



New South Wales Government  
Independent Planning Commission

## SITE INSPECTION & LOCALITY TOUR NOTES

**Project:** Gazcorp Industrial Estate (SSD 5248)  
**Meeting Location:** Gazcorp Project Site  
**Date:** Tuesday, 24 September 2019  
**Time:** 1:00pm-2:30pm

## ATTENDANCE

**Commission Members:** Chris Wilson (Chair)  
Wendy Lewin  
Prof Chris Fell AM

**Commission Secretariat:** Brad James Senior Planning Officer

**Applicant:** Nabil Gazal Director, Gazcorp Pty Ltd  
Tim Ward Director, Ethos Urban

**Mecone - Urban Planning & Development** Georia Sedgmen Associate Director

## LOCATIONS & KEY FEATURES

### 1) Site Access/Proposed Intersection

Introductions. The Panel observed the location of the proposed intersection. The Applicant pointed out the location of the proposed site access road and the future Southern Link Road. The Panel observed the interface between the Project Site and Wallgrove Road.

### 2) Stage 1 Location

The Panel observed the location of the Stage 1 component of the Application. The Applicant confirmed that the Stage 1 warehouse is 14m high. The Applicant also confirmed that there would be no external fill brought in. The Panel observed the 330kV powerlines to the south of the Project Site. The Applicant stated that most vegetation on site is EEC and has been assessed accordingly and that vegetation will be retained where possible. The Applicant stated that there were known Aboriginal Sites in the north-west corner of the Project Site and confirmed that consultation with Registered Aboriginal Parties was undertaken.

### 3) Stage 1 South-West Boundary

The Panel observed the southern property boundary and 330kV lines located in the easement to the south. The Applicant pointed out the closest residential dwelling to the south of the Project Site. The Applicant pointed out the area of proposed landscaping and also the location of the proposed noise wall.

### 4) Highpoint Southern Boundary

The Panel observed the surrounding properties noting the industrial sites to the north and north-west and the landfill to the north-east. The Applicant confirmed that the soil from the highpoint will be redistributed through the Project Site. The Applicant also confirmed that the land will be re-profiled and the top of the ridge will be maintained to ensure views to the south are not impacted.

**5) Burley Road**

The Panel observed the southern boundary of the Project Site from Burley Road. The Panel observed the existing vegetation on the Project Site and also the land uses in the area to the south.

