

Memorandum

To: William Hodgkinson Senior Environmental Assessment Officer, Industry Assessments

From: Lance Collison Senior Planning Officer, Aerotropolis Activation
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Date: 5 February 2019 **CM9 Ref:**

Re: Request for Input: Filling Works (Waste Disposal Facility) 1669-1723 Elizabeth Drive, Badgerys Creek – SEAR 1295

COMMENTS

Western Sydney Aerotropolis LUIIP

The site is located within the Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan (LUIIP) boundary and straddles the Badgerys Creek Precinct and South Creek Precinct. The LUIIP outlines principles for planning for each precinct. Badgerys Creek Precinct is identified for employment generating uses while South Creek Precinct has been identified for open space, recreation facilities and infrastructure, with minimal residential and employment uses.

It is noted that the proposed fill is contained within the Badgerys Creek portion of the site. Detailed planning for Badgerys Creek Precinct is not proposed to be undertaken until after 2020. Filling in anticipation of obtaining consent for their Elizabeth Enterprise Precinct' could be premature.

During the exhibition of the Stage 1 LUIIP, the proponent lodged a submission which outlined a proposal for their proposed 'Elizabeth Enterprise Precinct' which comprises of a larger landholding on and adjacent to this site however the details are not contained in the SEARs request.

Insufficient detail

As the SEARs request contains very few details of the proposed future development, it is difficult to determine whether the eventual development will be consistent with the vision for Badgerys Creek Precinct and whether the development would be compatible with the future surrounding uses.

It is also unclear from the SEARs request what planning pathway the proponent intends to follow to seek approval for their development, i.e. whether this will a development application or planning proposal followed by a subsequent development application. If the proponent intends to lodge a Planning Proposal, consideration must be given to the Section 9.1 Direction '7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan' which applies to all land within the Western Sydney Aerotropolis. The Direction requires that any speculative or early planning proposals are consistent with the Stage 1 LUIIP.

Memorandum

The Aerotropolis Activation team recommend that the SEARs require details of the future proposal, including details of the expected planning pathway, to be contained in the subsequent Environmental Impact Statement.

Visual Impact

Filling appears to be wholly contained within the Badgerys Creek Precinct portion of the site, above the Probable Maximum Flood level. Fill up to 7m in height is substantial and Elizabeth Drive will be a key entry boulevard traversing the Aerotropolis and is a potential road link into Western Sydney Airport. Concern is raised in relation to the visual impact of a large amount of fill being able to be seen from the road. It is noted that the proponent has indicated that a visual impact assessment will accompany the Environmental Impact Statement.

Wildlife Attraction

The National Airspace Safety Framework Guideline C indicates that for a putrescible waste facility has a high wildlife attraction risk and non-putrescible waste facility has a moderate wildlife attraction risk. As the site is within an 8km radius of Western Sydney Airport the action required for both is "mitigate". The applicant should address mitigation measures in accordance with Guideline C in the subsequent Environmental Impact Statement.

ACTION REQUIRED

That Industry Assessments:

- **note** Aerotropolis Activation's concerns with the proposal, and require further details, as outlined in this memo, be contained in the subsequent Environmental Impact Statement.

Lance Collison
Aerotropolis Activation