

9 November 2020

David Schwebel
Planning Officer, Industry Assessments
Department of Planning, Industry and Environment

Via email: david.schwebel@planning.nsw.gov.au

Dear Mr Schwebel,

Comments on Request for Secretary's Environmental Assessment Requirements (SEARs) - GPT Industrial Estate (SSD-10272349)

Thank you for the opportunity to provide feedback from the Western Sydney Planning Partnership (the Partnership) about the request for SEARs for the proposed GPT Industrial Estate (SSD-10272349) on land legally described as Lots 59-60 in DP 259135, Kemps Creek.

It is understood that the applicant is seeking to commence a State Significant Development (SSD) approval pathway for a warehouse and distribution centre and that the SEARs will inform the preparation of an Environmental Impact Statement (EIS).

The Planning Partnership is satisfied that the request for SEARs has adequately considered the relevant matters. The applicant has committed to address consistency with the Aerotropolis SEPP as part of the EIS and the proposed technical studies appear to be sufficient to accompany the EIS. Some additional comments have been provided at **Attachment 1**. The Planning Partnership requests to review and comment on any future applications on the site or proposals.

I trust this information has been of assistance. If you have any more questions, please contact Ben Gresham, Senior Planning Officer, Planning Partnership Office on 9860 1576 or via email at ben.gresham@planning.nsw.gov.au.

Yours sincerely



Anthony Pizzolato
Manager, Western Sydney Planning Partnership

Enc: Attachment 1

Attachment 1 – Detailed comments on SEARS request – SSD-10272349

Strategic Planning Context

The subject site (Lots 59-60 in DP 259135) is located within the Mamre Road precinct of the Western Sydney Aerotropolis Growth Area, being an initial precinct. Most of the site is identified for future employment land in the Western Sydney Aerotropolis Plan (finalised in September 2020) and in the Mamre Road Precinct Plan. The land was recently rezoned from RU2 Rural Landscape zone to IN1 General Industrial zoning under the *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (WSEA SEPP). The proposed warehouse or distribution centre is a use that is permitted with consent under the IN1 zone. Whilst the land is wholly zoned IN1 General Industrial, the Mamre Road Precinct Structure Plan (June 2020) seeks to transition the riparian corridor in the centre of the site to E2 Environmental Conservation. It is noted the proposal has considered this and has sited the proposed warehouse buildings and access roads outside of the riparian corridor and proposed a 25m riparian zone for environmental conservation.

Application assessed against the Western Sydney Aerotropolis State Environmental Planning Policy (Aerotropolis SEPP).

Whilst the land is zoned under the WSEA SEPP, certain provisions of the State Environmental Planning Policy - Western Sydney Aerotropolis 2020 (Aerotropolis SEPP) apply to the site. The Aerotropolis SEPP applies for the purpose of aligning the strategic objectives and Western Sydney Aerotropolis Plan to the site along with airport safeguarding provisions. The Planning Partnership notes the applicant's commitment to address consistency with the Aerotropolis SEPP as part of the EIS.

Part 3 Development controls—Airport safeguards

A key planning objective for the Western Sydney Aerotropolis is to safeguard the 24-hour operations of Western Sydney International (Nancy-Bird Walton) Airport. The SEPP provides further detail on airport safeguarding. It is noted that the subject site is situated north-east of the future Western Sydney International Airport and falls within the Australian Noise Exposure Forecast (ANEF) 20-25 contour. The proposed land use is not a sensitive use and is appropriate within this contour.

The site is partially within the 8 km wildlife buffer zone on the Wildlife Buffer Zone Map of the SEPP and careful consideration must be given to any proposed vegetation (including species selection) or landscaping to minimise wildlife attraction.

Application assessed against the Western Sydney Aerotropolis Plan (WSAP)

The WSAP establishes a vision, objectives and principles for the development of the Aerotropolis. The Mamre Road precinct is identified for industrial uses and may initially support the infrastructure that enables the construction of the Airport and Aerotropolis.

Page 70 of the WSAP outlines the key considerations, strategic outcomes and implementation strategies for the precinct. Generally, the proposal appears to be consistent with these. The proposal must also take into consideration the objectives and principles within the WSAP, contained in the Appendix (pages 92-94). Consideration should also be given to orienting the development towards the riparian corridor and creating usable open space for future workers whilst achieving environmental outcomes and mitigating flood impacts.