



DOC20/930322

Department of Planning, Industry and Environment
Greater Sydney, Place and Infrastructure
Level 18, 4 Parramatta Square
Parramatta NSW 2150

Attention: Melissa Russack

14 December 2020

Dear Ms Russack,

Draft Mamre Road Development Control Plan

I am writing to provide comments on the Draft Mamre Road Development Control Plan (DCP) received by the Environment Protection Authority (EPA) on 10 November and currently on public exhibition.

The EPA understands that the Mamre Road Precinct was rezoned on 11 June 2020 as an amendment to the Western Sydney Employment Area (WSEA) SEPP. The rezoning, led by the Department of Planning, Industry and Environment (the Department), facilitates an industrial warehousing and logistics precinct. The Mamre Road precinct also forms part of the Western Sydney Aerotropolis as identified in the *Western Sydney Aerotropolis Plan* (Western Sydney Planning Partnerships 2020).

While a separate planning process is being progressed for the Western Sydney (WS) Aerotropolis and the Mamre Road Precinct, it is important that consistent approaches for the delivery of key sustainability settings are being applied to new development across both areas. From our review of the draft Mamre Road DCP, there appears to be inconsistency in the approaches being applied for a range of key environmental considerations when compared to the WS Aerotropolis. For example, for the management of waterway health, the Draft DCP proposes alternate interim water quality targets for Wianamatta-South Creek, the filling of land which appears restricted in the WS Aerotropolis and approaches for waste and resource recovery where the DCP would benefit directions that can help deliver a circular economy.

The EPA has been working closely with the Western Sydney Planning Partnerships in the development of the Draft Aerotropolis Precinct Plans and supporting Phase 1 and 2 DCPs to shape key sustainability settings for the WS Aerotropolis. This includes air quality, noise, water quality, contaminated land management and circular economy. In this regard the Department may wish to reach out to the WS Planning Partnerships to discuss the current work progressing on the Draft Phase 2 DCP to help shape these settings in the Mamre Road DCP.

The EPA is interested in working with the Department to shape the Mamre Road Precinct DCP and would be pleased to meet at a suitably convenient time to explore how some of the key sustainability directions being sought in the WS Aerotropolis could be delivered in the control settings for the Marme Road Precinct.

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Should you require any further information please do not hesitate to contact Paul Wearne on 02 4224 4100.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Jacinta Hanemann', written in a cursive style.

JACINTA HANEMANN
Acting Director Regulatory Operations Metropolitan South

