



14 October 2021

Bianca Thorton
Planner
The Department of Planning, Industry and Environment
320 Pitt Street
Sydney, NSW, 2000

Dear Bianca

SUBJECT: SSD-10272349

ISPT Pty Ltd (“ISPT”) has exchanged contracts to acquire 706 – 752 Mamre Road, Kemps Creek (Lot 1 DP 104958) (“Site”) and have appointed Aliro Pty Ltd (“Aliro”) as the Development Manager for the property. Aliro on behalf of ISPT is preparing to submit a Request for SEARs for the site and intends to lodge an EIS in 2022.

This submission is in response to the SSD-10272349 submitted by The GPT Group that is currently on exhibition. GPT’s Mamre Road site adjoins the Southern Boundary of the Site and ISPT and Aliro are therefore key stakeholders of SSD-10272349. Following review of the documents on exhibition in relation to SSD-10272349, ISPT and Aliro provide the following comments:

1. The North-South Road should be delivered in a timely manner to enable the continuation of the Precinct Road Network, and to minimise Bakers Lane traffic until the Southern Link Road becomes operational.

It is acknowledged that the North-South Road has been included in the proposed Stage One for SSD-10272349. ISPT and Aliro commend GPT for the inclusion of North-South Road which meets the following objectives:

- Draft Mamre Road Precinct DCP, Control 2, (clause 3.2.1) “provide access to adjoining properties and not limit development on adjoining properties, including demonstration of impact on the development of adjoining lot.”
- SSD-10272349, SEARs – Within the key issues section of the SEARs, DPIE requires the applicant to include “detail on how the proposed development connects to adjoining sites as outlined in the Draft Mamre Road DCP.”

This North-South Road provides critical infrastructure for the Mamre Road Precinct and will provide an alternate access route to minimise vehicle movements along Bakers Lane, currently occupied by several sensitive users, until such time when the Southern Link Road becomes operational. Consequently, ISPT and Aliro request that the North-South Road is delivered in a timely manner at the earlier stages of the GPT development, to provide a connection to the Site and enable the continuation of the Precinct Road Network.

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2. The boundary fence between GPT's development and the Site is required to be maintained during the construction of the development.

ISPT has exchanged contracts to acquire the Site and intends to develop the Site in the coming years. In the interim, the Site is currently being used for Primary Production purposes by the current owners and a significant number of cattle are on site. Should GPT commence Stage One whilst the Site is still used for primary production, it is requested that additional fence protection is implemented prior to works along the boundary to ensure the cattle remain secure within the Site.

Should you wish to discuss any aspect of this submission, please contact Andrew Simpson at asimpson@aliro.com.au or Athlene Kyle at aklye@ispt.net.au. Aliro and ISPT would be happy to meet with the Department and the Applicant to discuss this.

Yours sincerely



Athlene Kyle

ISPT Pty Ltd