



Agency Reference number: A-97957

7 April 2025

DA Number: DA263/2018/C

Concurrence and Referral: CNR-79543

WSA Response:

Thank you for the opportunity to comment on the modification of Development Application (DA263/2018/C), located at 55 Martins Rd, Badgerys Creek. We understand that the proposal seeks approval to modify the application in relation to the office and includes:

- Increase setback of building from truck driveway
- Add a second storey to the building increasing the floor space by 38sqm
- Reconfigure the floor layout to facilitate a future geotechnical lab on the ground floor
- Add a pergola and BBQ area at the ground floor
- Increase parking spaces by 5
- Relocate the car parking area

If the application is recommended for approval and the consent authority is satisfied with the information provided, the following conditions of consent should be included:

Impact	General Comments
Wildlife Hazards	
	The landscape plan is to include species detailed in the Aerotropolis DCP to minimise wildlife attraction.
	Any waste storage outdoors should be designed and installed with fixed lids and cannot be accessed by wildlife.
Lighting	
	Lighting on the site must not exceed an intensity of light of (Zone B – 50cd, Zone C – 150 cd,) above the 3 degrees horizontal plane
Airspace Operation	
	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: <ol style="list-style-type: none">constructing permanent structures, such as buildings, into the protected airspace;temporary structures such as cranes protruding into the protected airspace; or

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	<p>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.</p>
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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 *Airports Act 1996* and the *Airports (Protection of Airspace) Regulations 1996*.

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