



15 July 2021

Bianca Thornton  
Environmental Assessment Officer, Industry Assessments  
Department of Planning, Industry and Environment  
Via email: bianca.thornton@planning.nsw.gov.au

Dear Bianca,

**Comments on Request for Secretary Environmental Assessment Requirements (SEARs) for (SSD-22595032) at No.1-51 Aldington Road, Kemps Creek**

Thank you for the opportunity to provide comments on the SEARs request for the State Significant Development (SSD-22595032) at No.1-51 Aldington Road, Kemps Creek (Lots 39 and 40 DP 708347).

It is understood the proponent is seeking to obtain SEARs for the development of the subject site including: two warehouses, subdivision into four lots, access road, civil works, integrated water cycle management infrastructure and utilities servicing.

The Western Sydney Planning Partnership (the Partnership) does not object to the issuing of SEARs. Comments on what should be provided within the Environmental Impact Statement are provided at **Attachment 1**. It is expected the Western Parkland City team of DPIE will also provide comments on items relating to planning for the Mamre Road precinct.

I trust this information has been of assistance. If you have any more questions, please contact Lance Collison, Senior Planning Officer, Planning Partnership Office on 9860 1536 or via email at lance.collison@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "A. Pizzolato".

**Anthony Pizzolato**  
Manager, Western Sydney Planning Partnership

## Attachment 1 – Detailed comments on SSD-22595032

### 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 to the site for the purpose of aligning the strategic objectives and Western Sydney Aerotropolis Plan in particular those relating to airport safeguarding provisions.

#### Part 3 Development controls—Airport safeguards

The applicant must ensure that the proposal is consistent with aviation safeguarding requirements contained within the Western Sydney Aerotropolis Planning Package. This includes the Western Sydney Aerotropolis Plan and the State Environment Planning Policy (Western Sydney Aerotropolis) 2020 (Aerotropolis SEPP). More specifically, the applicant must address Section 5 (Safeguarding the 24-hour airport) of the Western Sydney Aerotropolis Plan and Part 3 (Development Controls-Airport safeguard) of the Aerotropolis SEPP.

The site is 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 or landscaping to minimise wildlife attraction as per Part 3, Clause 21 of the Aerotropolis SEPP.

#### Wildlife Management

Please note, in accordance with Clause 21(2) of the Aerotropolis SEPP, development consent must not be granted to relevant development on land in the 13 km wildlife buffer zone unless the consent authority—

- a) has consulted the relevant Commonwealth body, and
- b) has considered a written assessment of the wildlife that is likely to be present on the land and the risk of the wildlife to the operation of the Airport provided by the applicant, which includes—
  - i. species, size, quantity, flock behaviour and the particular times of day or year when the wildlife is likely to be present, and
  - ii. whether any of the wildlife is a threatened species, and
  - iii. a description of how the assessment was carried out, and
- c) is satisfied that the development will mitigate the risk of wildlife to the operation of the Airport, including, for example, measures relating to—
  - i. waste management, landscaping, grass, fencing, stormwater, or water areas, or
  - ii. the dispersal of wildlife from the land by the removal of food or the use of spikes, wire, or nets.

Further, in accordance with Clause 21(4) of the Aerotropolis SEPP, relevant development means development for the following purposes—

- agricultural produce industries,
- aquaculture,
- camping grounds,
- eco-tourist facilities,
- garden centres,
- intensive livestock agriculture,
- intensive plant agriculture,
- livestock processing industries,
- plant nurseries,

- recreation facilities (major),
- recreation facilities (outdoor),
- sewage treatment plants,
- waste or resource management facilities that consist of outdoor processing, storage, or handling of organic or putrescible waste,
- water storage facilities.

Depending on the type of end use sought for the buildings, the above clauses may apply to the relevant development listed above.

### **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 generally identified for industrial (enterprise) uses. Page 70 of the WSAP outlines the key considerations, strategic outcomes and implementation strategies for the Mamre Road Precinct and an assessment of the proposal against this is requested.

An analysis of the proposal should also be given against the Aerotropolis planning principles contained in the Appendix (pages 92-94).

**--- END OF COMMENTS ---**