

Deana Burn

From: Planning and Safeguarding <planning@wsairport.com.au>
Sent: Wednesday, 4 June 2025 10:25 AM
To: Jess Fountain; Natasha Williams
Cc: Deana Burn; Kirk Osborne; Planning and Safeguarding
Subject: [SEC=OFFICIAL] RE: Notice of Exhibition – Elizabeth Enterprise Precinct – Stage 1 (SSD-19618251)

OFFICIAL

Hi Deana and Jess,

Thank you for the opportunity to comment on the State Significant Development Application (SSD-19618251) for a concept masterplan including seven warehouse buildings and an internal road network located at 1669-1732 and 1669A Elizabeth Drive, Badgerys Creek (also known as the Elizabeth Enterprise Precinct). This application seeks approval for the Stage 1 development works including the construction and fit-out of two warehouse buildings and associated site works. We understand that the proposal comprises:

- Site preparation works including (but not limited to) servicing and infrastructure works, clearing of vegetation, dam dewatering and decommissioning and bulk earthworks including establishment of building pads and road levels;
- Construction of an interim signalised intersection at Elizabeth Drive and Martin Road;
- Construction and operation of the internal road network;
- Construction of detention and sediment basins, and a temporary berm to form a temporary evaporative basin;
- Construction of two (2) warehouse and distribution centres or general industrial use (including offices) with 24/7 operation. Total GFA for both warehouses is 57,965sqm and;
- Hardstand carparking and landscaping works

WSI requests that the following matters be considered and conditions of consent be imposed:

Impact	Recommended Conditions
Wildlife Hazards	<p>As required by Clause 4.19 of the State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (Western Parklands City SEPP), a Wildlife Hazard Assessment has been submitted which concludes that:</p> <p><i>This development requires mitigation to proceed in this location. For the project to meet the requirements of relevant guidelines and practices, there is a need to ensure that birds and other wildlife that present a hazard to aircraft are not attracted to the site.</i></p> <p>To address the potential wildlife hazards risks, the following conditions of consent are recommended:</p> <ul style="list-style-type: none">• A Wildlife Management Plan is to be prepared for the project.• The mitigation measures listed in the Wildlife Hazards Assessment on Pages 23 to 31 should be included in the Wildlife Management Plan prepared for the EEP site.

	<ul style="list-style-type: none"> • The draft Wildlife Management Plan should be referred to WSI for comment prior to finalisation • The Wildlife Management Plan should be finalised prior to construction commencing at the EEP site. • Ongoing consultation with WSI is to occur in relation to wildlife monitoring and reporting • Waste storage outdoors is to be designed and installed with fixed lids and cannot be accessed by wildlife.
Lighting	<p>Lighting on the site must not exceed an intensity of light of (Zone A – 0cd, Zone B – 50cd, Zone C – 150 cd, Zone D – 450cd) above the 3 degree horizontal plane</p> <p>OR</p> <p>Be fitted with a screen/shroud that prevents the light emission above the horizontal plane.</p> <p>Any construction lighting should include measures to ensure that lighting used in construction does not point upwards or potentially result in risk of distraction to pilots.</p>
Airspace Operation	<p>Based on the information provided it appears that the height of the development is below the OLS. Should the proposal and design change have the potential to impact the prescribed airspace the proposal will need to assess the development's potential impacts on the OLS, during construction and operation. It should be noted that the <i>Airports Act 1996</i> covers any intrusions into prescribed airspace, which could include:</p> <ol style="list-style-type: none"> a. constructing permanent structures, such as buildings, into the protected airspace; b. temporary structures such as cranes protruding into the protected airspace; or c. 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. <p>Note: Emissions from mechanical ventilation systems may impact on protected airspace if the velocity of emissions is greater than 4.3m/s at point of emission or protected surface.</p> <p>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 in accordance with the <i>Airports Act 1996</i> and the <i>Airports (Protection of Airspace) Regulations 1996</i>.</p>
Traffic	<p>A Preliminary Construction Traffic Management Plan has been included in the submitted Transport Assessment prepared by ASON. It is noted that the preliminary plan relies on a roundabout at the Elizabeth Drive and Badgerys Creek intersection. This roundabout has since been replaced with a signalised intersection. This is to be considered in the detailed Construction Traffic Management Plan.</p>

Should you have any further question or clarifications regarding the above please contact me on the details below.

Kind Regards,



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Warami [Dharug gnurrayin](#). Hello from [Dharug country](#)

OFFICIAL

From: Jess Fountain <Jessica.Fountain@dpie.nsw.gov.au>
Sent: Wednesday, 30 April 2025 9:03 AM
To: Natasha Williams <NWilliams@wsairport.com.au>
Cc: Deana Burn <Deana.Burn@planning.nsw.gov.au>; Kirk Osborne <KOsborne@wsairport.com.au>;
Planning and Safeguarding <planning@wsairport.com.au>
Subject: Notice of Exhibition – Elizabeth Enterprise Precinct – Stage 1 (SSD-19618251)

EXTERNAL EMAIL: Stop, Look and Think before clicking on any links or opening attachments

Dear Natasha

The Department of Planning, Housing and Infrastructure (Department) has received an Environmental Impact Statement (EIS) for the Elizabeth Enterprise Precinct – Stage 1 (SSD-19618251).

The EIS will be publicly exhibited from Friday 2 May 2025 until Thursday 29 May 2025.

The EIS can be viewed on the Department's Major Projects website at www.planningportal.nsw.gov.au/major-projects/projects/elizabeth-enterprise-precinct-stage-1 from **Friday 2 May 2025**.

The Department invites you to advise on the proposal, including advice on recommended conditions by **Thursday 29 May 2025**.

If you have any enquiries, please contact Deana Burn on (02) 9274 6453 at deana.burn@planning.nsw.gov.au.

Regards

Jess Fountain
Project Officer
Energy, Resources and Industry
Department of Planning, Housing and Infrastructure

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I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all Aboriginal and Torres Strait Islander staff working with the NSW Government.

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