

## David Schwebel

---

**From:** tsmith@wsaco.com.au  
**Sent:** Friday, 28 May 2021 8:02 AM  
**To:** David Schwebel  
**Cc:** Kirk Osborne; Deanne Frankel; Daniel Gorgioski; SMITH Mike  
**Subject:** RE: [SEC=OFFICIAL] RE: Request for SEARs input - Elizabeth Enterprise Estate Stage 1 (SSD-19618251)

### OFFICIAL

Hi David,

Thank you for providing the opportunity to provide comments in relation to the proposed Concept / First Stage Application for Elizabeth Enterprise Precinct (SSD-19618251).

Please note our comments below:

- **Wildlife Attraction / Management:**
  - A Wildlife Risk Assessment will need to be provided as part of the future SSDA documentation, demonstrating wildlife risk arising from the proposed development in public / private domain areas. This would include components such as vegetation on the proposed access roads, the identified basin, the amenity node or the green space fronting Wianamatta-South Creek.
  - An assessment of the future uses, including in regards to the design and location of any outdoor waste storage, external handling of any organic or putrescible materials, and the like, is to be included in regards to wildlife attraction.
  - It is to be confirmed that non-putrescible fill will not be utilised on site, as putrescible fill has the potential to increase wildlife attraction risk.
  - Noting the long term nature of this project an assessment of the wildlife attraction of remaining lots (which may not be developed for some time) will need to be undertaken. This could include measures such as grass seeding to minimise wildlife attraction, as well as timing of these remaining stages to measure the risk.
- **Airspace Operations (Vertical clearance):**
  - Noting the requirements regarding OLS penetration under the *Airports (Protection of Airspace) Regulations 1996*, the proposed development will need to be demonstrated as clear of the OLS. Note that as well as buildings, this includes any temporary intrusions (such as cranes) and vertical air emissions from activities (e.g. manufacturing uses). Note that for buildings outside the first stage of development (Warehouse 6), referral to and assessment by WSA Co. will be required at future stages in regards to confirmation of any OLS intrusions.
  - Timeframes should be detailed for subsequent stages of operations. Noting that the Airport will become operational in 2026, confirmation is required of the timeframes for subsequent stages of development at the site.
- **Traffic:**
  - The Proponent should continue to work with DPIE and RMS in relation to the design of any intersections on Elizabeth Drive. This should be designed in a manner which is consistent with the Elizabeth Drive Upgrade project, in particular the location of any new intersections proposed on Elizabeth Drive .
  - Construction traffic impacts should be detailed in the SSDA, including potential cumulative impacts of the various projects occurring in this space (including, but not limited to WSI Stage 1, Sydney Metro Western Sydney Airport, the M12 Motorway, as well as private sector projects including those within the Aerotropolis and Mamre Road Precincts).
- **Aircraft Noise:**
  - It will need to be demonstrated that uses do not comprise noise sensitive uses under the SEPP and are appropriate for the noise constrained parts of the site.

- It is to be demonstrated that uses will comply with Australian Standard 2021:2015, including in regards to indoor sound levels.
- **Lighting:** The site includes areas located within Lighting Control Zones C and D, and is wholly situated in the Lighting Intensity Radius area. An assessment of lighting needs to be included in the aeronautical assessment, to demonstrate that proposed lighting at the site is acceptable from an aviation perspective. It should be noted that this assessment would also need to be undertaken in regards to construction lighting.
- **Air Quality:** It is to be demonstrated that the development will not result in smoke, dust, steam, gases or other particulate (during both construction and operation) either in a manner which will affect aviation operations over the site, or on to the WSI site.

We are more than happy to discuss any of the above further as required.

Kind regards,

Tim

**Tim Smith**  
Planning Manager

+61 429 008 963  
[tsmith@wsaco.com.au](mailto:tsmith@wsaco.com.au)  
PO Box 397 Liverpool NSW 1871



---

**OFFICIAL**

---

**From:** David Schwebel <[David.Schwebel@planning.nsw.gov.au](mailto:David.Schwebel@planning.nsw.gov.au)>  
**Sent:** Tuesday, 18 May 2021 10:19 AM  
**To:** Planning and Safeguarding <[planning@wsaco.com.au](mailto:planning@wsaco.com.au)>  
**Subject:** Request for SEARs input - Elizabeth Enterprise Estate Stage 1 (SSD-19618251)

Dear Sir/Madam

The Department of Planning, Industry and Environment has received a request for Secretary's Environmental Assessment Requirements (SEARs) for the Elizabeth Enterprise Precinct Stage 1. The proposed development is a State Significant Development under the Environmental Planning and Assessment Act 1979.

You are invited to provide input into the SEARs for the proposal including details of any key issues and assessment requirements by **31 May 2021**.

The SEARs request can be viewed on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/41891> .

If you have any enquiries, please contact me on 9274 6400 or [david.schwebel@planning.nsw.gov.au](mailto:david.schwebel@planning.nsw.gov.au) .

Kind regards,

**David Schwebel**  
**Planning Officer, Industry Assessments**

Planning & Assessment | Department of Planning, Industry and Environment  
T 02 9274 6400 | 4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



*The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

This email has been issued by Western Sydney Airport (ABN 81 618 989 272). This email is confidential, and is for the use of the intended recipient only. This email may also contain legally privileged material. If you are not the intended recipient, please contact the sender immediately. Please then delete both emails (including any attachments) and do not review, re-transmit, disclose, disseminate, take other action of reliance or otherwise use their contents. We believe, but do not warrant, that this email and any attachments are virus free. You take full responsibility for virus checking. If the content of this email is personal or unconnected with our business, we accept no liability or responsibility for it.