

Mr Chris Ritchie
Director, Industry Assessments
Department of Planning and Environment
4 Parramatta Square
Parramatta NSW 2150

**Re: Aspect Industrial Estate Modification 3 (SSD-10448-Mod-3) and
Aspect Industrial Estate – Stage 2 Development (SSD – 46516461)**

11 November 2022

Dear Mr Ritchie

I refer to the Department of Planning and Environment's (DPE) request seeking Western Parkland City Authority's (WPCA) feedback on the following State Significant Development Applications currently on public exhibition relating to Mirvac's Aspect Industrial Estate (AIE) at 804-882 Mamre Road, Kemps Creek:

- Aspect Industrial Estate Modification 3 (SSD-10448-Mod-3), and
- Aspect Industrial Estate – Stage 2 Development (SSD – 46516461)

The current Modification 3 application seeks to modify the previously approved Concept Proposal (SSD 10448) including previous modifications to reduce the total number of industrial units from 11 to 9 resulting in new warehouse footprints, increase in overall GFA from 243,431 m² (Modification 2) to 247,844 m² (proposed under the current Modification 3) and minor adjustments to the internal road network. The proposed concept plan modification seeks to facilitate larger industrial warehouses to reflect current market demand and responds to specific tenancy requirements.

The Stage 2 SSD seeks to facilitate the development and construction of Warehouse 9 as proposed under Modification 3 with a GFA of 66,341 m² with associated office space, 266 car spaces and internal truck access roads.

WPCA has reviewed both SSDs relating to AIE and notes that both proposals are consistent with the Mamre Road Precinct vision and will make important contributions towards employment and jobs when fully developed. The subject site fronts the portion of Mamre Road which is subject to a Stage 2 upgrade by Transport for NSW. It is noted that while construction of Stage 2 is still yet to be determined, the applicant has accounted for the future Mamre Road upgrade approved as part of the original concept approval. The current Modification 3 application is not seeking to amend the previously approved road reservation designated for the future upgrade of Mamre Road.

WPCA has no comments on the proposed Modification 3 and Stage 2 Development application for AIE and do not propose any specific conditions of consent.

If you have any questions, please contact Kevin Kuo by emailing kevin.kuo@wpca.sydney or planningreferral@wpca.sydney.

Your sincerely,

A handwritten signature in black ink, appearing to read "Yolanda Gil".

Yolanda Gil
Director, Planning Delivery