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Mr Bruce Zhang
Planner
Department of Planning, Industry and Environment
Via: Major Projects Portal

Dear Bruce

Re: SSD-10448 – Aspect Industrial Estate

GPT Pty Ltd as Trustee for the Kemps Creek Trust is the owner of 754-770 and 784-786 Mamre Road (Lot 59 and Lot 60 in DP259135). GPT is preparing an EIS for SSD-10272349.

GPT supports Mirvac's SSD providing investment and jobs for the precinct and Western Sydney. Whilst Mirvac, GPT and other adjoining land owners have been engaging collaboratively, this letter intends to outline key items that relate to GPT's ability to deliver its development and provide key access for our tenants.

This submission is in response to SSD-10448 which includes estate roads, Mamre Road intersection works, realignment of the existing creek, bulk earthworks and the construction and operation of Mirvac's Warehouse 1 and Warehouse 3. GPT's Mamre Road Site adjoins the Northern and Eastern Boundary and is therefore a key stakeholder of SSD-10448.

GPT have reviewed the exhibited documents of SSD Application and the *Mamre Road Precinct Draft Development Control Plan (November 2020)*. GPT objects to the proposed Staging of the Access Roads and elements of the E2 for the following reasons.

The proposed staging of the access road does not provide for a safe and efficient road network.

SSDA-10448 provides for a signalised intersection in line with the Mamre Road Precinct Road Network Map (Figure 14 of the *Mamre Road Precinct Draft Development Control Plan*). This signalised intersection will be key to providing safe and efficient access to the Lots along Mamre Road including Lot 59 and 60 in DP259135.

Access Road 1 as depicted in SSDA-10448 represents a High Order Road that forms part of the Mamre Road Precinct Road Network. SSDA-10448 only allows for the construction of a portion of Access Road 1 with a temporary cul-de-sac restricting access to adjoining properties and the continuation of the Precinct Road Network.

If access to Lots 59 and 60 cannot be provided via the signalised intersection and connecting Road Network, access to these lots will be via Mamre Road. This proposal does not align with key stakeholders including DIPE and Penrith City Council's objective. The objective is clear and is noted within key documents such as:

- 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-10448, SEARs - The DPIE in the key issues section of the SEARs requires the application to include "detailing how the proposed development connects to adjoining sites to facilitate their future development for their intended purposes"

The road corridor provide critical infrastructure for the precinct. The partial construction of Access Road 1 impedes access to the required services and infrastructure for adjoining properties.

GPT request that Access Road 1 is extended to the Eastern Boundary as highlighted in Red in *Figure 1*. GPT will also comply by extending the access road to its northern boundary as part of SSD-10272349.

It is also requested that Access Road 1 is completed to the Eastern Boundary prior to the construction of Warehouse 1 and 3 to ensure the Mamre Road Precinct Road Network can be delivered in a timely manner.



Figure 1: Estate Works Staging Plan, SBA Architects, Accessed 14 December 2020, <https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-10448%2120201110T054640.275%20GMT>. GPT Amendment in Red.

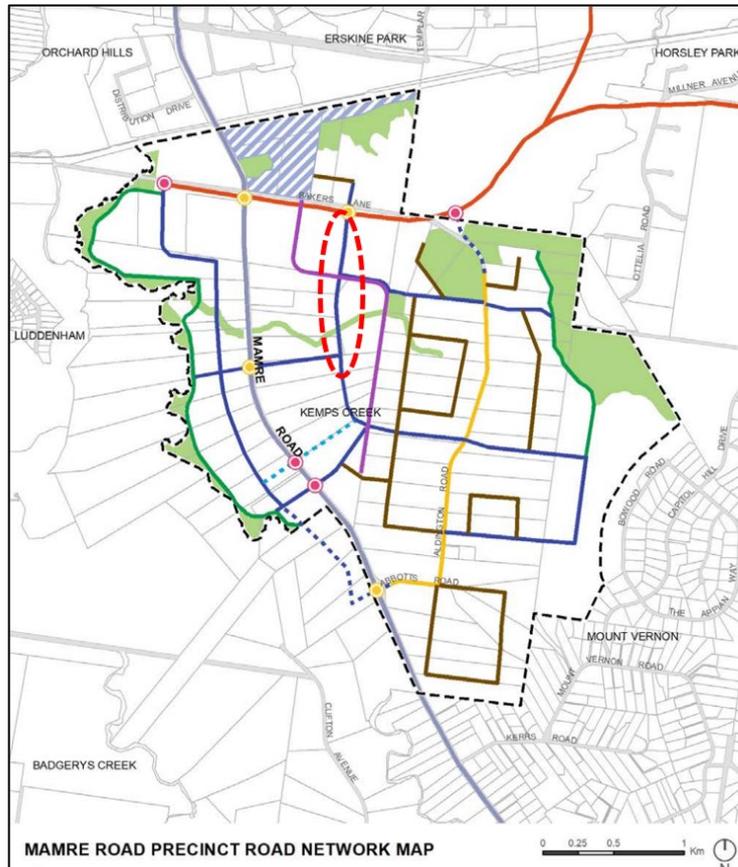


Figure 2: Mamre Road Precinct Road Network Map, Mamre Road Precinct Draft Development Control Plan (November 2020).

The proposed E2 does not allow for required setbacks included Mamre Road Precinct Draft Development Control Plan.

SSD-10448 realigns the E2 corridor to the Northern Boundary of the site. GPT have been working collaboratively with Mirvac on the holistic realignment of the E2 to allow for ecological connectivity between South and Ropes Creek whilst allowing for an efficient masterplan for both land owners.

The current proposed realignment of the E2 in SSD-10448 does not allow for any landscape setbacks within the property boundaries. The proposed realignment would burden GPT as the adjoining land owner with additional landscape setbacks leading to a loss of developable land.

GPT request that the E2 corridor is realigned to a position that allows for any future landscape setbacks in the *Final Mamre Road Precinct Development Control Plan* so that the realignment does not disadvantage adjoining properties.

GPT would be willing to meet with the DPIE to discuss the above matters further.

Yours sincerely

Darren Hunt
Head of Development