



Advisian

WorleyParsons Group

19 December 2016

Bruce Colman
Director, Land Release
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

[Submission made online]

Dear Mr Colman

SUBMISSION ON DRAFT DEVELOPMENT CONTROL PLAN FOR LAND AT ROPES CREEK

We refer to a draft development control plan (draft DCP) for land at Ropes Creek in Western Sydney that is on exhibition by the Department of Planning and Environment (the Department) until 19 December 2016.

Advisian is pleased to accept the Department's invitation to make comment on the draft DCP. We have reviewed the draft DCP and make this submission on behalf of a client who is in the process of preparing documentation for a Development Application (the proposed development) for an industrial development on land that is immediately adjacent to the north east corner of the Ropes Creek Precinct area. Refer attached figure that presents an amended Figure 8 from the draft DCP and shows the location of the proposed development (in orange highlight) in relation to the Ropes Creek land.

We understand that the draft DCP applies to the northern portion of the Ropes Creek Precinct and that the southern portion of the Ropes Creek Precinct was the subject of a separate Concept Plan that was determined under Part 3A and approved in 2011.

The land that is subject to the draft DCP is bound to the north by a parcel of land owned by Roads and Maritime Service, to the south by Lenore Drive, to the west by Ropes Creek riparian corridor, to the east by Eastern Creek industrial land including our proposed development, and proposed The Next Generation Energy from Waste development (currently on exhibition). Development on the eastern boundary of the Ropes Creek land will be affected by a high voltage transmission line easement, which also borders our site.

The land to which the draft DCP applies is zoned IN1 (General Industrial) and E2 (Environmental Conservation) under the *State Environmental Planning Policy Western Sydney Employment Area 2009* (WSEA SEPP), and the land to which our proposed development applies is zoned IN1 (General Industrial).

We understand that the draft DCP has been prepared in accordance with Clause 18 of the WSEA SEPP which requires a DCP to be prepared for the land before a consent authority can grant consent to development on that land. We make this submission to advise and communicate information about intentions for our proposed development.

Our proposed development site is identified as Part Lot 2 DP 1145808 and is located between the north east corner of the Ropes Creek land and Archbold Road. The existing Dial A Dump



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Industries site (former Hanson quarry) is located to the immediate east across Archbold Road. The site is bound to the north by a proposed pie factory development by Sargents Charity Limited.

Access to our proposed development site will be via an existing road connecting Dial A Dump with Honeycomb Drive, Wonderland Drive and in turn Wallgrove Road.

The draft DCP alludes to the recent completion of Lenore Drive and the importance of the north south connection to the Ropes Creek land once the proposed Archbold Road Upgrade is complete. We acknowledge the importance of the Archbold Road Upgrade as it will be the main access to and from the proposed development site once it is complete.

We generally support the draft DCP and intent to develop the northern portion of the Ropes Creek Precinct for employment purposes. We believe the potential employment generating developments that will eventually form part of the Ropes Creek land will be compatible with our proposed industrial development.

There is currently no reticulated sewer, water, telecommunications, gas or electricity infrastructure to the west of Archbold Road. We support other developments that will encourage utility providers to install these vital services and welcome discussion regarding opportunities for shared infrastructure between the precincts.

We appreciate that one of the requirements of the draft DCP has been to make provision for a subdivision layout that enables appropriate access for all types of vehicles and safe access for pedestrians. Furthermore, one of the objectives of the draft DCP has been to provide access to the internal road network that maximises the role of Archbold Road as a vital north-south link road between Ropes Creek Precinct and the Great Western Highway. However, we note that the indicative concept plan presented as Figure 8 of the draft DCP shows a potential road connection entering the north east corner of the Ropes Creek land from Archbold Road. The potential road connection traverses through the middle of our proposed development. We propose to develop the entire allotment and a road traversing the middle of our site is inconsistent with the future use of our proposed development.

Recommendation: We recommend that the *potential road connection* shown on Figure 8 that traverses our proposed development is removed and not proposed as a potential road in the DCP.

Please do not hesitate to contact me on 0428 305 898 or the contact details below should you have any queries in relation to this letter.

Yours sincerely

Deborah Dinardo

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