

## **Attachment 1 – The Department’s Comments**

### **The suitability of the site for the development proposal**

It is recognised that the ‘Responses to Request for Information’ dated 14 December 2021 provided a consolidated consideration of the consistency of the proposal with several aspects of the Western Sydney Aerotropolis planning framework. However, it remains unclear how the objectives and requirements for the ‘Access and Movement Framework’ identified in Section 3.3 of the *Draft Aerotropolis Precinct Plan (2020)* have been addressed.

The Department requests you provide an assessment of the following precinct planning objectives and requirements from Section 3.3 of the *Draft Aerotropolis Precinct Plan (2020)*:

#### Section 3.3.4 Freight

- Position freight and logistics operations to have easy access to the 2056 Greater Sydney strategic freight network vision as outlined in the Greater Sydney Services and Infrastructure Plan
- Locate freight and logistics operations to access the broader freight and road network, and to minimise noise and other amenity impacts on sensitive land uses such as residential developments (both existing and planned)
- Freight and logistics operations are positioned in locations where 24-hour operations are suitable with minimal risk of significant amenity and/or environmental impacts to sensitive land uses

#### Section 3.3.5 Road Network

- Ensure traffic generated by the development does not interfere with the sense of place

#### Section 3.3.6 Travel Demand Management

- Traffic generated by development should not interfere with place and amenity outcomes of the surrounding precinct
- Development does not compromise the orderly provision and staging of the transport network
- Development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network

In addition, the Department requests you provide an assessment of the following Agribusiness precinct objective from Section 2.4.2 of the of *the Draft Aerotropolis Precinct Plan (2020)*:

- Support connectivity and staging throughout the Precinct, such that the Precinct can support temporary uses and develop over time in a manner that minimises the potential for isolated parts of the Precinct.

### **Traffic Generation**

Given the issues raised by Council, uncertainty around the timing of future road upgrades, and the reliance on third parties to carry out some of the key upgrades required for the development, the Department requests the following additional information:

- a contingency plan that details how heavy vehicles will access the site in the event the Elizabeth Drive upgrade works to be carried out by Transport for NSW precede the pavement upgrades to be carried out by Council and Western Sydney Airport on Adams Road between The Northern Road and Anton Road, e.g. closure of the facility, forward funding of required upgrades, etc.