

From:



Subject:

[SEC=OFFICIAL] RE: Notice of Exhibition – Westlink Industrial Estate Stage 2 (SSD-46983729)

Date:

Monday, 11 March 2024 9:19:18 AM

Attachments:

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Thank you for the opportunity to comment on the State Significant Development (SSD46983729) for a Warehouse and Distribution Centre located at 1030-1048 & 1050-1064 Mamre Road, 59-62 & 63 Abbots Road and 290-308 Aldington Road, Kemps Creek . We understand that the proposal comprises:

- site preparation works including demolition, removal of vegetation, bulk earthworks and retaining walls
- site servicing and utility provision
- subdivision of the site into 6 lots (3 lots are residual for future development)
- Construction of a 16.8m high warehouse and distribution centre (37,5040sqm) and ancillary office on one of the lots
- carparking (153 spaces), landscaping and signage
- 24/7 operation

WSA requests that the following matters be addressed in the SSD environmental assessment:

Impact	General Comments
General	The application is to have regard to Part 4.3 Development Controls - Airport Safeguards under <i>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</i> as the site is within 30km of the airport. Consideration should be given to the <i>Aviation Safeguarding Guidelines- Western Sydney Aerotropolis and Surrounding Areas</i> .
Aircraft Noise	The site is partially located between the 20 and 25 Australian Noise Exposure Concept (ANEC) contours. While Australian Standard 2021 indicates that commercial and industrial activities are acceptable within the 20-25 contours, the applicant should be aware of future uses and development on the site in relation to aircraft flight paths over the site.
Wildlife hazard assessment required	The site is located within the 3-8km Wildlife Buffer. Given the site location in relation to future flight paths, the proposed development should address the following to minimise wildlife attraction: <ul style="list-style-type: none">• Design, management and monitoring of the onsite detention basin and drainage channel.• Landscaping species selection and maintenance.• The design and management of waste storage areas/receptacles

	<p>during construction.</p> <ul style="list-style-type: none"> • External handling and storage of organic materials. • Monitoring and management of any wildlife.
	To avoid attraction of wildlife during bulk earthworks, any proposed fill on the site needs to be non-putrescible.
	Any waste storage outdoors should be conditioned such that it is designed and installed with fixed lids and cannot be accessed by wildlife.
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. 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>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>

Please contact me should you require any further information.

Regards,

Natasha Williams

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Airport Planning and Design

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Warami [Dharug gnurrayin](#). Hello from [Dharug country](#), home of Western Sydney International (Nancy-Bird Walton) Airport.

