

# Westlink Industry Park

Project Updates – November 2024

**The Mamre Road Precinct sits within the Western Sydney Employment Area, where 850 hectares of rural land has been rezoned for industrial purposes.**

**This rezoning provides opportunities for immense growth in the area, including the potential for around 5,200 construction jobs and 17,000 ongoing jobs when fully developed and operational.**

**Following rezoning, ESR is working on several State Significant Development Applications for a new industrial estate named Westlink Industry Park within the Mamre Road Precinct.**

## **Westlink Industry Park – A new industrial and logistics estate**

Located near the future Western Sydney Airport and major transport roads, Westlink Industry Park will benefit from significant government and private infrastructure investment enabling it to become the most connected industrial precinct in Australia.

It will contribute to the area's future by facilitating growth and job opportunities for locals. Given the scope of the site, the project will be delivered via multiple State Significant Development Applications (SSDAs) and will be assessed and determined by the Department of Planning, Housing and Infrastructure (the Department).

## **What does this mean for residents?**

The current plan for the Westlink Industry Park protects surrounding rural residential areas

NSW Department of Planning, Housing and Infrastructure (DPHI) assesses proposal and issues Secretary's Environmental Assessment Requirements (SEARs)



Environmental Impact Statement (EIS) developed and community consultation undertaken



Public exhibition of EIS where the community have the opportunity to submit formal feedback



SSDA evaluated and determination provided

from industrial activities through strong development controls.

Regular and timely community and stakeholder engagement will form an essential part of the preparation of the SSDAs required to deliver the Westlink Industry Park.

We are committed to consulting and working with the community now, and throughout the course of this project.

## **Approvals Timeline**

## Project staging

The Westlink Industry Park is being delivered over a series of stages that align with the site masterplan (**Figure 1**) below.

**Stage 1** - was approved by the Department on 21 April 2023. Works included the construction of two new industrial warehouse buildings (on Lot 1 and 3) with supporting office and administrative spaces, a new internal road and car parking, site preparation works, including demolition, vegetation clearing, bulk earthworks and construction of retaining walls.

**Stage 2** - is currently under assessment by the Department and is expected to be approved in the coming months. Works include the construction of one new industrial warehouse building (on Lot 6) with supporting office and administrative spaces, a new internal road and car parking, bulk earthworks, associated site servicing and subdivision of the site. It also includes the construction of a further extension to Abbotts Road, an extension of Aldington Road, with a private access road in-between. Bulk earthworks are also proposed that will enable the establishment of building pads for Lot 2, Lot 4, and Lot 5.

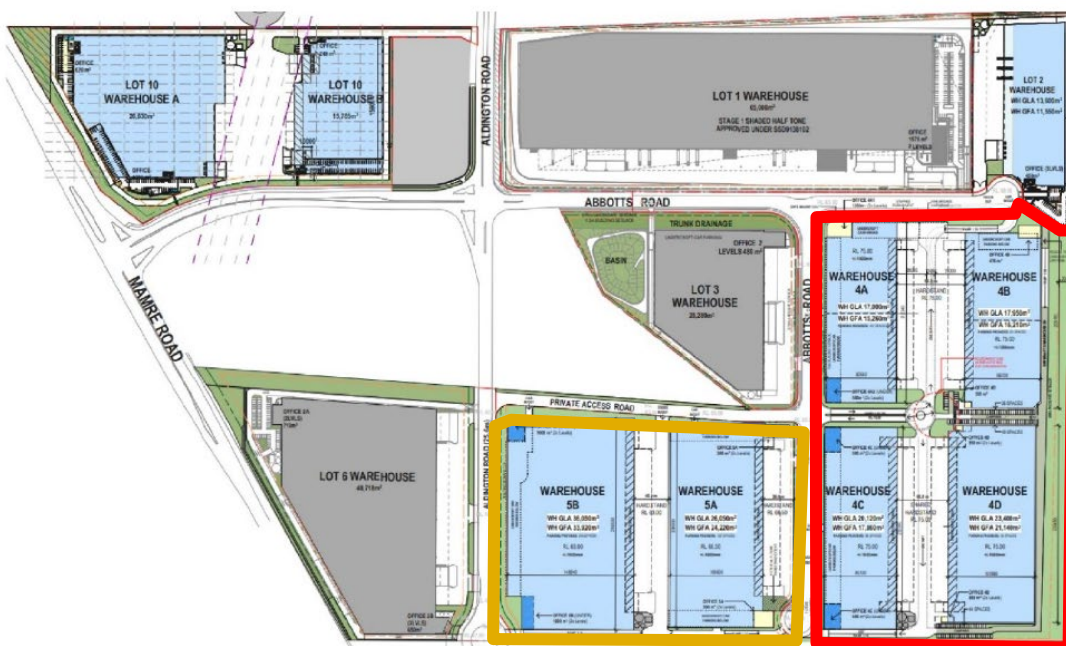
### Upcoming State Significant Development Applications

ESR is now preparing to lodge two SSDAs for development within Lot 4 and Lot 5. These SSDAs will seek approval for the site preparation, construction and operation of:

- Four (4) warehouse and distribution centres and a café including ancillary office space within Lot 4
- Two (2) warehouse and distribution centres including ancillary office space within Lot 5.

**Figure 1 – Westlink Industry Park Masterplan**

 Lot 4  Lot 5



## Questions and Answers

### When will construction start and finish for Stages 1 and 2?

For Stage 1 SSDA works, construction for Lot 1 (Toll) is forecast to be complete February 2025 and construction for Lot 3 is forecast to be complete September 2025.

Works associated with the Stage 2 SSDA are yet to commence, however could start as soon as 3-6 months once approval has been granted from the Department.

### What can I expect during construction works? Will construction work be noisy or disruptive?

The construction of the Westlink Industry Park will involve usual construction activities including site establishment, earthworks and general construction. These works will involve increased vehicle movements and construction noise. If you have any feedback during construction works, please get in touch with the team at [aus\\_development@au.esr.com](mailto:aus_development@au.esr.com) or call us on **9186 4700**

### What is a State Significant Development Application (SSDA)?

A development application is classified as State significant if the project is an important venture for economic, environmental, or social reasons. SSDAs are assessed by the Department of Planning, Housing and Infrastructure (the Department).

### What is the public exhibition process for State Significant Development Application?

All SSDAs must be publicly exhibited on the Department's major projects website for at least 28 days and includes a notification to site neighbours from the Department. The public exhibition provides an opportunity for the community to review all the technical reports submitted with the application and have their say on the proposal. During the exhibition period, anyone can make a written submission on the project.

### What is an Environmental Impact Statement (EIS)?

The EIS is a planning assessment report that will provide a basis for the Department to assess the impacts likely to occur due to the construction and operation of the new developments. All documentation supporting the application will be submitted to the Department and made available for you to review in detail during the formal public exhibition period.

#### Project Contact Information

We encourage you to reach out to find out more information, ask questions or provide feedback. Please get in touch via email on [aus\\_development@au.esr.com](mailto:aus_development@au.esr.com) or call us on **9186 4700**.

**Website:** <https://au.esr.com/available-space/westlink/>