

Ms Grace MacDonald  
Senior Planner

ESR DEVELOPMENTS (AUSTRALIA) PTY LTD  
123 PITT STREET  
SYDNEY New South Wales 2000

25/03/2022

Dear Ms MacDonald

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

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

The Department has undertaken a further review of the Applicant's response submitted on 23 March 2022 and requires the following information:

1. There are inconsistencies within the revised Modification Report:
  - i. Section 3 of the revised Modification Report states that the '*minor amendments will ultimately keep the overall building footprint and GFA consistent*'.
  - ii. Section 4.5 of the Modification Report shows a proposed increase in total GFA from 108, 739m<sup>2</sup> to 108, 962m<sup>2</sup> (223m<sup>2</sup> increase in GFA).
  - iii. The Applicant is requested to update the Modification Report to be consistent and clearly explain where the increase in the GFA is derived from. This explanation is to include the error discussed in the Applicant's Modification Report regarding SSD-10436-Mod 1 and the GFA for Lot 204.
  
2. There are inconsistencies between the proposed and approved Estate Master Plan (MP):
  - i. the proposed MP revision is 12, the approved MP revision number is 14 (SSD-10436-Mod 5)
  - ii. the revision description in the footer does not include all revisions provided in version 14
  - iii. the total building area proposed results in an increase of 173m<sup>2</sup>:
    - 109, 592m<sup>2</sup> (approved SSD-10436-Mod 5)

- 109,765m<sup>2</sup> (proposed)
- This does not correlate with the above details within the Modification Report.

3. The RtS states due to minor layout revisions proposed to Lot 204, minor changes are proposed to the approved landscaping. It is unclear if this statement refers to the number of plantings proposed, the configuration or total area of landscaping for Lot 204. Clarification on this point is requested.

The Applicant is requested to address the above inconsistencies in the Modification Report and the MP to ensure the proposed Modification Application (all documentation submitted) overall is consistent and accurately described.

The Response submitted to the Department on 23 March 2022 has been forwarded to Fairfield City Council for review. Council's comments on your response have not been received. Please ensure your response to this information request includes a response to comments made by Council.

Please provide the information or notify us that the information will not be provided, by Thursday 7 April 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 82751723 or at [rebecka.groth@dpie.nsw.gov.au](mailto:rebecka.groth@dpie.nsw.gov.au).

Yours sincerely,



Pamela Morales  
Acting Team Leader - Industry  
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