



In reply please quote: SSD-10436



Contact: Kerren Ven on 9725 0878

5 June 2020

Industry Assessments,
Department of Planning, Industry and Environment
4 Parramatta Square,
12 Darcy Street
PARRAMATTA NSW 2150

Attention: Bruce Zhang,

AMENDED SEARS REQUEST – ESR HORSLEY LOGISTICS PARK (SSD-10436)

I refer to recent correspondence from the Department of Planning, Industry and Environment regarding the above matter relating to the former CSR quarry site (Horsley Logistics Park) at 6 Johnston Crescent, Horsley Park.

It is noted that Council previously provided comments in April 2020 for the proposed concept master plan to guide the staged development of the Horsley Logistics Park, and construction of industrial buildings on Lot 201. Since then, the applicant has changed the proposed development and now seeks amended advice for the SEARs.

The proposed development under SSD-10436 is now proposing detailed approval for the development of the industrial estate comprised of four lots (Lots 201, 202, 203 and 204) and the construction and fit-out of six warehouses for the purpose of warehouse and distribution uses and 24/7 hour operation including on-lot stormwater, infrastructure, services, landscaping and signage.

Council has reviewed the Amended Request for SEARs Report prepared by Urbis dated May 2020 and advise that Council's comments in the letter dated 9 April 2020 (Attachment A) remain the same in relation; Compliance with existing development consents associated with the site, Landscape plan, Environmental management, Flooding, Stormwater management, Biodiversity impact, Notification, Traffic and parking.

In addition, given the proposed development has changed, additional comments have been included to apply to the construction of the industrial buildings as detailed in this letter below.

Site Specific Development Control Plan- 327-335 Burley Road, Horsley Park

The EIS shall address the provisions under the State Environmental Planning Policy (Western Sydney Employment Area) (WSEA SEPP) 2009 including Site Specific Development Control Plan (DCP) – 327-335 Burley Road, Horsley Park applies to the subject site.

The Amended SEARS Report states that despite the site having a site-specific DCP under the State Environmental Planning Policy (State and Regional Development) 2011, the DCP is not relevant to the assessment of the State Significant Development.

Notwithstanding, Council considers that future development on the site needs to be consistent with provisions of the site DCP to ensure future development as a result of the staged subdivision will achieve orderly development of the site and minimise impacts on the surrounding area. On that basis, the proposal shall demonstrate compliance with the site specific DCP.

Stormwater Management Plan

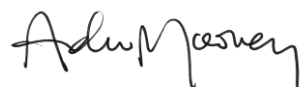
As part of the EIS, the stormwater management plan will need to include a subsection with plans addressing the need for the design of the stormwater drainage system to be able to contain all pollutants on the property. In addition, all stormwater outlets from the property will contain a vandal resistant remote control valve capable of being closed off from a noticeable position.

S7.12 Contributions

Indirect (Section 94A) Development Contribution Plan 2011 applies to the proposed development therefore the detailed Cost Report must be included in the EIS to ensure that contributions are made prior to the occupation of the development.

If you have any questions regarding the above, please contact Ms K Ven on 9725 0878.

Yours faithfully



Andrew Mooney
ACTING MANAGER, STRATEGIC LAND USE PLANNING