

Chris Ritchie
Director – Industrial Assessments
Department of Planning, Industry and Environment
12 Darcy Street
Parramatta, NSW 2150

14 June 2022

Re: Horsley Logistics Park – SSD 10438 – Staging Plan

Dear Chris,

ESR Developments (Australia) Pty Ltd (**ESR**) refers to the Department of Planning and Environment's (**DPE**) assessment and approval of the Horsley Logistics Park SSD 10438 application. The development consent for the State Significant Development (**SSD**) requests at Condition A14, A15 and A16 submission of a Staging Plan where the developed is proposed to be staged.

Pursuant to Conditions A14, A15 and A16, ESR requests approval for the staging of SSD 10438 development. This plan sets out the proposed staging for the warehouse construction of Lots 201 – 206, such that it can occur on a progressive basis.

The staging of development will allow the Secretary to review and approve relevant document on a staged basis, as applied to each relevant stage.

1 Conditions of Consent – Staging

The following table outlines the conditions of SSD 10438 permit construction to be undertaken on a staged basis.

Table 1 – SSD 10438 Conditions of Consent – Staging

Condition No.	Condition	Response
A12	If the construction or operation of development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of the commencement and the development to be carried out in that stage.	ESR wrote to the DPE under a separate cover letter for the commencement of Lot 201, 202 and 204. DPE subsequently provided confirmation on acceptance of this notification. A separate letter will be provided once the commencement of construction is known for Lot 206.

A14	With the approval of the Planning Secretary, the Applicant may:	
	(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy plan or program);	Staging Plan is included at Section 2 below. The intent is to submit separate construction and operational management plans for each stage within the estate.
	(b) combine any strategy, plan or program required by this consent (if clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and	N/A
	(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	N/A
A15	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties require to be consulted in the relevant condition in this consent.	Noted.
A16	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Noted.

2 Staging Plan

The Estate is expected to be developed as follows:

Table 2 – Staging Plan

Stage	Description	Planning Status	Anticipated Timeframe
1	Construction Certificate	SSD 10438 (approved 31 March 2021)	Complete Approved under separate staging plan
	Occupation Certificate	Modification (Mod) 1, SSD 10438 (in progress) Mod 1 seeks to reconfigure the building layout of Lot 201 from one to three tenancies, insert recessed dock into	Completion Date: 16 June 2022

		Warehouse A, Lot 204 and reduce office at Warehouse A, Lot 204.	
	Construction Certificate	SSD 10438 (approved 31 March 2021)	Complete Approved under separate staging plan
2	Occupation Certificate	Modification (Mod) 1, SSD 10438 (in progress) Mod 1 seeks to reconfigure the building layout of Lot 201 from one to three tenancies, insert recessed dock into Warehouse A, Lot 204 and reduce office at Warehouse A, Lot 204.	Completion Date: July 2022
3	Construction Certificate	Mod 4 SSD 10438 (approved June 2022)	Construction Start: June 2022 Approved under separate staging plan
	Occupation Certificate	Mod 4 SSD 10438 (approved June 2022)	Completion Date: March 2023
4	Construction Certificate	SSD 10438 (approved 31 March 2021) No modification proposed at this time.	Construction Start: August 2022
	Occupation Certificate	SSD 10438 (approved 31 March 2021) No modification proposed at this time.	Completion Date: June 2023

The below figure identifies the staging of Horsley Logistics Park

Figure 1 – Staging Plan



3 Mitigation Measures

Horsley Logistics Park is proposed to be constructed progressively over a two-year period to minimise the amount of environmental impact. Any changes to the staged program, ESR will immediately update this staging plan and relevant management plans for both construction and operation to ensure continued mitigation measures are implemented to minimise impact to surrounding areas.

Kind regards



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