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3 February 2022

Mr William Hodgkinson
Team Leader
Industry Assessments | Department of Planning and Environment
Locked Bag 5022 Parramatta NSW 2124

CC: Ms Rebecka Groth

Dear Willian,

ESR HORSLEY LOGISTICS PARK MODIFICATION 4 (SSD-10436-MOD 4) REQUEST FOR ADDITIONAL INFORMATION RESPONSE LETTER

This letter has been written in response to the NSW Department of Planning and Environment's (DPE) request for additional information, dated 23 December 2021, regarding SSD-10436 MOD 4, for the Horsley Logistics Park.

This letter is accompanied by the following documentation, which comprehensively addresses the outstanding issues as raised by the DPE regarding SSD-10436 MOD 4:

- **Attachment A:** letter of landowners consent;
- **Attachment B:** updated scoping report;
- **Attachment C:** complete set of civil drawings; and
- **Attachment D:** transport statement.

With regard to the specific items as raised by the DPE in their request for additional information letter, please see the relevant responses to each item below:

1. Landowners Consent

Find attached as **Appendix A** to this letter.

2. Scope of Modification

The modification report has been updated to address any inconsistencies in describing the building pad proposed for Lot 204.

3. Civil Drawings

A complete set of civil drawings have been included and is submitted as **Appendix C** to this letter.

4. Estate Masterplan

An updated estate masterplan has not been included within this additional information package, by nature of the fact that SSD-10436 MOD 5 is currently also under assessment and given the scale and status of the application, is likely to be approved prior to MOD 4. If this is the case, then the current estate masterplan currently with the DPE reflects this arrangement and is therefore not required to be updated. Urbis and ESR notes that in the event that MOD 4 will be approved before MOD 5, then an



amendment masterplan can be provided that would be appropriate to be stamped with the MOD 4 consent. The assessment of both applications however is able to continue until this is determined.

5. Gross Floor Area (GFA)

The GFA calculation within Section 4.5 of the modification report has been updated using the approved GFA under SSD-10436 MOD 2 as baseline data to accurately determine the extent of the modification proposed under MOD 4.

6. Lot 204 Truck Accesses

Ason, the projects traffic consultant, has prepared a statement to address the truck access issue as noted within the DPE's December letter requesting further information. Ason's response letter is attached as **Appendix D**.

7. Contamination

In response to the DPE's request for additional information for the potential impacts of the proposed modification on the approved remediation works, ESR have commissioned a Fill Verification Report (**FVR**) which is currently being prepared to understand the quality of the fill to be exported from the site. The FVR will satisfy the requirements of *State Environmental Planning Policy No 55—Remediation of Land (SEPP 55)* by ensuring that the materials exported from the site will not contain any high-risk contaminants.

Noting that this process has commenced, it is the view of both ESR and Urbis that the outstanding matter in relation to Condition B55 of SSD-10436 is able to be dealt with as either a post approval matter or similarly via a further condition to be included within the modified consent upon approval of SSD-10436 MOD 4. ESR proposes that the relevant consent authority, in this case the DPE, is able to be provided with a copy of the FVR to ensure satisfaction that the export of materials meets the requirements of SEPP 55 in addition to Condition B55 which requires a Site Audit Statement.

Having considered all relevant matters, we conclude that the outstanding information as requested by the DPE is now addressed, and the proposed modification is appropriate for approval, subject to appropriate conditions of consent.

Should you wish to discuss any aspect of the above information or its relevant appendices, please do not hesitate to reach me at the undersigned.

Kind regards,

A handwritten signature in black ink that reads "J Booth". The signature is written in a cursive, flowing style.

John Booth
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