

270 Horsely Road, Milperra

Proposed warehouse and distribution centre



ESR Australia (ESR) is preparing a State Significant Development Application (SSDA) for a warehouse and distribution centre at 270 Horsely Road, Milperra.

This SSDA is seeking approval for the following:

- Construction and operation of a two-storey 'Warehouse or distribution centre', comprising 12 tenancies;
- On-site car parking located on the level 1 mezzanine, including 335 car spaces;
- Loading docks and hardstand area;
- Vehicular access points to Horsley Road and to Beaconsfield Street;
- Earthworks, including the cut and filling to the proposed pad levels;
- Construction of the on-site drainage network;
- Landscaping, including a 10m landscaped setback to Horsley Road;
- Estate signage and signage zones;
- Consolidation of the existing lots into one title; and
- Operation hours of 24 hours, 7 days a week.



Figure 1. Site location (site boundary in red)

270 Horsley Road will provide an efficient and modern warehouse and distribution centre strategically located near the South-Western Motorway (M5) to support Sydney's logistical supply chain. Located in the Milperra Industrial Precinct, the site in approximately 7.71 hectares and will deliver warehousing within an existing and established industrial precinct.

A comprehensive Environmental Impact Statement (EIS) is being prepared and will soon be submitted to the NSW Department of Planning and Environment, as part of the SSDA Approval required for the site. The EIS will provide a basis for the Department to assess the impacts likely to occur as a result of the construction and operation of the new warehouse.

We would like to hear from you

ESR is inviting questions and feedback about the proposed development from neighbours, the surrounding community and other relevant stakeholders to ensure that the proposal comprehensively responds to any issues or concerns.



Take our quick survey

Scan the QR code to take a quick 3 question survey to help our team better understand what means the most to you about where you live and the type of development being proposed.

Find out more

A fact sheet providing further information about the site and the proposal is provided on the project webpage at au.esr.com/milperra

If you have any questions or feedback about the proposal, would like to request a meeting with the project team, or attend an online information session please contact the project team on:



1800 270 980



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