

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

28 April 2022

Ms Pamela Morales
A/Team Leader
Industry Assessments
NSW Department of Planning & Environment

CC: Rebecka Groth
Senior Environmental Assessment Officer

Dear Pamela,

SSD-10436: HORSLEY LOGISTICS PARK MOD 4 | RESPONSE TO DRAFT CONDITIONS

This letter is written in response to the NSW Department of Planning & Environment's (DPE) correspondence received on the 26 April 2022, requesting comment on the draft conditions of consent for Mod 4 of SSD-10436.

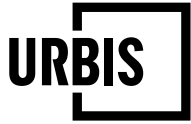
The Applicant and Urbis staff have reviewed the proposed conditions of consent and find all proposed conditions acceptable, however request further consideration of minor numerical changes within Schedule 2 Part A, Table 1, of the consolidated consent for SSD-10436.

Attached to this letter as **Appendix A** is the draft Instrument of Modification which has comments provided by ESR Australia noting inconsistencies between the maximum GFA for the site, and those within the Estate Masterplan submitted for approval as part of Mod 4.

Of particular note is the sites overall GFA which the DPE have noted is to be modified as 108,962m², however ESR and Urbis believe this should be 109,515m². ESR and Urbis note this inconsistency is due to the fact that the switch and compressor room, as well as storage areas have not been calculated in the overall GFA, only the office and warehouse GFA have. The recalculated 109,515m² is inclusive of the switch and compressor room, and the storage area in Lot 201 Tenancy 1 being calculated as warehouse, and the drivers amenity area (a dock office) being calculated as office space.

We do note that the overall site area on the estate masterplan is 109,815m², this is due to the general waste area and plant room in Lot 201 Warehouse 2 not being calculated as warehouse or office space (an additional 300m² of building area). ESR and Urbis would be happy for this to be included as a line item within Schedule 2 Part A, Table 1 for consistency. However should the DPE wish to leave this off as it does not meet the definition of a warehouse or office area this would also be acceptable.

ESR and Urbis request that the DPE update these sections to capture all GFA to ensure that the stamped plans are consistent with the consent. We note that further explanation of these inconsistencies has been provided in the revised *ESR Horsley Logistics Park – SSD-10436 Mod 4* report dated 6 April 2022 and prepared by Urbis, which was submitted to the DPE on the 7 April 2022.



Please refer to **Appendix A** of this letter for full detail on the inconsistent numbers that are requested to be updated within the consolidated consent.

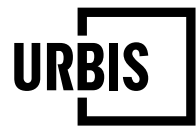
With respect to the remainder of the proposed conditions of consent, ESR Australia is satisfied with the conditions as proposed, and looks forward to closing out the matter with respect to Mod 4 of SSD-10436.

Should you wish to discuss any of the above in further detail, please do not hesitate to reach myself at the undersigned.

Kind regards,

A handwritten signature in black ink that reads "JBooth". The signature is written in a cursive style, with the "J" and "B" being prominent and stylized.

John Booth
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APPENDIX A

DRAFT INSTRUMENT OF MODIFICATION