



15 December 2021

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

Dear Rebecka,

Jalco Manufacturing Facility (SSD-21190804)
Lot 201, 8 Johnston Crescent, Horsley Park

Western Sydney Airport Co (WSA) is writing in response to the public exhibition of the above State Significant Development Application (SSD-21190804) at 8 Johnston Crescent, Horsely Park. We understand that the proposal seeks consent for the fitout and use of the approved Warehouse 1 tenancy for general industry, for the purpose of a liquid chemical manufacturing facility.

Our comments and recommendations are detailed below.

Statutory Context

1. Provisions of *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* (Aerotropolis SEPP) apply to the site. The Environmental Impact Statement (EIS) does not assess either the Aerotropolis SEPP, or the Explanation of Intended Effects exhibited in October 2021 as relevant considerations in the legislative assessment. Part 3 of the Aerotropolis SEPP applies to this site, and therefore needs to be addressed as part of this assessment.

Recommendation: Further assessment be undertaken in relation to Part 3 of the Aerotropolis SEPP.

Operational Airspace

2. Section 6.1.6 of the EIS identifies a range of potential emissions from the proposed development. WSA requests further information on the nature of these emissions, including whether the emissions are vertical in nature, the height of ventilation equipment, and what the metres per second velocity of such emissions would be. This information is required to assess if there is any potential impact to the protected airspace of Western Sydney International (Nancy-Bird Walton) Airport.

The Airports (Protection of Airspace) Regulations 1996 and National Airports Safeguarding Framework Guideline F: Managing the Risk of Intrusions into the Protected Airspace of Airports provide further details in relation to plume rise and protected airspace.

Recommendation: Further information is provided in relation to vertical air emissions of the proposal.

3. 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.

In addition to the discussion on plume rise above, if it is likely that any of the above components would result in a further 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 obtain the required approvals under the *Airports (Protection of Airspace) Regulations 1996*.

Wildlife Attraction

4. The Waste Management Plan identifies the storage of putrescible waste. As the proposal is within the 8-13km buffer of WSI, storage of waste is to be enclosed / lockable to mitigate wildlife attraction.

Recommendation: That waste at the site be enclosed / lockable, conditioned as part of any future consent.

Other Issues

5. Any future development consent should condition that the relevant components of any future development comply with Australian Standard 2021:2015 '*Aircraft noise intrusion – building siting and construction*', including in relation to the identified indoor design sound levels identified at Table 3.3.
6. Comments do not incorporate those from Bankstown Airport, and comments from this organisation is 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'.

Kirk Osborne

Executive Manager, Land Use Planning and Approvals