



22 November 2021

Ms Rebecka Growth
Department of Planning, Industry and Environment
4PSQ Level 17, 12 Darcy Street
PARRAMATTA NSW 2150

Dear Rebecka,

Access Logistics Park (SSD-17647189) – 884 Mamre Road, Kemps Creek

Western Sydney Airport Co (WSA) is writing in response to the public exhibition of the above State Significant Development Application (DA) at 884 Mamre Road, Kemps Creek (the site). We understand that the proposal seeks consent for the construction and operational use of a warehouse and logistics hub, which includes the following scope of works:

- demolition of existing dwelling houses and associated outbuildings;
- bulk earthworks involving dam dewatering, cut and fill works and pad construction;
- a two stage 16 lot Torrens Title subdivision of the land;
- construction of internal public estate roads;
- stormwater and drainage works including construction of onsite detention and bioretention basins;
- landscaping of bioretention basins and street tree planting;
- infrastructure works;
- construction of one warehouse and distribution centre;
- other miscellaneous works.

Our comments and recommendations are detailed below. In summary, WSA requires additional information in relation to potential wildlife attraction of the bioretention basin, as well as how waste management measures would be implemented to mitigate potential wildlife attraction.

Statutory Context

1. Further information needs to be provided in relation to the recently exhibited Aerotropolis Planning Package (October 2021). In particular, the Explanation of Intended Effects includes additional provisions in relation to aviation safeguarding / development in the vicinity of WSI, which this proposal will need to be assessed against.

Recommendation: Further assessment be undertaken in relation to the recently exhibited Aerotropolis Planning Package, which contains additional relevant provisions.

Wildlife Attraction

2. Whilst we note that the proposed land use is not identified as relevant development under *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* (Aerotropolis SEPP). However, given the location of the proposal within the 3-8km wildlife buffer and the inclusion of potentially wildlife attracting components, the proposal risks attracting wildlife if



not appropriately managed. Specific components within this application which warrant further assessment include the following:

- landscaping proposed for the bio-retention basin, as well as the basin design itself;
- public and private domain landscaping, including along internal streets;
- waste management areas;
- grassing proposed on lots not proposed to be developed for this application.

WSA considers that further review of wildlife risk and associated management measures is required to ensure wildlife risk is minimised (e.g. through waste management, landscape species assessment).

Recommendation: Further assessment of the wildlife attraction from the proposal, and associated management measures is undertaken by the Applicant, to ensure that wildlife risk is appropriately mitigated. The additional wildlife risk assessment is to be provided to WSA for review.

3. A review of the Waste Management Plan needs to be undertaken to identify how waste (during construction and operations) will be designed, managed and monitored to manage wildlife attraction. The Waste Management Plan, as currently drafted, does not consider this.

Recommendation: That the Waste Management Plan be reviewed to confirm how wildlife risk would be mitigated.

4. It is to be confirmed within this application that any fill imported to the site would be non-putrescible in nature.

Recommendation: That any fill received to the site be confirmed as non-putrescible in nature.

Other Issues

5. Based on the information available, none of the proposed buildings appear to extend into the OLS, however it should be noted that the *Airports Act 1996* covers any intrusions into prescribed airspace, which could include:
 - constructing permanent structures, such as buildings, into the protected airspace;
 - temporary structures such as cranes protruding into the protected airspace; or
 - activities causing non-structural intrusions into the protected airspace such as air turbulence from stacks or vents, smoke, dust, steam or other gases or particulate matter.

If it is likely that any of the above components would result in an impact on protected airspace, then approval will need to be obtained under in accordance with the *Airports Act 1996* and the *Airports (Protection of Airspace) Regulations 1996*. We would require this as a condition on any future consent in relation to this application.



Recommendation: That development would be conditioned to ensure that any intrusions into prescribed airspace follow the required legal pathway.

6. It is to be confirmed that no vertical air emissions are proposed within the development subject to this application.

Recommendation: That it be confirmed that no vertical air emissions are proposed.

7. Comments do not incorporate those from Bankstown or Camden Airports, and comments from these organisations are to be sought separately.

Thank you again for the opportunity to comment. We look forward to the applicant's response to each of the above issues. If you would like to discuss further, please contact tsmith@wsaco.com.au.

Yours Sincerely,

A handwritten signature in blue ink that reads "K. Osborne". The signature is written in a cursive, flowing style.

Kirk Osborne
Executive Manager, Land Use Planning and Approvals