

**From:** [Tim Smith](#)  
**To:** [Bruce Zhang](#)  
**Cc:** [Kirk Osborne](#); [Planning and Safeguarding](#)  
**Subject:** [SEC=OFFICIAL] RE: Aspect Industrial Estate Referral SSD10448  
**Date:** Tuesday, 15 December 2020 17:12:11

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## OFFICIAL

Hi Bruce,

Thank you for your email seeking feedback in regards to the proposed Industrial Estate at 804 Mamre Road (SSD-10448). WSA note the proposal is for the development of a series of warehouse format developments approximately 5km away from the airport. The site forms part of the Mamre Road Precinct, located in the Western Sydney Employment Area, and has been proposed in accordance with *State Environmental Planning Policy (Western Sydney Employment Area) 2009*.

I note the following matters for consideration in relation to this DA:

- **Wildlife Hazards – Vegetated Areas:** The proposal includes the realignment of an environmental corridor along the northern boundary of the site, and the provision of a riparian zone, including planting along the realigned corridor. The proposal also includes the provision of a stormwater basin on site. It should be ensured that this wildlife zone does not present an increased risk of wildlife attraction in relation to the future airport. The Aeronautical Impact Assessment that forms part of the DA package does not address the risk posed by these factors. Landscaping species should be selected to deter the attraction of birds / flying foxes.
- **Wildlife Hazards – Fill:** It is also proposed that fill would be imported to the site. It should be confirmed what material would be used for the purposes of fill, noting that putrescible waste should not be used given the likelihood for wildlife attraction.
- **Wildlife Hazards – Waste Storage:** The Waste Management Plan includes at Section 6.3 discussion in relation to the locations of future waste storage. Waste generally appears to be identified for storage in loading docks adjacent to each warehouse. Any future Development Consent should be conditioned that waste be enclosed.
- **Cumulative Traffic Impacts:** Given the status of the Draft Mamre Road Development Control Plan being recently concluded from exhibition, it should be ensured that the cumulative traffic impacts of the development are considered appropriately, including impacts on traffic to both the northern and southern approaches to the precinct. This would include ensuring that appropriate assessment is undertaken of the impact of the proposal on the surrounding road network, and ensuring that the cumulative impact of other projects (e.g. elsewhere in the Mamre Road Precinct and within the Initial Precincts of the Aerotropolis) are considered. This should also be considered with regard to construction / operational traffic impacts of major projects in the area including Western Sydney Airport, the M12 Motorway and Sydney Metro Western Sydney Airport.
- **OLS Limitation:** The proposed development does not include details for the maximum heights of all future allotments. Future buildings under the Concept application will need to demonstrate compliance with the OLS limitations.

If you have any queries or clarifications, please do not hesitate to contact.

Kind regards,

**Tim Smith**  
Planning Manager

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