

Our ref: SSD-71144719

Ms Grace Macdonald
NSW Planning Manager
ESR AUSTRALIA PTY LTD
88 PHILLIP STREET
SYDNEY NSW 2000

15 January 2024

Subject: Request to submissions

Dear Ms Macdonald

I refer to the Department of Planning, Housing and Infrastructure's (the Department) letter of 13 December 2024, which advised the Department would be providing comments following the exhibition of the Environmental Impact Statement for the proposed Horsley Logistics Park Stage 2.

As part of your submissions report addressing submissions and advice received during exhibition of your application, the Department requests you provide a response to the issues included in Attachment 1 to this letter.

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

A handwritten signature in black ink, appearing to read "L. Blecher".

Lindsey Blecher

Team Leader

Industry Assessments

as delegate for the Planning Secretary

Department of Planning, Housing and Infrastructure

Attachment 1 – Department's comments

Environmental Impact Assessment

Site approval history is inconsistently described. Please update the site approval history in the EIS to address the following:

- DA893.1/2013 appears to be inconsistently described i.e. in Table 2 it is described as Torrens Title subdivision to create 14 lots and 1 residual lot in 3 stages, whereas in the subsequent text it is described as *'the approval enabled the former CSR Estate to be subdivided and constructed in three stages'*
- A review of the Council's DA records indicates DA893.1/2013 was submitted in December 2013, and not approved on this date as stated in Table 2
- It is unclear whether the LEC or Council approved DA893/2013 and what this DA involved as it appears to have been excluded from Table 2 but then discussed in the subsequent text

Transport and Accessibility Impact Assessment

- Three driveways are proposed within close proximity to each other along Johnston Crescent for cars and trucks. This design may result in vehicular conflicts when entering the site from Johnston Crescent. Consider rationalising these driveways.
- Please provide an indicative construction traffic generation figure.

Appendix C Statutory Compliance Table

- The compliance table states that "Trees can be minimum height of one metre at the time of planting. Proposed landscaping includes trees of varied size". All trees should have a minimum size at planting of 1 metre to comply with the DCP.

Appendix R Air Quality Impact Assessment

- Update Figure 4 to reflect the subject site

Appendix U Civil Engineering Report and Water Cycle Management Strategy

- Appendices within Appendix U are missing. Please update Appendix U

Appendix L Landscape Plan

- Confirm why the landscape setback from Burley Road is primarily turfed and does not contain more significant landscaping

Department of Planning, Housing and Infrastructure

- Sections provided in the landscape plan all show shallow planting areas with insufficient depth to accommodate trees which is inconsistent with the remainder of the landscape report which shows trees in these locations.