

Ms Bonnie Simeonov
Senior Delivery Manager
Charter Hall
Level 20
1 Martin Place
Sydney New South Wales 2000
05/05/2020

Dear Ms Simeonov

**Horsley Drive Business Park Stage 2 Mod1 (SSD-7664-Mod-1)
Response to Submissions**

The exhibition of the modification application including the Statement of Environmental Effects for the above proposal ended on 24 April 2020. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/26996>

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 modification which substantially change the environmental impacts of the modification as outlined in the Statement of Environmental Effects, exhibition of the proposed changes may be required in accordance with Schedule 1 of the *Environmental Planning and Assessment Act 1979*.

If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact David Koppers, who can be contacted at david.koppers@planning.nsw.gov.au.

Yours sincerely



Chris Ritchie
Director
Industry Assessments

as delegate for the Planning Secretary

Attached: Attachment 1 – Further Information Required

Attachment 1

Based upon the Department's review of the information submitted with the modification, 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:

Inconsistencies

1. there are a number of inconsistencies within the Section 4.55(2) Modification Report and specialist reports – for instance:
 - Table 2 states that there will be a “*reduction in the access road area from 5,371m² to 7,371m²*”; and
 - Section 6.7 of the Modification Report states that 36 ecosystem credits are required (down from the approved 39 ecosystem credits) yet the Biodiversity Development Assessment Report only addresses the additional impact and the need for one additional ecosystem credit. The BDAR makes no reference to most of the information attributed to it in the Modification Report. This shall require detailed revision.

Scope of SSD-7664 MOD1

2. the Response to Submissions (RTS) needs to clearly set out what aspects form part of SSD-10404, SSD 7664, or SSD 7764 MOD 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 if lot consolidation is being sought under SSD 7664 MOD 1. If so, the amended site plan should reflect this and a plan of consolidation, provided.

Technical Studies and Other Information

5. confirm whether site access and amendments to Cowpasture Road and Trivet Street are being sought under SSD-10404 or SSD 7664 Modification 1.

6. Engineering section plans provided should be amended to show approved cut / fill levels and not just as proposed.
7. Table 5 should be amended to detail existing lots and sizes.

It is unclear how in Section 6.4.1, Warehouse 1 with a gross floor area (GFA) of 29,652m² requires 538 car parking spaces, yet Warehouses 3 and 4 with a combined GFA of 30,390m² is provided with only 134 car parking spaces. The rationale of this should be explained further.