

Department of Planning and Environment

Our ref: OUT22/11032

Bruce Zhang

Planning and Assessment Group
NSW Department of Planning and Environment

Email: bruce.zhang@planning.nsw.gov.au

27 July 2022

Subject: Aspect Industrial Estate Warehouse 4 (SSD-46516458)

Comment on the Secretary's Environmental Assessment Requirements (SEARs)

Dear Mr Zhang

DPE Water has developed standard SEARs for SSD and SSI projects. Please see Attachment A for detailed requirements.

If any of the requirements do not apply to this project, the proponent should describe why in a short statement.

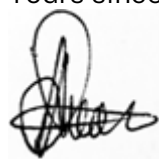
Should you have any further queries in relation to this submission please do not hesitate to contact DPE Water Assessments at water.assessments@dpie.nsw.gov.au, or to the following coordinating officer within DPE Water:

Alistair Drew, Project Officer

E: Alistair.drew@dpie.nsw.gov.au

M: 0429 894 056

Yours sincerely



Alistair Drew
Project Officer, Assessments, Knowledge Division
Department of Planning and Environment: Water

Water Take and Licensing

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
1	A detailed and consolidated site water balance.	
2	Description of all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater. This includes the description of any development, activities or structures that will intercept, interfere with or remove groundwater, both temporary and permanent.	<p>NSW Aquifer Interference Policy, section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans</p> <p>Clause 24 of the <i>Water Management (General) Regulation 2018</i></p> <p>Groundwater Guidelines- https://www.industry.nsw.gov.au/water/licensing-trade/major-projects</p>
3	Details of all water take for the life of the project and post closure where applicable. This is to include water taken directly and indirectly, and the relevant water source where water entitlements are required to account for the water take. If the water is to be taken from an alternative source confirmation should be provided by the supplier that the appropriate volumes can be obtained.	<p>Section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans</p> <p>Section 2 of the NSW Aquifer Interference Policy provides explanation of water take for aquifer interference activities</p>
4	Details of Water Access Licences (WALs) held to account for any take of water where required, or demonstration that WALs can be obtained prior to take of water occurring. This should include an assessment of the current market depth where water entitlement is required to be purchased. Any exemptions or exclusions to requiring approvals or licenses under the <i>Water Management Act 2000</i> should be detailed by the proponent.	<p>Water Sharing Plans</p> <p>Sections 3, 5, 60A & 60I of the <i>Water Management Act 2000</i></p> <p>WAL must nominate a work to satisfy s60D of the <i>Water Management Act 2000</i> and this is completed by a dealing application under s71W of the <i>Water Management Act 2000</i></p> <p>Exemptions or exclusions information:</p> <ul style="list-style-type: none"> ○ ○ Clause 21-23, 34-50, sch.1 and 4 <i>Water Management Regulation 2018</i> ○ Sections 4.41 and 5.23 of the <i>EP&A Act 1979</i> ○ FAQs - Where can I take water without a water access licence?

Water Impacts

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
5	A description of groundwater conditions that provides an understanding of groundwater level across the site under a range of wet and dry conditions.	NSW Aquifer Interference Policy Groundwater Guidelines
6	Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, groundwater dependent ecosystems, and ground water levels; including measures proposed to reduce and mitigate these impacts.	<i>Water Management Act 2000</i> Part 1, Division 1, Section 5(2d; 4c) & Part 3 Div 2 Sect 97 <i>Water Management Act 2000</i> Part 1, Division 1, Section 5(4a;5a; 6a; 7a; 8a)) NSW Aquifer Interference Policy Groundwater Guidelines
7	Proposed surface and groundwater monitoring activities and methodologies.	Groundwater Guidelines NSW Water Quality and River Flow Objectives Australian and New Zealand fresh and marine water quality guidelines (ANZG 2018)

Assessment against Policy and Guidelines

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
8	Identification and impact assessment of all works/activities located on waterfront land including an assessment against Guidelines for Controlled Activities on Waterfront Land (NRAR 2018).	Guidelines for Controlled Activities on Waterfront Land (NRAR 2018)
9	Assessment of project against relevant policies and guidelines	Water Sharing Plans, Floodplain Management Plans, NSW Aquifer Interference Policy, Guidelines for Controlled Activities on Waterfront Land (NRAR 2018), Groundwater Guidelines

Department of Planning and Environment

Our ref: DOC22/668578

Your ref: SSD 46516458

Bruce Zhang
Department of Planning and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta 2150

5 August 2022

Subject: Request for Secretary's Environmental Assessment Requirements (SEARs) for Aspect Industrial Estate - Warehouse 4 (SSD-46516458)

Dear Mr Zhang

I refer to your e-mail received on 21 July 2022, requesting input from the Environment and Heritage Group (EHG) on the SEARs for the Aspect Industrial Estate - Warehouse 4 (SSD-46516458) located within the Mamre Road Precinct, Kemps Creek.

EHG has reviewed the *Site specific SEARs request – Aspect Industrial Estate–SSD DA for lot/warehouse 4* letter prepared Urbis and provides comments and recommendations below and in Attachment 1.

Biodiversity

EHG notes that the applicant is seeking DPE Planning to endorse an approach “such that a BDAR or BDAR Waiver is not required to support the Lot 4 SSD DA”.

As set out in the *DPE Biodiversity development assessment report waiver determinations for SSD and SSI applications Fact Sheet*:

SSD and SSI biodiversity assessment

The BC Act requires that an SSD or SSI application must be accompanied by a biodiversity development assessment report (BDAR) unless:

- the Secretary of the Department of Planning and Environment (DPE) and
- the Chief Executive of the Office of Environment and Heritage (OEH)

determine that the proposed development is not likely to have any significant impact on biodiversity values. This determination is referred to here as a BDAR waiver.

EHG is therefore of the view that the SSD DA must be accompanied by a BDAR unless a BDAR waiver is issued. Recommended assessment requirements are set out in Attachment 1.

Waterway health

As set out in Section 7 Water and Soils in Attachment 1, EHG recommends that:

The EIS must describe background conditions for any water resource likely to be affected by the development, including:

- *Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions* <http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning>.

Department of Planning and Environment

In accordance with the *Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions*, EHG has developed the NSW Government water quality and flow objectives for the Wianamatta-South Creek catchment to achieve the vision for the Western Parkland City.

EHG has also developed stormwater management targets that achieve the NSW Government water quality and flow objectives. As DPE Planning are aware, these targets are included in the Integrated Water Cycle Management controls in the Mamre Road Precinct Development Control Plan (MRP DCP). Furthermore, the development consent for SSD 10448 contains a number of conditions for stormwater management including that future development on the site must achieve compliance with the Integrated Water Cycle Management controls in the MRP DCP.

To assist the applicant to demonstrate compliance with the targets, EHG has prepared a MUSIC modelling toolkit (Attachment 2). The technical information in the toolkit should be used in any MUSIC modelling for the development and this should be provided as part of the EIS. It should be noted that the *Guidance for achieving Wianamatta South Creek Stormwater Management Targets* (NSW Government, 2022) is currently being finalised and will be released shortly.

If you have any queries regarding this matter, please do not hesitate to contact Marnie Stewart, Senior Project Officer Planning on 02 9995 6868 or marnie.stewart@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "S. Harrison".

Susan Harrison
Senior Team Leader Planning
Greater Sydney
Biodiversity and Conservation

Attachment 1 – EHG recommended Environmental Assessment Requirements

Biodiversity
<ol style="list-style-type: none"> 1. Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the Biodiversity Conservation Act 2016 the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method 2020, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations). 2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method 2020. 3. The BDAR must include details of the measures proposed to address the offset obligation as follows: <ul style="list-style-type: none"> • The total number and classes of biodiversity credits required to be retired for the development/project; • The number and classes of like-for-like biodiversity credits proposed to be retired; • The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules; • Any proposal to fund a biodiversity conservation action; • Any proposal to conduct ecological rehabilitation (if a mining project); • Any proposal to make a payment to the Biodiversity Conservation Fund. <p>If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.</p> 4. The BDAR must be submitted with all spatial data associated with the survey and assessment as per the BAM. 5. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the Biodiversity Conservation Act 2016.

Water and soils

6. The EIS must map the following features relevant to water and soils including:
 - a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).
 - b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method).
 - c. Wetlands as described in s4.2 of the Biodiversity Assessment Method.
 - d. Groundwater
 - e. Groundwater dependent ecosystems
 - f. Proposed intake and discharge locations
7. The EIS must describe background conditions for any water resource likely to be affected by the development, including:
 - Existing surface and groundwater.
 - Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.
 - Water Quality Objectives (as endorsed by the NSW Government <http://www.environment.nsw.gov.au/ieo/index.htm>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
 - Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the [ANZECC \(2000\) Guidelines for Fresh and Marine Water Quality](#) and/or local objectives, criteria or targets endorsed by the NSW Government.
 - Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions <http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning>

8. The EIS must assess the impact of the development on hydrology, including:
 - a. Water balance including quantity, quality and source.
 - b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
 - c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
 - d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
 - e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.
 - f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.
 - g. Identification of proposed monitoring of hydrological attributes.

Flooding and coastal hazards

9. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:
 - a. Flood prone land.
 - b. Flood planning area, the area below the flood planning level.
 - c. Hydraulic categorisation (floodways and flood storage areas)
 - d. Flood Hazard.
10. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP, flood levels and the probable maximum flood, or an equivalent extreme event.
11. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:
 - a. Current flood behaviour for a range of design events as identified above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.

12. Modelling in the EIS must consider and document:
 - a. Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies.
 - b. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood, or an equivalent extreme flood.
 - c. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazard categories and hydraulic categories
 - d. Relevant provisions of the NSW Floodplain Development Manual 2005.
13. The EIS must assess the impacts on the proposed development on flood behaviour, including:
 - a. Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
 - b. Consistency with Council floodplain risk management plans.
 - c. Consistency with any Rural Floodplain Management Plans.
 - d. Compatibility with the flood hazard of the land.
 - e. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
 - f. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
 - g. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.
 - h. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the NSW SES and Council.
 - i. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the NSW SES and Council.
 - j. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the NSW SES.

- k. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.



File Ref. No: FRN20/1302 BFS22/3592 8000022596
TRIM Doc. No: D22/63073
Contact: Station Officer Aaron Ross

28 July 2022

Bruce Zhang
NSW Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Bruce,

Re: Advice on Secretary's Environmental Assessment Requirements (SEARs) – Aspect Industrial Estate - Warehouse 4 – (SSD-46516458)

Fire and Rescue NSW (FRNSW) acknowledge correspondence received on 21 July 2022, requesting input into the preparation of the SEARs for the Aspect Industrial Estate - Warehouse 4 – (SSD-46516458). FRNSW have reviewed the SEARs along with the Scoping Report and make the following comments:

There is currently insufficient information available regarding the fire safety and emergency response management aspects of the project. FRNSW requests to be consulted and given the opportunity to review and provide comment regarding the proposed fire and life safety systems at the preliminary and final design phases of the project.

For further information please contact the Operational Liaison and Special Hazards Unit, referencing FRNSW file number BFS22/3592. Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Yours sincerely,

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

Superintendent John Hawes
Manager
Operational Liaison and Special Hazards Unit

Cc: bruce.zhang@planning.nsw.gov.au



Our reference: P-344200-V2B5
Contact: Kathryn Saunders
Telephone: (02) 4732 8567

10 August 2022

Department of Planning, Industry and Environment
Attn: Bruce Zhang

Email: bruce.zhang@planning.nsw.gov.au

Dear Bruce,

**Secretary's Environmental Assessment Requirements (SEARs)
Aspect Industrial Estate – Warehouse 4 – SSD- 46516458**

Thank you for providing Council with the opportunity to comment on the request for Secretary's Environmental Assessment Requirements (**SEARs**) which has been received by the Department of Planning and Environment (**DPE**) in relation to Warehouse 4, within Mirvac's Aspect Industrial Estate.

Warehouse 4 is located within Aspect Industrial Estate which was Approved by DPE in March 2022, and which includes a Stage 1 and Concept development comprising of the following:

- A Concept proposal for the staged development of an industrial estate comprising of 11 buildings with a total GFA of up to 247,990sqm for industrial, warehousing and distribution centres, and café uses; and
- A Stage 1 development comprising site preparation works, vegetation clearing, realignment of the existing creek, construction of access roads and eastern half of Mamre Road/Access Road 1 intersection works, construction, fit-out and operation of one warehouse and one industrial building with ancillary offices, car parks, landscaping, signage and a café, construction and operation of services and utilities, and subdivision of the site into three lots.

Several modification applications have been lodged in relation to SSD-10488 and which are yet to be determined. It is requested that all documents related to these modification applications (MODs) be uploaded to the Major Projects website to enable Council to remain informed of the proposals and the status of each.

The following advice is provided for your consideration in the preparation and issue of the requested SEARs:

1. Planning Matters

- (a) It is noted that the layout of Warehouse 4 does not align with the current Concept Masterplan or the Staging Plan approved under SSD-10448.



The Concept Masterplan, Stage 1 development description and the Staging Plan approved under SSD-10448 will need to be modified to enable the design for Warehouse 4 proposed under SSD-46516458.

Notable alterations to SSD-10448 will need to include:

- Altered description of the development in relation to the number of warehouses (reduced from 11 warehouses) and any requisite alterations to approved maximum gross floor areas, and
 - The deletion of the café use.
- (b) The applicant is to provide an assessment against the Mamre Road Precinct Structure Plan as is required by the Environmental Planning and Assessment Regulation 2021.
- (c) The EIS and accompanying documentation are to demonstrate a high level of compliance with the controls and objectives of the Mamre Road Precinct Development Control Plan (**MRP DCP**) and is to be lodged with all required plans and reports as are listed in Appendix B Lodgement Requirements.
- (d) A traffic, access and parking assessment report is to be provided. The report is to address the impact of multiple driveway crossovers located in the cul-de-sac for Access Road 3, and the impact this will have on sightlines, street trees and pedestrian and cyclist safety.

The report is to specifically address pedestrian, staff and visitor safety.

Plans are to be amended prior to submission to indicate that heavy and staff and visitor parking access and manoeuvring area are physically separated. Alternatives to safe separated heavy vehicle and staff/visitor vehicles will not be supported by Council and are not to be proposed (such as boom gates, light systems and painted chevrons or crossings etc).

End of trip facilities are to be provided as detailed under the Mamre Road Precinct DCP (4.6.1) and NSW Government Planning Guidelines for Walking and Cycling).

All interim and final road and intersection designs (including pedestrian and shared pathways) are to accompany the EIS. DPE is to ensure that the staging of the completion of the necessary road and intersection works is supported by the traffic assessments and is sufficient to accommodate the needs of the development in terms of manoeuvring, access, safety and volumes.

The EIS is to be accompanied by details which confirm that the future freight corridor can be delivered, and that levels and other design requirements are achievable.



- (e) The EIS is to be lodged with a set of landscape plans which demonstrate that canopy and impervious surface requirements of the MRP DCP can be achieved and will be delivered. The plans are to correlate with civil, architectural and services reports.
- (f) The future EIS and accompanying documentation are to address:
 - (i) The Government Architect NSW South Wales 'Draft Connecting with Country' document, and
 - (ii) Despite the site being outside of the Aerotropolis zoned land, the NSW Government's 'Recognise Country – Draft guidelines for development in the Aerotropolis' document.
- (g) Any future assessment of the proposal by the Department will need to consider the cumulative environmental impacts of the proposed development and that of the existing operations at the site. The SEARs shall include a requirement to address cumulative impacts including although not limited to; construction and operations impacts, emissions and air quality, noise, lighting and light spill impacts, traffic and visual impacts.
- (h) An ESD Report is required, and the report must outline what measures will be installed at the site, with listed measures noted on plans.
- (i) A signage plan set is to accompany the EIS.
- (j) Interim and ultimate stormwater design plans are to accompany the EIS.
- (k) Built form and Architecture

Architectural plans are to nominate Height of Buildings from Natural Ground Level and are to include roof mounted plant machinery. Plans are to include all services and are to indicate high quality materials and finishes.

The heights of the proposed warehouse are 18m (northern portion) and 45m high-bay warehouse (southern portion).

The heights exceed the maximum building height (20m) for the Mamre Road Precinct (4.2.1 Mamre Road DCP).

While there are provisions for taller developments, acknowledging the differing operating requirements of vertical warehousing and a level of flexibility in design to address operational needs, this should not be at the expense of contextual integration. The applicant will need to demonstrate that the proposed warehouse will not create unacceptable solar, wind and



visual impacts to surrounding sensitive uses or impact on the environmental and open space lands or the public domain.

Any consideration of height beyond 20m must be informed by a detailed visual impact assessment. The applicant will need to clearly outline how the development mitigates the visual impact on surrounding existing and planned landscape.

If any exceedance of height is proposed beyond 20m, greater landscape setbacks are required to provide additional tree canopy capability to address the resulting bulk and scale of the built form.

Implications of the proposed building height with respect to the planned Western Sydney Airport will also need to be considered and addressed within the application.

Shadow diagrams are to demonstrate compliance with solar access requirements (solar access to the public domain between 11am and 2pm on the 21st June) and ensure that street trees and landscaped elements are not compromised.

- (l) Architectural and landscape plans are to include sufficient detail to allow an assessment of the levels, retaining wall locations and top of wall heights. Interface treatments and elevations are to demonstrate that landscaping will be high quality, will positively contribute to the precinct, will be sustainable and will thrive to maturity.
- (m) A Waste and Resource Recovery Management Plan (**WRRMP**) is required to outline the waste generated by the development and the disposal of waste in an integrated way during construction and operations (4.5 MRP DCP). Consideration should be given to the location, scale and design of the waste storage and collection areas.

Should you require any further information regarding the comments, please contact me on (02) 4732 8567.

Regards,

Kathryn Saunders
Principal Planner – East Team

15 August 2022

TfNSW Reference: SYD22/00861/01

Departments Reference: SSD- 46516458

Attention: Bruce Zhang
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

REQUEST FOR SEARS – ASPECT INDUSTRIAL ESTATE, WAREHOUSE 4 - 804-882 MAMRE RD, KEMPS CREEK

Dear Mr Zhang,

Reference is made to the Department's correspondence dated 21 July 2022, requesting Transport for NSW (TfNSW) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment Requirements (SEARs).

TfNSW has reviewed the submitted scoping report and other supporting documentation and provides the following advice for consideration to the draft SEARs in **Attachment A – Key Issues**.

If you have any further questions, please email development.sydney@transport.nsw.gov.au.

Yours sincerely

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

David Rohloff
Senior Manager Land Use Assessment West & Central, Greater Sydney

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Attachment A – Key Issues

Transport and Accessibility

Provide a transport and accessibility impact assessment, which includes, but is not limited to the following:

1. Details of all traffic types and volumes likely to be generated by the proposed development during construction and operation, including a description of haul route origins and destinations, including:
 - a) Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required);
 - b) Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (i.e.; turn paths, sight distance requirements, aisle widths, etc.);
 - c) Proposed number of car parking spaces and compliance with the appropriate parking codes;
 - d) Details of service vehicle movements (including vehicle type and likely arrival and departure times);
 - e) Detailed plan of proposed layout of internal road network to demonstrate that the site will be able to accommodate the most productive vehicle types and parking on site in accordance with the relevant Australian Standard and Council's Development Control Plan;
 - f) Provide a swept path analysis in accordance with Austroads turning templates to demonstrate that the largest vehicle likely to utilise the access can enter and exit the driveway in a forward direction and manoeuvring throughout the site;
 - g) An assessment of the forecast impacts on traffic volume generated on road safety and capacity of road network including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model as prescribed by TfNSW.
 - h) An assessment of potential impact on local road pavement lifespan including:
 - i. Mamre Road;
 - i) Details of road upgrades, infrastructure works, or new roads or access points required for the development;
 - j) Details of the adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand for the proposed development;
 - k) Measures to integrate the development with the existing/future public transport network;
 - l) Measures to ameliorate any adverse traffic and transport impacts due to the development based on the above analysis, including:
 - i. travel demand management programs to increase sustainable transport (such as a Green Travel Plan)

- m) The preparation of a preliminary Construction Pedestrian and Traffic Management Plan (CPTMP) to demonstrate the proposed management of the impact in relation to construction traffic addressing the following:
- i. assessment of cumulative impacts associated with other construction activities (if any);
 - ii. an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity;
 - iii. details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process;
 - iv. details of anticipated peak hour and daily construction vehicle movements to and from the site;
 - v. details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle;
 - vi. details of temporary cycling and pedestrian access during construction; and
2. Dedicated Freight Corridor:
- Demonstrate compliance with the Western Sydney Employment Area State Environmental Planning Policy, Part 6; clause 33C; Development within the Mamre Road Precinct; specifically:
- a) Integration with the Mamre Road Precinct dedicated freight corridor (DFC), including provision for access from the DFC to the entire estate. The applicant is to engage with TfNSW's Corridor and Network Protection team with respect to the design considerations for the DFC.

Flooding:

The EIS shall: Provide a flood impact assessment to understand the potential impacts of the development on flood evacuation. To assess the impacts of the proposed development, information for pre and post-development scenarios including modelling of the local overland flows are to be provided to allow assessment of the impact of the development.

Consultation

During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.

In particular you must consult with Transport for NSW

Statutory and Strategic Framework

The applicant is to demonstrate that the proposal is generally consistent with all relevant environmental planning instruments including:

- State Environmental Planning Policy (Western Sydney Employment Area) 2009 Amendment
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Western Sydney Aerotropolis)
- Mamre Road Precinct Structure Plan (DPIE, June 2020)
- Mamre Road Precinct Development Control Plan
- Western Sydney Aerotropolis Plan

In addition (but not limited to) the following plans and reports:

- Mamre Road Upgrade Strategic Design Report (2016)
- Mamre Road Upgrade Strategic Design Plans

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- Southern Link Road Strategic Design Plans
- Future Transport 2056 and supporting plans
- Guide to Traffic Generating Developments (Roads and Maritime Services, 2002).
- NSW Freight and Ports Plan 2018-2023
- Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas.
- Cycling Aspects of Austroads Guides.
- NSW Planning Guidelines for Walking and Cycling (Department of Infrastructure, Planning and Natural Resources (DIPNR), 2004).
- Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments (Austroads, 2020).
- Australian Standard 2890.3 Parking facilities, Part 3: Bicycle parking (AS 890.3).

Bruce Zhang

From: [REDACTED]
Sent: Friday, 5 August 2022 9:48 AM
To: Bruce Zhang
Cc: Planning and Safeguarding
Subject: [SEC=OFFICIAL] RE: Aspect Industrial Estate Warehouse 9 (SSD-46516458)

OFFICIAL

Hi Bruce,

Thank you for the opportunity to provide comment in relation to this application.

Just as a minor point, when WSA is sought for comment from the Department of Planning and Environment, can correspondence be addressed to planning@wsaco.com.au? This is the WSA Planning inbox which is regularly monitored, and in sending to this address we will ensure that the input can be addressed as quickly as possible.

See below comments in relation to this application:

Category	Comment
Legislative Context	Part 4.3 of Chapter 4 of State Environmental Planning Policy (Precincts – Western Parkland City) 2021 applies to the site. Any future EIS needs to demonstrate consistency with the objectives, and compliance with the aviation safeguarding provisions of the SEPP.
Prescribed Airspace	<p>The proposal will need to assess the development's potential impacts on protected airspace (including the OLS), during construction and operation. It should be noted that the Airports Act 1996 covers any intrusions into prescribed airspace, which could include:</p> <ul 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; orc. 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>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 Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996.</p>

Should you have any further queries or clarifications, please don't hesitate to get in touch.

Kind regards,

Tim

Tim Smith
Planning Manager
Airport Planning and Design



PO Box 397 Liverpool NSW 1871



OFFICIAL

From: Bruce Zhang <Bruce.Zhang@planning.nsw.gov.au>
Sent: Friday, 22 July 2022 5:05 PM
To: Tim Smith [REDACTED]
Subject: Aspect Industrial Estate Warehouse 9 (SSD-46516458)

Hi Tim

Mirvac Projects Pty Ltd (the Applicant) submitted a request for the Planning Secretary's Environmental Assessment Requirements (SEARs) for Aspect Industrial Estate (SSD-46516458).

The Department of Planning and Environment invites Western Sydney Airport review the SEARs request and provide requirements on the EIS.

The scoping report can be viewed on the Major Projects at <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-warehouse-9>

It is much appreciated if you can provide requirements by COB Friday 5 August 2022.

Should you have any questions, please do not hesitate to contact me.

Kind regards

Bruce Zhang MPIA
Senior Environmental Assessment Officer
Industry Assessments
Department of Planning and Environment

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Department of Planning and Environment



I acknowledge the traditional custodians of the land and pay respects to Elders past, present, and emerging.

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