



Ms Grace MacDonald
Senior Planner
ESR Developments (Australia) Pty Ltd
Level 29, 20 Bond Street
SYDNEY NSW 2000

23/12/2021

Dear Ms MacDonald

**ESR Horsley Logistics Park Modification 4 (SSD-10436-Mod-4)
Request for additional information**

I refer to the Modification Application for the ESR Horsley Logistics Park (SSD-10436-Mod-4).

The Department has undertaken an assessment of the Modification Application. The Department requires you provide additional information addressing the matters set out below.

Landowners Consent

1. Please provide landowners consent for the Modification Application.

Scope of Modification

2. The Modification Report inconsistently describes the reduction in the building pad proposed for Lot 204. Section 1 states the building pad would be lowered by 2 m, whereas Sections 4.2 and 6.1 states it would be lowered by 2.8 m. Please clarify the proposed Lot 204 building pad reduction.

Civil Drawings

3. The Department notes that a number of civil drawings have not been submitted including erosion sediment control plan details, stormwater drainage details – including Sheets 1 to 3. Please submit the missing civil plans and ensure all submitted civil plans.

Estate Masterplan

4. The Department notes that the Estate Masterplan (200226-DA-MS-A010, Issue P12) shows three tenancies in warehouse building 1 which has not been approved by any modifications prior to Modification 4. Please update the Masterplan to show tenancy arrangements for warehouse building 1 consistent with what is approved under SSD-10436-MOD-2.

Gross Floor Area (GFA)

5. The Department notes the GFA calculation in Section 4.5 of the Applicant's Modification Report is incorrect. Please update the calculation using the proposed GFA under MOD-2 as baseline to accurately state whether there is an increase or a decrease in GFA under the current modification.

Lot 204 truck accesses

6. The Department notes the modification includes two truck entries / exits at Lot 204 adjacent to each other on Johnston Crescent. Given Johnston Crescent will carry two-way traffic and connects to Old Wallgrove Road in the future, the Department raises concerns about manoeuvrability and road safety at the proposed truck accesses at Lot 204. Should two 26 m B-Doubles associated with two tenants use the accesses concurrently, there is a potential

conflict of movements at the accesses and potential impacts on other road uses travelling north-bound and south-bound on Johnston Crescent. Please clarify the manoeuvrability at the proposed truck accesses including swept path diagrams showing 26 m B-Doubles for both tenancies manoeuvring at the same time and any additional mitigation measures to ensure road safety where applicable.

Contamination

7. The Department notes remediation works were approved for Lot 204 under a separate development consent and were being undertaken in accordance with an approved Remedial Action Plan (RAP) during assessment of SSD-10436. Condition B55 of SSD-10436 requires a Section A1 Site Audit Statement, or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan, prepared by an NSW EPA be submitted to the Department prior to construction for any warehouse building.

The Department requests the Applicant provide further information on the potential impacts of the proposed modification application on the approved remediation works demonstrating the requirements of State Environmental Planning Policy No. 55 Remediation of Land have been satisfied.

Please note that Fairfield City Council's comments have not yet been received. Council's comments will be forwarded to you once they are received. Please also respond to Council's comments in your response.

Please provide the information or notify us that the information will not be provided, by Monday 28 February 2022. If you cannot meet this deadline, please provide and commit to an alternative timeframe for providing this information.

If you have any questions, please contact Rebecka Groth, on 02 82751723 or at rebecka.groth@dpie.nsw.gov.au.

Yours sincerely,



William Hodgkinson
Team Leader
Industry Assessments