



Ms Bonnie Simeonov  
Senior Delivery Manager  
Charter Hall  
Level 20  
1 Martin Place  
Sydney New South Wales 2000  
29/04/2020

Dear Ms Simeonov

**Horsley Drive Stage 2 - Building 1 (SSD-10404)  
Response to Submissions**

The exhibition of the development application including the Environmental Impact Statement (EIS) for the above proposal ended on 17 Apr 2020. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at [www.planningportal.nsw.gov.au/major-projects/projects](http://www.planningportal.nsw.gov.au/major-projects/projects).

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000 (the Regulation). Please provide a response to the issues raised in these submissions by Friday 19 June 2020. You are also requested to submit additional information that effectively addresses the issues identified in **Attachment 1**.

If there are any changes to the scope of the development which substantially change the environmental impacts of the development as outlined in the EIS, exhibition of the proposed changes may be required in accordance with Schedule 1 of the *Environmental Planning and Assessment Act 1979*.

Note that under clause 113(7) of the Regulation, the days occurring between the date of this letter and the date on which your response to submissions is received by the Planning Secretary are not included in the deemed refusal period.

If you have any questions, please contact David Koppers, who can be contacted at [David.Koppers@planning.nsw.gov.au](mailto:David.Koppers@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Ritchie'.

Chris Ritchie  
Director  
Industry Assessments

**as delegate for the Planning Secretary**

Enclosed/Attached: [if additional documents]

## **Attachment 1**

Based upon the Department's review of the information in the EIS, the Department considers further information is required to clarify matters and address inconsistencies within the documentation. In this regard the following additional information/ clarifications are required to be provided:

### **Scope of SSD-10404**

1. it is unclear on reading the EIS and specialist reports if they have been written on the basis that SSD 7664 – Modification 1, which is currently before the Department, will be approved as submitted. This requires clarification.
2. the Response to Submissions (RTS) needs to clearly set out what aspects form part of SSD-10404, SSD 7664, or SSD 7764 Modification 1.

### **Site Layout**

3. an amended site plan which clearly illustrates for example existing lot boundaries, topographic contours, lot sizes, building envelopes, easements, existing infrastructure.
4. confirm that Lots 17 and 18 do not form part of SSD 10404.
5. confirm if lot consolidation is being sought under SSD 10404. If so, the amended site plan should reflect this and a plan of consolidation, provided.
6. clarify what the site area and development footprint are.
7. confirm distances to sensitive receivers from the site boundary of SSD 10404 and not SSD 7664.

### **Technical Studies and Other Information**

8. the 'qualitative risk-based approach' within Appendix O – Air Quality Assessment has not been adequately justified in lieu of a quantitative assessment and is not supported.
9. the EIS and Appendix Q – ESD Report provides no notable consideration of the roof mounted solar system that is shown on drawing DA110 Rev C. There is little to no consideration of issues such as power generation / consumption or water consumption / reuse for example.
10. no details or plans showing the extent of the cut and fill requirements of the development (including batters or retaining walls) have been provided, including an absence to any references to natural ground levels, approved surface levels, or to be approved surface levels on any of the elevations or section drawings. This level of information should be provided, including a cut / fill heat map.
11. an assessment of construction noise associated with the construction of this facility has not been provided.

12. Matters of National Environmental Significance have not been addressed.
13. confirm whether site access and amendments to Cowpasture Road and Trivet Street are being sought under SSD-10404 or SSD 7664 Modification 1.
14. provide a process description and illustration of how the development will operate.

### **Hazards and Risk**

15. it is noted that there is a wide variety of dangerous goods listed in the Dangerous Goods (DG) Assessment, please provide the representative products that may represent DG Class 1.4s and DG Class 5.1 and describe how these products are being handled in the proposed development.
16. confirm the location of the diesel storage.
17. clarify whether the forklifts are fuelled by LPG, diesel or electricity. Please also indicate the forklift filling or charging location.
18. confirm whether all DG products to be handled within the proposed Automated System warehouse are household packaged product.
19. how will the DG products be categorised within the distribution centre? Is there the potential for incompatible substances to be stored together?
20. it is stated in the Preliminary Hazard Analysis that Ammonia/Glycol is low charge with 500g. Where will this refrigeration unit and the associated ammonia storage be located?

### **Inconsistencies**

21. there are a number of inconsistencies within the EIS and specialist reports – for instance:
  - Section 4.3 of the EIS states that the detailed design guidelines under the concept plan have a nominated building height of 15 metres, whereas Condition A10 of the concept plan provides a maximum building height of 16 metres. The development controls of SSD 7664 have not been adequately addressed; and
  - Appendix H – Civil Engineering Report SSD 10404 – Section 6.2 states that “*Indoor and outdoor water demand and rainwater tank sizing will be based on individual site requirements and form part of separate future development applications...*”. Clarification as to what future development applications would submit this level of information, rather than SSD 10404 is required. Alternatively, it would be expected that this detail would be provided as part of this development.