

Our ref: SSD-46983729

Ms Grace Macdonald
NSW Planning Manager
ESR Developments (Australia) Pty Ltd
Level 24, 88 Phillip Street
SYDNEY NSW 2000

17 April 2024

Subject: Transport Assessment – Westlink Industrial Estate Stage 2

Dear Ms Macdonald

During the Department's assessment of the State Significant development application (SSD-46983729) for the Westlink Industrial Estate Stage 2, further issues have been identified with the Transport Management & Accessibility Plan (TMAP) prepared by Ason Group, in addition to those raised in the Department's letter dated 3 April 2024. These issues need to be fully addressed in order for the Department to complete a comprehensive assessment of the traffic impacts of the proposed development.

The Secretary's Environmental Assessment Requirements (SEARs) issued for this project requested:

- *“an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts on existing performance levels of nearby intersections” and*
- *“adequately assess and demonstrate both construction and operational traffic on these regional and local roads can be accommodated to ensure safety, functionality and performance is maintained to acceptable standards and with regard to cumulative traffic from other approved and proposed development in the Precinct and the broader Westlink site.”*

These requirements were included given the number of active development applications in close proximity to your site and the constrained capacity of the existing road network. The TMAP does not consider mid-block capacity of Mamre Road, nor all approved developments in the precinct. It is not clear from the submitted TMAP whether traffic from the proposed development can be safely and efficiently accommodated on Mamre Road, with other approved developments in the precinct.

The Department requests you provide an updated TMAP that clearly addresses the SEARs. Please provide the updated TMAP as part of your Response to Submissions Report.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the assessment period under section 94(1) of the EP&A Regulation.

If you have any questions, please contact David Schwebel on 02 9274 6400 or via email at david.schwebel@planning.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'L. Blecher', enclosed within a thin black rectangular border.

Lindsey Blecher

Team Leader

Industry Assessments

as delegate for the Planning Secretary