreement | Targeted Star Rating | Agreement Ref Number |
| NABERS Agreement to Rate (Office) | 3 Stars | AR00055 |

Energy

What is the preferred Section J pathway for this development?
J1V1 NABERS Energy

Is the development in the City of Sydney Local Government Area and a prescribed hotel, motel or office?
No

Has a NABERS Commitment Agreement or Agreement to Rate relating to energy use been prepared for each prescribed large commercial use?

Yes

Details of the Agreement(s):

| Type of Agreement | Targeted Star Rating | Agreement Ref Number |
|-----------------------------------|----------------------|----------------------|
| NABERS Agreement to Rate (Office) | 5.5 Stars | AR00055 |

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?^{*}

No

Has a BDAR waiver been issued?^{*}

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?^{*}

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 |
|-------------|-------------------------|-------------------|
| 68278 | PIA | Jacqueline Parker |

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

Yes

Attachments

Attachments

| | |
|-----------|--|
| File Name | SubjectSite_dissolve |
| File Name | 3 Johnston Crescent, Horsley Park_EIS |
| File Name | Appendix K_Transport Accessibility Impact, CTMP and GTP |
| File Name | Appendix CC_ACHAR REDACTED_Part1 |
| File Name | Appendix CC_ACHAR REDACTED_Part2 |
| File Name | Appendix J_Visual Impact Assessment_Part2 |
| File Name | Appendix J_Visual Impact Assessment_Part3 |
| File Name | Appendix J_Visual Impact Assessment_Part5 |
| File Name | Appendix J_Visual Impact Assessment_Part1 |
| File Name | Appendix J_Visual Impact Assessment_Part4 |
| File Name | Appendix J_Visual Impact Assessment_Part6 |
| File Name | Appendix AA_Civil Plans |
| File Name | Appendix B_Site Layout Plan |
| File Name | Appendix E_Architectural Drawings (1) |
| File Name | Appendix T_Geotechnical Assessment |
| File Name | Appendix v_Site Audit Report and Statement |
| File Name | Appendix M_ESD Report |
| File Name | Appendix L_Landscape Plan |
| File Name | Appendix S_Noise and Vibration Impact Assessment |
| File Name | Appendix Q_BDAR Waiver Confirmation |
| File Name | Appendix Z_Engagement Report |
| File Name | Appendix R_Air Quality Impact Assessment |
| File Name | Appendix U_Civil Report andWater Cycle Management Strategy |
| File Name | Appendix W_Waste Management Plan |
| File Name | Appendix BB_Fire Statement |
| File Name | Appendix X_Social Impact Assessment |
| File Name | Appendix C - Statutory Compliance Table |
| File Name | Appendix Q_BDAR Waiver |
| File Name | Appendix Y_Bush Fire Assessment |
| File Name | Appendix P_NABERS Agreement for Water and Energy |
| File Name | Appendix A - SEARs Compliance Table |
| File Name | Appendix O_Net Zero Statement |
| File Name | Appendix N_Embodied Emmissions Reporting |
| File Name | Appendix G_Design Report |

| | |
|-----------|--|
| File Name | Appendix I_BCA and Accessibility |
| File Name | Appendix H_Survey Plan |
| File Name | Appendix F_Estimated Development Cost Report |
| File Name | Appendix D - Mitigation Measures |
