

Sally Munk

From: Dayle Bennett <DBennett@wsairport.com.au>
Sent: Monday, 30 June 2025 9:50 AM
To: Sally Munk; Jess Fountain
Cc: Planning and Safeguarding
Subject: RE: [SEC=OFFICIAL] Fw: Notice of Exhibition – ALDI Automated Distribution Centre (SSD-76913969)

OFFICIAL

Dear Sally,
Thank you for the opportunity to comment on the Environmental Impact Statement (EIS) for the ALDI Automated Distribution Centre (SSD-76913969) located at 475 Badgerys Creek Road, Bradfield (part of the Inghams Property Group site). We understand that the proposal comprises:

- Construction and operation of an automated distribution centre consisting of a total gross floor area of 106,706 sqm gross floor area for warehouse, ancillary office and associated landscaping and site facilities.
- The built form also includes high bay components of up to a maximum 42m in height
- 119 loading docks, new vehicle access points, 408 onsite parking spaces
- Proposed 24 hours, 7 days per week operations

It is noted that the proposal is reliant of the approval of the Inghams Property Group master plan and that this SSDA cannot be approved until approval of the master plan.

WSI requests that the following conditions be imposed if the application is recommended for approval:

Impact	General Comments
Aircraft Noise	
Office Components	The site is located between the 20 and 25 Australian Noise Exposure Forecast (ANEF) contours. While Australian Standard 2021 indicates that commercial and industrial activities are acceptable within the 20-25 contours, the applicant should be aware aircraft overflight will occur in the site’s vicinity any time of the day or night.

	The proposed associated office areas must comply with Australia Standard 2021 : 205 to achieve specified indoor sound levels. It is recommended this be imposed as a condition of consent.
Lighting	
Development is within the Lighting Control Zones / Lighting Intensity Radius Area	The site is wholly situated in the 6km Lighting Intensity Radius. External lighting is to be fitted with a screen/shroud that prevents the light emission above the horizontal plane. A condition of consent should be imposed to this effect.
Where construction lighting is likely	Any construction lighting should be detailed post approval, including measures to ensure that lighting used in construction does not point upwards or potentially result in risk to pilots.
Airspace Operation	
Development has potential to impact on OLS	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: 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. 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>.
PANS-OPS	The PANS-OPS is not finalised and Airservices Australia will need to assess the development against the PANS-OPS. It should be noted that under the <i>Airports (Protection of Airspace) Regulations</i> permanent intrusions are prohibited and temporary intrusions are limited to three (3) months. WSI will refer the application to Airservices Australia for assessment. Advice from Airservices will be forward to the Department of Planning once it is received.
Crane use impact on prescribed airspace	Construction cranes may be required to operate at a height significantly higher than that of the proposed development causing intrusion into prescribed airspace and consequently, may not be approved under

the Airports (Protection of Airspace) Regulations. Approval to operate construction equipment (i.e. mobile and tower cranes) in the prescribed airspace should be obtained prior to any commitment to construct.

Controlled Activity enquiries and applications should be directed to
airspaceprotection@wsairport.com.au

Should you have any further question or clarifications regarding the above please contact planning@wsairport.com.au

Regards,
Dayle



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

OFFICIAL

From: Sally Munk <Sally.Munk@planning.nsw.gov.au>

Sent: Monday, 23 June 2025 2:12 PM

To: Dayle Bennett <DBennett@wsairport.com.au>; Jess Fountain <Jessica.Fountain@dpie.nsw.gov.au>

Cc: Planning and Safeguarding <planning@wsairport.com.au>

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Yes, no problem, thanks Dayle.