

4 April 2022

Our ref: 2200737
DPE Reference: SSD-7664-Mod-3

Joanna Bakopanos
Team Leader
Industry Assessments
Department of Planning and Environment
4 Parramatta Square,
12 Darcy Street,
Parramatta, NSW, 2150

Attention: David Koppers David.Koppers@planning.nsw.gov.au

Dear Joanna,

RE: Horsley Drive Business Park – Stage 2 – Mod 3 (SSD-7664-Mod-3) – Response to Request for Additional Information

On behalf of the Applicant (The Trust Company (Australia) Limited), in response to the Department of Planning and Environment's request for additional information, please find response below.

- *The proposed lot size changes between the approved and proposed Lot 2 results in a gain of 0.245 ha whereas proposed Lot 3 results in a loss of 0.248 ha. Could you please clarify the exact extent of the proposed changes between Lots 2 and 3?*

It is recognised that proposed northern Lots 2 and 3 were approved under SSD-7664 with lot areas of 2.709 ha and 2.763 ha respectively (TOTAL – 5.472).

As per proposed plan of subdivision submitted with Mod 3, the Applicant is now seeking approval for Lot 2 – 2.954ha and Lot 3 – 2.515ha (TOTAL – 5.469).

The proposed changes between Lot 2 and 3, subject to approval under SSD 7664 Mod 3, has resulted from the boundary between the two lots (inter lot boundary running north south) shifting to the east in response to design progression of the two buildings.

The overall site area has changed by 0.003ha or 30m². The change to total site area is due to the previous subdivision plan being based on the title information however since the Concept Approval, Charter Hall has engaged a new surveyor and a boundary establishment survey was conducted on-site when construction commended for the early works approved under SSD-7664.

The boundary establishment survey found a discrepancy between title information and the actual survey. When the new surveyor went out to do the new establishment of boundary survey, they found some additional property boundary marks that made some changes to the Trivet Street boundary frontage. A discrepancy of this nature is quite common, particularly for older titles (which would have been completed with less advanced survey equipment) and for large parcels of land (where small errors and inaccuracies tend to multiply over large distances).

The above has resulted in a slight amendment to the northern boundary alignment and revision of the overall estate area of 30m² from that previously approved under plan of subdivision with SSD 7764.

Based on the above, the Applicant is now seeking approval for Lot 2 – 2.954ha and Lot 3 – 2.515ha (TOTAL – 5.469).

ETHOS URBAN

- *Confirm that the current draft amendments to the design of SSD-1716150 do not impact on SSD-7664-Mod-3 and the scope of the modification as currently proposed (as lodged), and that there are no impediments to the Department's determination of SSD-7664-Mod-3?*

In response to the matters raised above, we confirm that the current draft amendments to the design of SSD-1716150 do not impact on SSD-7664-Mod-3 and the scope of the modification as currently proposed (as lodged), and that there are no impediments to the Department's determination of SSD-7664-Mod-3.

Where SSD 7764 identified a maximum allowable GFA of 88,700m² (Warehouse 86,200m² and Office 2,500m²), MOD 3 seeks to reduce Warehouse GFA to 85,700m² and increase Office GFA to 3,000m² to facilitate Warehouse 2 and 3 (given Warehouse 1 took up a greater allocation of Office GFA than originally envisaged under SSD 7664).

The draft amendments (and any final changes submitted as part of the Response to Submissions for SSD-1716150) remain compliant with the overall GFA approved under SSD 7664 (with an amended allocation of Warehouse/Office of 88,700m² GFA). MOD 3 currently seeks to amend the GFA split between Warehouse and Office and the draft amendments do not impact on SSD-7664-Mod-3 and the scope of the modification as currently proposed (as lodged), and that there are no impediments to the Department's determination of SSD-7664-Mod-3.

Should you have any questions in relation to the above, please contact me directly on 0405 909 726.
Regards,

Angus Halligan



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