

Our ref: Horsley Logistics Park Stage 2 (SSD-71144719)

Miss Grace Macdonald
NSW Planning Manager
ESR Australia Pty LTd
88 Phillip Street
Sydney 2000

30 January 2025

Subject: Request for Additional Information

Dear Ms Macdonald

I refer to the Response to Submissions for the Horsley Logistics Park Stage 2 (SSD-71144719). After careful consideration of the RtS, the Department has identified outstanding matters that must be addressed prior to the determination of the development application. These matters are detailed in Attachment 1.

You are requested to provide the information in a revised submissions report, or notification that the information will not be provided, to the Department by Friday 28 February 2025. If you cannot meet this deadline or do not intend to provide the additional information, please advise the Department via the NSW planning portal.

The assessment period ceases to run between the date of this letter and the date you provide the additional information (or notification that the information will not be provided), in accordance with Part 4 Division 4 of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact Penny White on 02 8289 6410 or via email at penny.white@planning.nsw.gov.au.

Yours sincerely,



Lindsey Blecher
Team Leader
Industry Assessments

As nominee of the Planning Secretary

Attachment 1

Earthworks and Retaining Walls

- Please provide further details of the proposed changes to pad levels and retaining wall heights, including sections and elevations which clearly show the proposed levels relative to approved levels. Please ensure these sections and elevations show the tallest retaining wall elements.
- The VIA appears to show retaining wall heights will be reduced from the constructed levels, please clarify and provide any necessary corrections

Visual

- The VIA shows perspectives of the site at years 0 and 15, please provide perspectives with shorter time intervals to show the screening provided by landscaping
- The year 0 perspectives appear to show plants in excess of 1m, which is inconsistent with the landscape plan, please clarify and provide any necessary corrections

Fire Brigade Access

- The letter from Affinity Fire Engineering provides insufficient detail to demonstrate that the development is compliant with the FRNSW Fire Safety Guideline *Access for fire brigade vehicles and firefighters*. Provide compliance tables and plans showing how fire brigade vehicles would access the full perimeter of each building without reliance on performance solutions. Please also provide evidence of consultation with FRNSW and support for the proposed fire brigade vehicle access arrangements.