

# Engagement Outcomes Report

Westlink Industrial Estate – Stage 2

1030-1048, 1050-1064 Mamre Road, 59-62, 63 Abbotts Road and 290-308 Aldington Road, Kemps Creek

Prepared for ESR Developments (Australia) Pty Ltd



**'Gura Bulga'**

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



**'Dagura Buumarri'**

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



**'Gadalung Djarri'**

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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# Contents

<b>1.0</b>	<b>Introduction .....</b>	<b>5</b>
1.1	Background .....	5
1.2	Overview of Proposed Development.....	5
1.3	Assessment Requirements.....	7
<b>2.0</b>	<b>Engagement Overview.....</b>	<b>8</b>
2.1	Approach and Objectives .....	8
2.2	Stakeholder Identification.....	8
2.3	Engagement Tools .....	10
<b>3.0</b>	<b>Engagement Process.....</b>	<b>11</b>
3.1	Letterbox drop.....	11
3.2	Doorknocking.....	11
3.3	Project Website .....	11
3.4	Project Hotline and Email.....	11
3.5	Council and Government Agency Briefings .....	11
<b>4.0</b>	<b>Summary of Key Feedback and Project Response .....</b>	<b>13</b>
4.1	Penrith City Council.....	13
4.2	Agencies and Authorities.....	13
4.3	Community Feedback.....	17
<b>5.0</b>	<b>Conclusion and Next Steps .....</b>	<b>18</b>

## Figures

Figure 1	Warehouse 2 (Lot 2) Site Plan .....	6
Figure 2	Westlink Stage 2 – Civil General Arrangement Plan .....	6

## Tables

Table 1	SEARs Engagement Requirements .....	7
Table 2	Stakeholder Matrix .....	8
Table 3	Engagement Tools .....	10
Table 4	Meeting summary with Penrith City Council .....	13
Table 5	Meeting summary with the DPE.....	13
Table 6	Correspondence with Endeavour Energy.....	14
Table 7	Meeting summary with Sydney Water .....	15
Table 8	Meeting summary with Western Sydney Airport .....	16

Table 9	Meeting summary with Western Sydney Parklands Authority.....	16
Table 10	Meeting summary with Investment NSW .....	17
Table 11	Feedback from Doorknocking Activities.....	17
Table 12	Feedback from Frontline Engagement.....	18

## Appendices

Appendix	Author
A. Community Flyer	ESR
B. Community Flyer Distribution Zone	ESR
C. Doorknocking Factsheet and Map	ESR
D. Sorry We Missed You Flyer	ESR
E. Doorknocking Summary	Ethos Urban
F. Website Factsheet	ESR
G. Copy of Stakeholder Briefing Email	ESR
H. Transgrid Correspondence	Transgrid
I. Sydney Water In Principle Endorsement	Sydney Water
J. 1066 Mamre Road, Kemps Creek Landowner Consultation	Vince Musico

# 1.0 Introduction

This *Engagement Outcomes Report* (this Report) has been prepared by Ethos Urban on behalf of ESR Australia (ESR) to detail the communications and engagement activities undertaken and feedback received in relation to Westlink Stage 2 at 1030-1048 and 1050-1064 Mamre Road, 59-62, 63 Abbots Road and 290-308 Aldington Road, Kemps Creek as part of the delivery of their Westlink Industrial Estate within the Mamre Road Precinct.

The feedback detailed in this report has been considered as part of the Environmental Impact Statement (EIS) to be submitted to the NSW Department of Planning and Environment (DPE) and ESR remain committed to ongoing consultation as the project progresses.

## 1.1 Background

ESR is proposing to develop Westlink as part of the Mamre Road Precinct. 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 the successful rezoning of the site, ESR is working on several State Significant Development Applications (SSDAs) for a new industrial estate named Westlink within the Mamre Road Precinct.

The proposed development will establish a state-of-the-art industrial and logistics hub dedicated to connecting businesses to Australian market. Located near the future Western Sydney Airport and major transport roads, Westlink 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 a series of staged SSDA and will be assessed and determined by DPE.

As part of the Secretary's Environmental Assessment Requirements (SEARs), a communication and stakeholder engagement program is required to ensure close communication with key stakeholders who may be impacted by the project. The purpose of the engagement process for this submission was to ensure that all stakeholders as identified were informed about the proposed development and had an opportunity to provide feedback prior to the lodgement of the SSDA.

## 1.2 Overview of Proposed Development

As identified above, the Westlink Industrial Estate is being delivered through multiple stages. Stage 1 was approved by the DPE in April 2023 following a public exhibition in 2021. This Report is part of the of the SSDA submission for Stage 2 of the project.

The Westlink Stage 2 development seeks consent for a warehouse and distribution centre including ancillary office space with a total gross floor area (GFA) of approximately 38,500m<sup>2</sup>. It also includes earthworks and the completion internal road network across the Westlink Industrial Estate. Specifically, the proposed development seeks approval for:

- Site preparation works, including demolition, clearing of all vegetation, bulk earthworks and construction of retaining walls;
- Site servicing and infrastructure including construction of new internal roads and stormwater infrastructure.
- Subdivision of the site;
- Construction of an industrial warehouse buildings with ancillary office space comprising a total GFA of approximately 38,500m<sup>2</sup>;
- Loading docks and hardstand area, on-lot car parking and on-lot accessways;
- Associated landscaping and signage; and
- Hours of operation of 24 hours, 7 days a week.

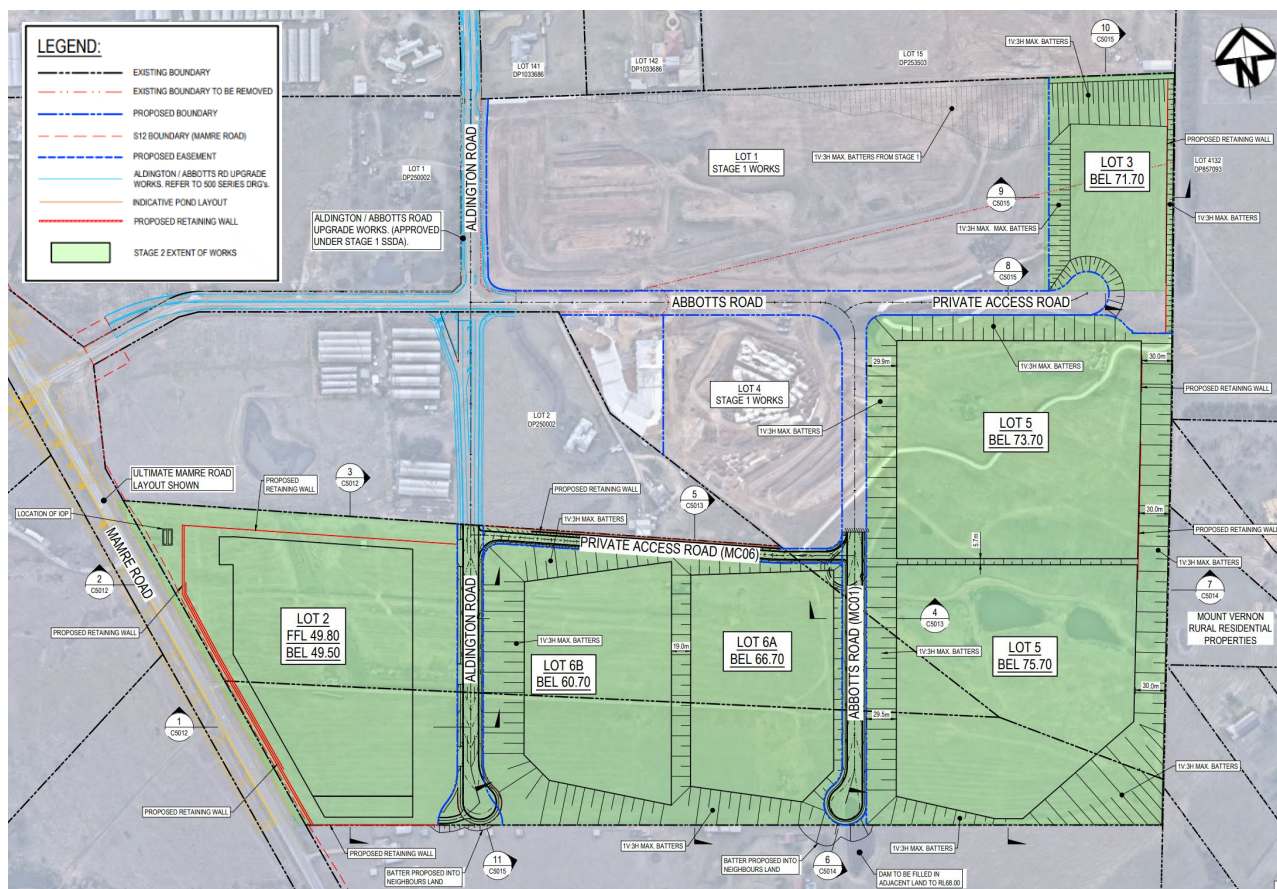
The proposed Warehouse 2 Site Plan is provided in **Figure 1** and is followed by the Westlink Stage 2 Civil General Arrangement Plan provided in **Figure 2** below.





**Figure 1 Warehouse 2 (Lot 2) Site Plan**

Source: Nettletontribe Architects



**Figure 2 Westlink Stage 2 – Civil General Arrangement Plan**

Source: AT&L

## 1.3 Assessment Requirements

The DPE issued SEARs on 10 August 2022 to the application for the preparation of an EIS for the proposed development. **Table 1** below provides a summary of the SEARs and how this Report responds to the relevant engagement requirements.

**Table 1** SEARs Engagement Requirements

Item 25 - Engagement	Comment
<ul style="list-style-type: none"><li>• Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>.</li><li>• Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:<ul style="list-style-type: none"><li>• the relevant Department assessment team.</li><li>• any relevant local councils.</li><li>• any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City).</li><li>• the community.</li><li>• if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation.</li></ul></li></ul>	<ul style="list-style-type: none"><li>• A detailed community and stakeholder engagement approach can be found in <b>Section 2.0</b>.</li><li>• The results of the implementation of the strategy can be found at <b>Section 3.0</b>.</li><li>• Details of how issues raised (if any) during community and stakeholder engagement have been addressed can be found at <b>Section 4.0</b>.</li></ul>

## 2.0 Engagement Overview

This section details the community and stakeholder engagement activities undertaken to support the proposal. It must be noted that communications collateral and stakeholder consultation undertaken presented the site. This ensured the full impacts of the proposed development, once complete could be understood and reviewed.

A proactive and transparent approach to communications and engagement was applied by ensuring accurate and relevant information was disseminated in a compelling, timely and accessible manner to specific target stakeholders and community members.

### 2.1 Approach and Objectives

The engagement approach was developed considering the site context, surrounding communities, known stakeholders and the previous engagement and feedback in relation to the Westlink Stage 1 and wider Mamre Road Precinct developments.

Given the scale and scope of the project, the engagement program was designed to be practical and targeted. Key features of the proposal as well as how to find out further information was provided to the community in addition to avenues for providing feedback and inputs directly to the project team. The engagement was guided by the following principles:

- **Timely** – providing the community and stakeholders with the opportunity to provide important feedback at key milestones;
- **Genuine and constructive** – providing transparent and clear opportunities for people to provide feedback; and
- **Factual** – providing the facts on the project promotes transparency in the process and helps to build trust with stakeholders.

#### 2.1.1 Engagement Guidelines for State Significant Projects

The engagement process sought to capture an accurate understanding of key local issues, identify how to respond to these, and deliver clear communication between stakeholders and the project team.

This strategy adhered to the DPE's (2021) Engagement Guidelines for State Significant Projects by:

- Engaging with relevant government agencies, council and site neighbours;
- Informing the community about opportunities to engage;
- Explaining how community feedback will be considered and documented;
- Providing relevant information in plain English so that potential impacts and implications can be readily understood; and
- Providing channels of communication to gather feedback.

### 2.2 Stakeholder Identification

**Table 2** below outlines the stakeholder, as required by the SEARs for engagement as well as relevant topics of interest. ESR also mapped stakeholders including, community leaders, groups and other organisations anticipated to be impacted by the proposed, considering the project interests and topics of relevance.

**Table 2** Stakeholder Matrix

Stakeholder	Topics of relevance
Local Council	
Penrith City Council	<ul style="list-style-type: none"><li>• Contamination</li><li>• Flooding and Stormwater</li><li>• Air quality and Noise</li><li>• Traffic, Transport and Accessibility</li><li>• Soil and water</li><li>• Ecology</li><li>• Environmental Health</li><li>• Site suitability</li></ul>



Stakeholder	Topics of relevance
	<ul style="list-style-type: none"> <li>Public interest</li> </ul>
<b>Government Agency</b>	
Department of Planning and Environment – inclusive of Water Group	<ul style="list-style-type: none"> <li>Alignment with policies and priorities</li> <li>Adherence to planning legislation</li> <li>Consultation and engagement with relevant stakeholders</li> </ul>
Endeavour Energy	<ul style="list-style-type: none"> <li>Impact on and demand for utilities</li> </ul>
Transgrid	<ul style="list-style-type: none"> <li>Impact on and demand for utilities</li> <li>Impact on easements</li> </ul>
Fire and Rescue NSW	<ul style="list-style-type: none"> <li>Fire risk</li> <li>Emergency Management plans</li> </ul>
NSW Rural Fire Service (RFS)	<ul style="list-style-type: none"> <li>Fire risk</li> <li>Emergency Management plans</li> </ul>
Sydney Water	<ul style="list-style-type: none"> <li>Impact on and demand for utilities</li> <li>Soils and Water</li> <li>Flooding</li> <li>Environmental Health</li> </ul>
Transport for NSW	<ul style="list-style-type: none"> <li>Transport and traffic impact</li> <li>Traffic assessments and impacts</li> </ul>
Western Sydney Airport	<ul style="list-style-type: none"> <li>Impacts and alignment with masterplan</li> <li>Traffic and access impacts</li> <li>Site suitability</li> <li>Public interest</li> </ul>
Western Sydney Parklands Authority	<ul style="list-style-type: none"> <li>Consistency with Concept Plan</li> <li>Flooding and Stormwater</li> <li>Air quality and noise</li> <li>Traffic and access</li> <li>Soil and water</li> <li>Ecology</li> <li>Environmental Health</li> <li>Site suitability</li> <li>Public interest</li> </ul>
Investment NSW	<ul style="list-style-type: none"> <li>Alignment with priorities in innovation and investment</li> </ul>
<b>Neighbours to the site and precinct</b>	
<p>Immediate neighbours within the developing precinct including:</p> <ul style="list-style-type: none"> <li>Altis</li> <li>Dexus</li> <li>Fife</li> <li>Fraser's</li> <li>Gibb</li> <li>GPT</li> <li>Mirvac</li> <li>ICON Oceania</li> <li>Stockland</li> </ul>	<ul style="list-style-type: none"> <li>Safety of works</li> <li>Contaminated land</li> <li>Construction traffic</li> <li>Air quality and noise</li> <li>Ecology</li> <li>Access routes and traffic</li> <li>Public interest</li> <li>Site lines</li> <li>Employment</li> </ul>
<b>Community surrounding the site (approximately), approximately 265 properties</b>	
Community stakeholder catchment area from west of Capitol Hill Drive, north of Mount Vernon Road, east of	<ul style="list-style-type: none"> <li>Air quality and noise</li> <li>Construction traffic and traffic once operational</li> </ul>

Stakeholder	Topics of relevance
Mamre Road and south of Bakers Lane	<ul style="list-style-type: none"> <li>• Ecology and environmental health</li> <li>• Public interest</li> <li>• Safety of works</li> <li>• Visual impacts</li> </ul>
<b>Local Community Groups</b>	
There are no prominent community groups based in the adjacent areas to the site.	N/A

## 2.3 Engagement Tools

**Table 3** provides a description of activities undertaken in the engagement process, their targeted stakeholder and their purpose.

**Table 3** Engagement Tools

Activity	Target Stakeholder	Purpose
Letter or email providing a summary of the project and offer project briefing	Government Agencies	<ul style="list-style-type: none"> <li>• Provides a factual overview of the proposal and the project timeline.</li> <li>• Keep stakeholders up-to-date and informed.</li> <li>• Provides the recipient with a central point of contact for all questions.</li> <li>• Provide opportunity for to give input and feedback towards the project and opportunity to organise further consultation.</li> </ul>
Flyer	Adjacent site neighbours as identified in the map included in <b>Appendix B</b>	<ul style="list-style-type: none"> <li>• Provides a factual overview of the proposal.</li> <li>• Keep the community and stakeholders up-to-date and informed.</li> <li>• Provides the community with a central source of information and point of contact for all questions – project website and contact information.</li> <li>• Invites the community to provide feedback.</li> </ul>
Doorknocking and letter providing a summary of the project and offer a dedicated 1:1 briefing for any detailed questions or concerns	Adjacent site neighbours as identified on the Doorknocking summary table in <b>Appendix E</b>	<ul style="list-style-type: none"> <li>• To provide key information including summary of project, approach, and what it will deliver.</li> <li>• Provides opportunity for the recipient to give input and feedback towards the project and organise further engagement.</li> <li>• Provides the recipient with a central point of contact for all questions.</li> <li>• Invites the recipient for more detailed engagement.</li> </ul>
Project website - <a href="https://au.esr.com/available-space/westlink/">https://au.esr.com/available-space/westlink/</a>	All stakeholders identified	<ul style="list-style-type: none"> <li>• Provides a factual overview of the proposal, what it will deliver and the project timeline.</li> <li>• Provides stakeholders with a central source of information about the project including answers to Frequently Asked Questions.</li> <li>• Provides the recipient with a central point of contact for all questions and feedback.</li> </ul>
Project hotline 1800 270 980	All stakeholders identified	<ul style="list-style-type: none"> <li>• An accessible and ongoing point of contact stakeholder can utilise to found out more information, provide feedback and/or organise a meeting with the project team.</li> </ul>
Project email address – <a href="mailto:aus_development@au.esr.com">aus_development@au.esr.com</a>	All stakeholders identified	<ul style="list-style-type: none"> <li>• An accessible and ongoing point of contact stakeholder can utilise to found out more information, provide feedback or organise a meeting with the project team.</li> </ul>

## 3.0 Engagement Process

The following section outlines the engagement process undertaken with agencies and the local community.

### 3.1 Letterbox drop

To keep the immediate neighbouring occupants and landowners updated, a letter was sent to approximately 265 properties on Wednesday 10 August 2022 providing information on the project and relevant contact information for further enquiries.

A copy of the flyer can be found in **Appendix A** and a copy of the distribution range for the letter can be found in **Appendix B**.

### 3.2 Doorknocking

ESR conducted doorknocking with approximately 21 immediate neighbours on 25 August 2022.

A copy of the doorknocking factsheet and map is available in **Appendix C** and 'Sorry we missed you' card is available in **Appendix D**. The results of the doorknocking are also available at **Appendix E**.

### 3.3 Project Website

The project website, <https://au.esr.com/available-space/westlink/> was updated with further information about the Westlink Estate project, what the plan means for residents, project stages and approval timelines. The website also provides answers to frequently asked questions and contact information for feedback and any enquiries.

Between August and October 2022, the project website was viewed approximately 261 times. A copy of the information factsheet available on the website can be found in **Appendix F**.

### 3.4 Project Hotline and Email

A project phone number, 1800 270 980 and project email, [aus\\_development@au.esr.com](mailto:aus_development@au.esr.com) were established to allow stakeholders an easy and direct line of contact to the project team and allows them to ask questions and submit feedback outside of any in-person engagement.

The project phone number and email address were included in letters and flyer sent to residents and landowners and also the project website as a direct contact for project related questions and feedback.

### 3.5 Council and Government Agency Briefings

SEARs specified that ESR must consult with:

- the relevant Department assessment team;
- any relevant local councils;
- any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City); and
- the community.

In accordance with the requirements of the SEARs, the following stakeholders were invited to attend a briefing session about the proposed development, as outlined in the SEARs. A copy of the email that was issued out can be found in **Appendix G**.

Please note the following agencies will review the proposal as part of the formal 28-day exhibition period. ESR will continue to consult with the agencies below post lodgement should any further correspondence be received:

- Penrith City Council;
- Department of Planning and Environment – inclusive of Water Group;
- Endeavour Energy;
- Transgrid;
- Fire and Rescue NSW;

- NSW Rural Fire Service (RFS);
- Sydney Water;
- Transport for NSW;
- Western Sydney Airport;
- Western Sydney Parklands Authority;
- Investment NSW; and
- Heritage NSW.

## 4.0 Summary of Key Feedback and Project Response

The section below provides a summary of the feedback received to date as a result of community and stakeholder consultation activity.

### 4.1 Penrith City Council

On 16 August 2022, ESR reached out to Penrith City Council via email requesting a pre-lodgement meeting. The meeting was held on 1 September 2022. Council's comments and queries are summarised in **Table 4** below.

**Table 4** Meeting summary with Penrith City Council

Meeting attendees	Comment / queries	Project response
<ul style="list-style-type: none"><li>• ESR Customer</li><li>• Grace Macdonald, Planning Manager, ESR</li><li>• Nick Mullins, Senior Development Manager, ESR</li><li>• Luke Rayner, Development Analyst, ESR</li><li>• Chris Curtis, Associate Director, Ethos Urban</li><li>• Alex Health, Ethos Urban</li><li>• Kathryn Saunders, Principal Planner, Penrith City Council</li><li>• Abby Younan, Planning Administration Officer, Penrith City Council</li><li>• Dean Dehghan-Khalaji, Senior Development Engineer, Penrith City Council</li><li>• Kirk Ryan, Senior Environmental Health Officer, Penrith City Council</li></ul>	<ul style="list-style-type: none"><li>• Council were receptive to the proposal however noted a few key considerations to be addressed including:<ul style="list-style-type: none"><li>- Height, noise and amenity impacts</li><li>- Design, including high quality landscaping</li><li>- Views and visual impacts</li><li>- Traffic, access and setbacks, including interface of the entrance and retaining wall to the public domain</li><li>- Issues around the Abbots and Aldington Road intersection</li><li>- Ecologically sustainable development</li></ul></li></ul>	Issues raised are addressed in the Environment Impact Statement.

### 4.2 Agencies and Authorities

#### 4.2.1 Department of Planning and Environment – inclusive of Water Group

On 5 August 2022, ESR reached out to Department of Planning and Environment (DPE) via email with an information letter outlining the proposal and an offer to discuss further. The Department met with ESR on 9 August 2022, with comments and queries summarised in **Table 5** below.

**Table 5** Meeting summary with the DPE

Meeting attendees	Comment / queries	Project response
<ul style="list-style-type: none"><li>• ESR Customer</li><li>• Grace Macdonald, Planning Manager, ESR</li><li>• Scott Falvey, General Manager Development, ESR</li><li>• Nick Mullins, Senior Development Manager, ESR</li><li>• Chris Ritchie, Director Assessments, DPE</li><li>• Pamela Morales, Team Leader, DPE</li><li>• David Schwebel, Senior Planner, DPE</li></ul>	<ul style="list-style-type: none"><li>• Overview of customers and need for warehouse within Mamre Road Precinct.</li><li>• Orientation of buildings to minimise impacts to rural residential receivers to the east</li><li>• Recommend to meet with Sydney Water to discuss interim water retention strategy in lieu of the regional solution</li></ul>	Issues raised are addressed in the Environmental Impact Statement



Meeting attendees	Comment / queries	Project response
	<ul style="list-style-type: none"> <li>Civil works to encompass the entire 52ha in lieu of Stage 1 approval.</li> <li>Retaining wall construction and presentation to public domain</li> <li>Vehicle movements and how it fits into the broader Mamre Road Precinct including performance of roads.</li> </ul>	

## 4.2.2 Endeavour Energy

There has been ongoing engagement from Westlink Stage 1 with Endeavour Energy via consultants Edgewater Connections, as outlined in **Table 6** below.

Correspondence with Endeavor Energy will continue as needed and ESR remain open to discussing the proposal during the exhibition and assessment process.

**Table 6** *Correspondence with Endeavour Energy*

Date	Correspondence	Description	Response Date	Endeavour Energy response
<b>Subdivision Stage 1</b>				
9/06/2021	Application for provision of an electricity network in a subdivision	"Application sent to Endeavour Energy Contestable Works Administration	23/06/2021	Supply offer issued
20/09/2021	Method of Supply submitted	Documents outlining our proposed method to supply the subdivision submitted to Endeavour Energy	5/10/2021	Design Brief Issued
25/05/2022	Revised Application for provision of an electricity network in a subdivision	Application revised due to lot layout changing	N/A	None
24/08/2022	Revised Application for provision of an electricity network in a subdivision	Application revised after finalisation of lot layouts	24/08/2022	Acknowledgement of application updates
<b>Subdivision Stage 2</b>				
25/05/2022	Application for provision of an electricity network in a subdivision	"Application sent to Endeavour Energy Contestable Works Administration	14/06/2022	Supply offer issued
24/08/2022	Revised Application for provision of an electricity network in a subdivision	Application revised after finalisation of lot layouts	24/08/2022	Acknowledgement of application updates

### 4.2.3 Transgrid

There has been ongoing engagement with Endeavour Energy via consultants Edgewater Connections via email regarding the Transgrid easement that extends across the far north-western corner of the site.

On 10 February 2023, a representative from Transgrid confirmed in writing the basin has been assessed and approved, with a formal approval letter subsequently received on 3 March 2023. A copy of this can be found in **Appendix H**.

ESR are continuing to consult with Transgrid and will address any comments made during the exhibition and assessment process.

### 4.2.4 Fire and Rescue NSW

On 29 August 2022, ESR reached out to Fire and Rescue NSW via email with an information letter outlining the proposal and an offer to discuss further.

To date, no response has been received. ESR remain open to discussing the proposal during the exhibition and assessment process.

### 4.2.5 NSW Rural Fire Service (RFS)

On 29 August 2022, ESR reached out to NSW Rural Fire Service via email with an information letter outlining the proposal and an offer to discuss further.

On 23 October 2022, RFS advised ESR to prepare a preliminary bush fire risk assessment for further comment. This has been included in the EIS and ESR remain open to discussing the proposal during the exhibition and assessment process.

### 4.2.6 Sydney Water

On 3 August 2022, ESR reached out to Sydney Water via email with an information letter outlining the proposal and an offer to discuss further.

On the 26 August 2022, an online meeting was held with Sydney Water. Their comments and queries are summarised in **Table 7** below and plans were made to hold two workshops to discuss specific matters surrounding water catchment and stormwater.

**Table 7** Meeting summary with Sydney Water

Meeting attendees	Comment / queries	Project response
<ul style="list-style-type: none"><li>Grace Macdonald, Planning Manager, ESR</li><li>Daniel Galea, Infrastructure Director, ESR</li><li>Jacob Dickson, Project Manager, ESR</li><li>Nick Mullins, Senior Development Manager, ESR</li><li>Christian McNally, Sydney Water</li><li>Gregory Ingleton, Sydney Water</li><li>Raj Kamal, Sydney Water</li><li>Warda Anwar, Sydney Water</li></ul>	<ul style="list-style-type: none"><li>Sydney Water looking at solution to enable developers to meet stormwater targets without investing in an interim solution on site.</li><li>Sydney Water agree to workshop with DPE once design is resolved for Stage 2 and 3 to ensure investment is streamline for customers and the regional solution.</li><li>Sydney Water asked for another workshop to understand timing of private IOP system and understand the catchment of the drainage on site and surrounding land</li></ul>	<ul style="list-style-type: none"><li>ESR to organise two workshops. First to focus on IOP and catchment plans. Second joint workshop with DPE on regional stormwater and its application on the subject land.</li></ul>

ESR has consulted with Sydney Water in regarding the regional stormwater infrastructure. An advance set of the SSDA trunk drainage drawings was issued to Sydney Water for comment on 3 August 2023 in support of a formal request from ESR to relocate the proposed naturalised trunk drainage channel to the northern boundary of Lot 3 in DP 250002. Sydney Water issued a letter providing in-principle endorsement of the proposed development on 28 August 2023 which is provided at **Appendix I**.

#### 4.2.7 Transport for NSW

On 9 August 2022, ESR reached out to Transport for NSW via email with an information letter outlining the proposal and an offer to discuss further, with a follow up email sent on 22 August.

To date, no response has been received ESR remain open to discussing the proposal during the exhibition and assessment process.

ESR (as part of LOG-E) is having ongoing consultation with Transport for NSW in regard to the upgrade of the Mamre Road / Abbotts Road intersection as part of the Westlink Stage 1 development.

#### 4.2.8 Western Sydney Airport

On 22 August, ESR reached out to Western Sydney Airport via email with an information letter outlining the proposal and a request to meet to discuss project further. On the 6 September 2022, an online meeting was held with Western Sydney Airport. Their comments and queries are summarised in **Table 8** below.

**Table 8** Meeting summary with Western Sydney Airport

Meeting attendees	Comments / queries	Project response
<ul style="list-style-type: none"><li>• Scott Falvey, General Manager Development, ESR</li><li>• Nick Mullins, Senior Development Manager, ESR</li><li>• Gordon Kirby, Ethos Urban</li><li>• Deanne Frankel, Western Sydney Airport</li><li>• Kirk Osbourne, Western Sydney Airport</li></ul>	<ul style="list-style-type: none"><li>• WSA queried about the site area and construction traffic management study</li><li>• WSA queried about the use of the warehouse and timing of construction</li><li>• Key concerns were around:<ul style="list-style-type: none"><li>- Compliance with Noise of Australian standards 2021</li><li>- Construction traffic management plan</li><li>- Wildlife attraction from food waste and minimising bird strike</li><li>- onsite detention landscaping and waste management</li></ul></li><li>• WSA conclude by stating the project was generally low risk as there wasn't any onsite manufacturing happening</li><li>• WSA confirmed that earthworks for the airport were anticipated to be complete by the end 2022 and built form by 2024</li></ul>	<ul style="list-style-type: none"><li>• It was confirmed that the site area does not change but the building on will. The consistency with the master plan was clarified</li><li>• It was clarified that there would be onsite detention and Airport requirements and relevant planning instrument would be addressed in the EIS</li><li>• The warehouse height and area were confirmed for WSA</li><li>• The Team also discussed the challenges of trying to effectively collaborate with traffic and water agency in Western Sydney</li><li>• The acoustic requirements were discussed, and it is anticipated they will change once the airport is in operation</li></ul>

#### 4.2.9 Western Sydney Parklands Authority

In early August 2022, ESR reached out to Western Sydney Parklands Authority via email with an information letter outlining the proposal and a request to meet to discuss further.

On 15 August 2022, an online meeting was held, with their comments and queries summarised in **Table 9** below. The need for funding of regional road upgrade and the delivery of Abbotts and Aldington Roads and sewer, water, electrical provisions was discussed. No further response has been requested from the project team.

**Table 9** Meeting summary with Western Sydney Parklands Authority

Meeting Attendees	Comments / Queries	Project Response
<ul style="list-style-type: none"><li>• ESR Customer</li><li>• Grace Macdonald, Planning Manager, ESR</li><li>• Scott Falvey, General Manager Development, ESR</li><li>• Yolanda Gil, Director, WSPA</li><li>• Kevin Kuo, Manager in Planning Delivery, WSPA</li></ul>	<ul style="list-style-type: none"><li>• ESR presented the three stages and associated timeframes for each customer.</li><li>• ESR and WSPA discussed the need for funding of regional road upgrades.</li><li>• ESR outlined delivery of Abbotts and Aldington Roads and intersection and sewer, water, electrical provision to the site.</li><li>• WSPA emphasised the further detailed consultation should be carried out with Sydney Waste in order to determine their position on managing stormwater as part of the proposed development within the</li></ul>	<p>It was clarified the issues raised would be addressed in the EIS. No response required.</p>

Meeting Attendees	Comments / Queries	Project Response
	context of the Draft Scheme Plan for the Precinct.	

#### 4.2.10 Investment NSW

ESR met with Investment NSW on 25 July 2022, with their comments and queries summarised in **Table 10** below.

The project team seeks to keep Investment NSW updated on the status of the development application and will remain open to discussing the proposal during the exhibition and assessment process.

**Table 10 Meeting summary with Investment NSW**

Meeting Attendees	Comments / Queries	Project Response
<ul style="list-style-type: none"> <li>ESR Customer</li> <li>Grace Macdonald, Planning Manager, ESR</li> <li>Jarrold Mander, Director, Investment Attraction</li> <li>Natalie Heather, Associate Director – Clean Economy and Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>Discussed the requirement for warehouse and distribution facilities and need for customer to invest in this region</li> <li>Discussed critical need for funding and delivery to be identified for Mamre Road</li> </ul>	The project team will keep Investment NSW updated on the DA.

#### 4.2.11 Heritage NSW

On 29 August 2022, ESR reached out to Heritage NSW via email with an information letter outlining the proposal and a request to meet to discuss further. On 15 August 2022, Heritage NSW responded stating that sufficient information had been supplied and no additional engagement was required at this stage.

The project team seeks to keep Heritage NSW updated on the status of the development application and will remain open to discussing the proposal during the exhibition and assessment process.

### 4.3 Community Feedback

#### 4.3.1 Immediate neighbours

Approximately 21 immediate neighbours to the proposed site were notified via doorknocking on 18 August 2022, with 19 'Sorry missed you' cards left to those who were not home. Feedback gathered from doorknocking activities is detailed in **Table 11** below.

**Table 11 Feedback from Doorknocking Activities**

Issue	Comments / queries	Project response
Road upgrade works	Resident wanted to understand further road upgrade works proposed under the Stage 1 VPA with Penrith City Council.	ESR asked for landowner to submit email request to provide plans. This was received on 26 August 2022. ESR issuing plans and scheduling another meeting to discuss the proposed road upgrade works.

In addition, ESR have consulted with the landowners of 1066 Mamre Road, Kemps Creek to the immediate south of the site in relation to the necessary filling of dams that extent across the property boundary. Correspondence is included **Appendix J** which outlines that they are accommodative of the required works.

#### 4.3.2 Project email and phone number

1 email and 1 phone call were received related to the development of Westlink during pre-lodgement consultation. Feedback mainly centred on road upgrade works and utilising the land for cow grazing and is outlined in **Table 12** below.

**Table 12      Feedback from Frontline Engagement**

Issue	Comments	Project response
Road	A neighbour asked to understand the extent of the Abbotts and Aldington Road works and the types of services to be delivered, such as electricity, sewer, water.	ESR issued the design of the proposed road construction and is in ongoing dialogue to provide an update on the status of these works and advice of outcomes with their discussions with Council.
Existing Activities	A neighbour asked to access land to enable their cows to graze.	ESR is in dialogue with this landowner in relation to this request.

## 5.0 Conclusion and Next Steps

This consultation outcomes report provides a succinct overview of the communications and stakeholder engagement activities Ethos Urban undertook prior to lodgement of the EIS for Stage 2, Westlink within the Mamre Road Precinct.

In accordance with the SEARs requirements for communications and stakeholder engagement, Ethos Urban has implemented a strategy to inform local residents, landowners, businesses and key agencies about the proposed Stage 2 works to deliver the Westlink logistics park. This has not only ensured that the community have a clear understanding of the proposal, but has also provided an important mechanism to gather feedback prior to lodgement public exhibition which will occur later in 2022.

Of the twelve government agencies and / or utility providers who were contacted, none of which raised any major objection to the project during this pre-lodgement consultation period. Approximately 265 community stakeholders, including approximately 21 immediate neighbours were provided with information about the project, with no issues or concerns raised to date. This suggests limited interest or objection to the works, and an acknowledgement that the proposal is appropriate in the context of the local environment.

ESR will continue to provide opportunities for local residents, landowners, businesses, and key agencies to make enquiries and provide feedback as the development application progresses. Information about the project will be available for continued future viewing on the website along with contact details including a telephone number and email address.



## Appendix A Community Flyer

### Westlink Stage 2 & 3

New Warehouse at 1030-1048 &  
1050-1064 Mamre Road,  
Kemps Creek



As you may be aware, ESR Australia (ESR) submitted Stage 1 development application for Westlink which was on public exhibition in 2021. ESR is now preparing to lodge Stage 2 and 3 State Significant Development Applications (SSDA) to progress with the delivery of their logistics estate within the Mamre Road Precinct.

These SSDAs will seek approval for warehousing and distribution uses at 1030-1048 and 1050-1064 Mamre Road, Kemps Creek.

Proposed works for Stage 2 include:

- Development of two new warehouse buildings, including office and administrative spaces, totaling approximately 40,720m<sup>2</sup>
- New internal road layout to support access to warehouses, including car parking spaces
- Bulk earthworks
- Associated site servicing works and supporting facilities, including interim stormwater retention system and piping
- Site landscaping

Proposed works for Stage 3 include:

- Development of two new warehouse buildings, including office and administrative spaces totaling approximately 80,826m<sup>2</sup>
- Associated site servicing works and supporting facilities
- Site landscaping and signage

This proposed development will contribute to the area's future as an important employment and industrial hub and facilitate job opportunities during construction and future operations.

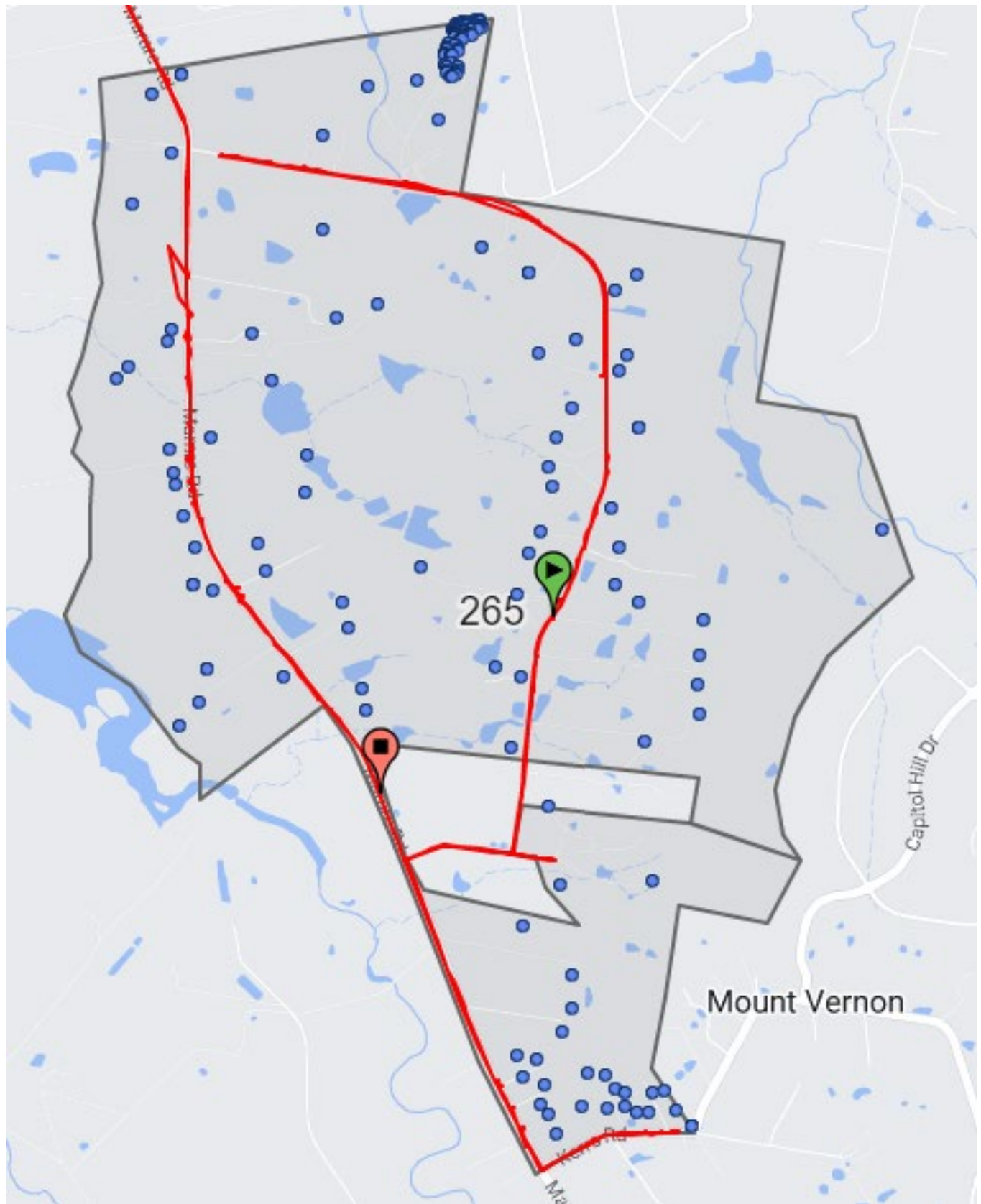
A comprehensive Environmental Impact Statement (EIS) is being prepared and will soon be submitted to the NSW Department of Planning and Environment, as part of the SSDA Approval required for the sites. The EIS will provide a basis for the Department to assess the impacts likely to occur as a result of the construction and operation of the new Warehouses.

To find out more, please visit our website at: <https://au.esr.com/available-space/westlink/>

To ask a question 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 1800 270 980.

[au.esr.com](https://au.esr.com)

## Appendix B Community flyer distribution zone



## Appendix C Doorknocking Factsheet and Map



### Westlink Stage 2 & 3 Mamre Road Precinct

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

As you may be aware, ESR Australia (ESR) submitted Stage 1 development application for Westlink which was on public exhibition in 2021. ESR is now preparing to lodge Stage 2 and 3 State Significant Development Applications (SSDA) to progress with the delivery of their logistics estate within the Mamre Road Precinct.

These SSDAs will seek approval for warehousing and distribution uses at 1030-1048 and 1050-1064 Mamre Road, Kemps Creek.

Proposed works for Stage 2 include:

- Development of two new industrial warehouse buildings (Lot 2), including office and administrative spaces, totalling approximately 40,720m<sup>2</sup>
- New internal road layout to support access to warehouses, including car parking spaces
- Bulk earthworks
- Associated site servicing works and supporting facilities, including interim stormwater retention system and piping
- Site landscaping

Proposed works for Stage 3 include:

- Development of two new industrial warehouse buildings (Lot 5 and 6), including office and administrative spaces totalling approximately 80,826m<sup>2</sup>
- Associated site servicing works and supporting facilities
- Site landscaping and signage

This proposed development will contribute to the area's future as an important employment and industrial hub by facilitating significant growth and job opportunities during construction and future operations.

[au.esr.com](http://au.esr.com)



### 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 **1800 270 980**.

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

Figure 1 - Project Staging (ESR)



Figure 2 – Proposed Estate (ESR)



## Appendix D Sorry We Missed You Flyer

**We dropped by today**

**Sorry we missed you....**



**We dropped by to let you know about our proposed development for several industrial sites within the Mamre Road Precinct.**

As you may be aware, ESR Australia (ESR) submitted Stage 1 development application for Westlink which was on public exhibition in 2021. ESR is now preparing to lodge Stage 2 and 3 State Significant Development Applications (SSDA) to progress with the delivery of their logistics estate within the Mamre Road Precinct.

**Proposed Stage 2 works will include:**

- Development of two new industrial warehouse buildings, including office and administrative spaces, totaling approximately 40,720m<sup>2</sup>
- New internal road layout to support access to warehouses, including car parking spaces
- Bulk earthworks
- Associated site servicing works and supporting facilities, including interim stormwater retention system and piping
- Site landscaping

**Proposed Stage 3 works include:**

- Development of two new industrial warehouse buildings, including office and administrative spaces totaling approximately 80,826m<sup>2</sup>
- Associated site servicing works and supporting facilities
- Site landscaping and signage

This proposed development will contribute to the area's future as an employment and industrial hub by facilitating significant growth and job opportunities in both construction and operational phases.

We are committed to engaging with nearby neighbours and businesses to let them know about the proposed plans and to answer any questions.

**If you have any questions or would like to learn more, please get in touch via email on [aus\\_development@au.esr.com](mailto:aus_development@au.esr.com) or call us on 1800 270 980.**

**[au.esr.com](http://au.esr.com)**



## Appendix E Doorknocking Summary

Door Knock List			
Location	Address	Date Visited	Notes/Comments
Directly adjacent site (in precinct)	2 Abbotts Road Kemps Creek NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.
	1 Abbotts Road Kemps Creek NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.
	269 Aldington Road Kemps Creek NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.
	284-288 Aldington Road Kemps Creek NSW 2178 Australia	25/08/2022	Met with landowner. Discussed our development and relationship with his boundary. Wanted to understand further road upgrade works proposed under the Stage 1 VPA with Penrith City Council. ESR asked for landowner to submit email request to provide plans. This was received on 26 August 2022. ESR issuing plans and scheduling another meeting to discuss the proposed road upgrade works.
	282A Aldington Road Kemps Creek NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer. Landowner at 284-288 Aldington Road, Kemps Creek is related. We passed additional information to him to share with this landowner.
	272 Aldington Road Kemps Creek NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.
	1114-1118 Mamre Road, Mount Vernon, 2178	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.
East of Site (outside precinct)	50A Mount Vernon Rd, Mount Vernon NSW 2178, Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.
	50 Mount Vernon Road Mount Vernon NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.
	48 Mount Vernon Road Mount Vernon NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.
	40-46 Mount Vernon Road Mount Vernon NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.
	30-38 Mount Vernon Road Mount Vernon NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.
	22-28 Mount Vernon Road Mount Vernon NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.
	14-20 Mount Vernon Road Mount Vernon NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.
	6-12 Mount Vernon Road Mount Vernon NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.

## Door Knock List

	54 Kerrs Road Mount Vernon NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.
	52 Kerrs Road Mount Vernon NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.
	52A Kerrs Road Mount Vernon NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.
	62A Kerrs Road Mount Vernon NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.
	62B Kerrs Road Mount Vernon NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.
West of Site (outside precinct)	1005-1023 Mamre Road Kemps Creek NSW 2178 Australia	25/08/2022	No one home. Dropped off 'sorry we missed you' flyer.

Source: ESR

## Appendix F Website Factsheet



# Westlink Mamre Road Precinct

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 within the Mamre Road Precinct.

### Westlink – A new industrial and logistics estate

ESR is working to develop Westlink, which sits within the Mamre Road Precinct. It will establish a state-of-the-art industrial and logistics hub dedicated to connecting businesses to Australian market.

Located near the future Western Sydney Airport and major transport roads, Westlink 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 and will be assessed and determined by the NSW Department of Planning and Environment (DPE).

### What does this mean for residents?

The current plan for the Precinct protects surrounding rural residential areas from industrial activities through strong development controls.

Regular and timely community and stakeholder engagement will form an essential part of the preparation of the State Significant Development Applications required to deliver Westlink.

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

### Approvals Timeline

NSW Department of Planning, Industry and Environment (DPE) assesses proposal and issues Secretary's Environmental Assessment Requirements (SEARs)



Environmental Impact Statement (EIS) developed and community consultation undertaken > WE ARE HERE



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



SSDA evaluated and determination provided

[au.esr.com](http://au.esr.com)

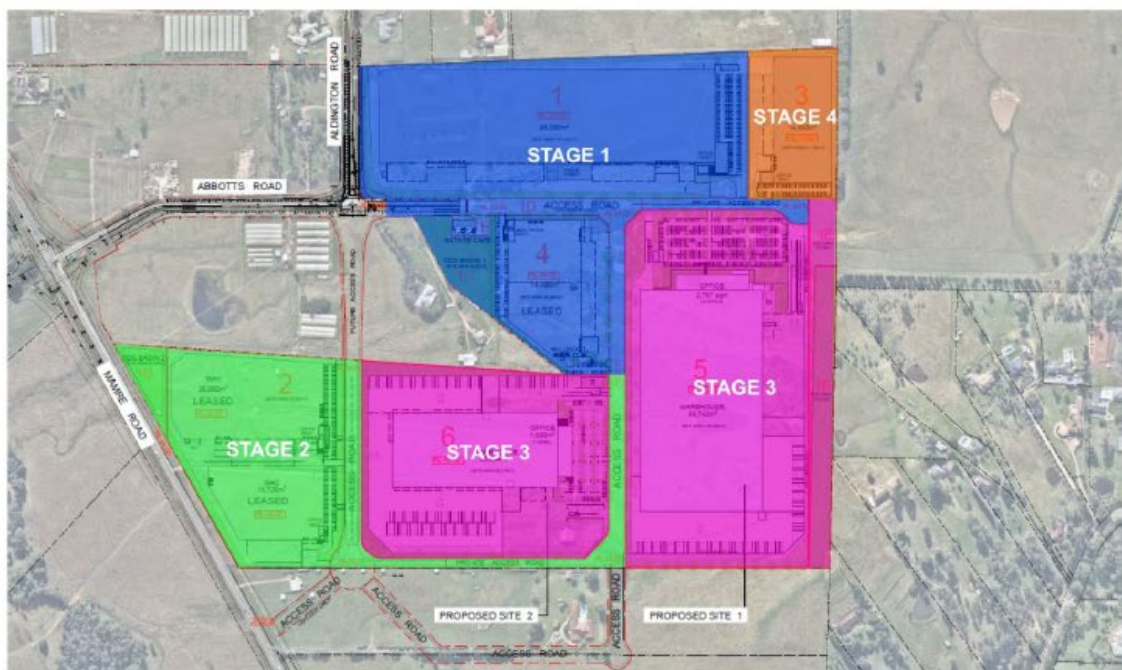
## Project staging

Westlink is being delivered through multiple stages. Stage 1 is under assessment by DPE following a public exhibition in 2021. State Significant Development Applications to deliver Stages 2 and 3 are currently underway and are anticipated to be lodged in Q3 2022.

**Stage 2** works include the development of two new industrial warehouse buildings with supporting office and administrative spaces, a new internal road and car parking, bulk earthworks, associated site servicing and supporting facilities including a stormwater retention system and piping, and site landscaping works.

**Stage 3** works include the development of two new industrial warehouse buildings with supporting office and administrative spaces, associated site servicing and supporting facilities, and site landscaping and signage works.

**Figure 1 - Project Staging (ESR)**





## Questions and Answers

### When will construction works start?

Pending approval of the State Significant Development Applications (SSDAs), construction is likely to commence in Q1 2023 for Stage 2 and Q2 2023 for Stage 3.

### How long will construction take?

Construction is planned to be staged. Stage 2 of the development will be between Q1 2023 and Q2 2024. Stage 3 of the development will be between Q1 2023 and Q2 2024.

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

The construction of Westlink will involve usual construction activities including site establishment, earthworks and construction. These works will involve increased vehicle movements and construction noise. If you have any feedback during construction works, please get in touch at [aus\\_development@au.esr.com](mailto:aus_development@au.esr.com) or call us on 1800 270 980.

### What is the public exhibition process?

All SSDAs must be exhibited for at least 28 days on the Department of Planning and Environment's (DPE) website. The exhibition provides an opportunity for the community to have their say. During the exhibition period, anyone can make a written submission on the project.

### Where will construction vehicles enter and exit the site and where will they park?

Construction vehicles will have a private access to the site from Aldington Road and Abbots Road.

### What benefits will the project deliver once construction is complete?

Once complete, the project will deliver a brand-new logistics hub, as part of Sydney's emerging third city of Badgerys Creek. The project will provide a variety of employment opportunities and form part of the vision for the Western Sydney Growth Area.

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

The EIS is a planning assessment report that will describe the environmental impact of the construction of the Westlink.

### 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 NSW Government's Department of Planning and Environment.

#### 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 1800 270 980.

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



## Appendix G Copy of Stakeholder Briefing Email



Mon 29/08/2022 9:56 AM

Grace Macdonald <Grace.Macdonald@esr.com>

ESR Westlink - EPA Pre-DA Engagement

To [info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au)

Cc [Nick Mullins](#)



Hi,

ESR is seeking to consult with EPA prior to the lodgement of Stage 2 and 3 development applications. We have attached an outline of each development stage to this email. Should you have any questions regarding the above, please do not hesitate to contact myself or Nick Mullins, cc'd in this email.

Kind regards,

Grace Macdonald | NSW Planning Manager



ESR Australia | Level 24, 88 Phillip St, Sydney 2000 | [au.esr.com](http://au.esr.com)

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# Appendix H Transgrid Correspondence

**From:** Easements&Development <[Easements&Development@transgrid.com.au](mailto:Easements&Development@transgrid.com.au)>  
**Sent:** Friday, February 10, 2023 12:49 PM  
**To:** Stephen Allan <[steve@edgewaterconnections.com.au](mailto:steve@edgewaterconnections.com.au)>  
**Subject:** 2023 -058 1030-1048, Mamre Road, Kemps Creek, NSW 2178 (Lot 3 in DP250002) [Public]

Good afternoon Steve,

Transgrid Reference Number: 2023 -058

Location: 1030-1048, Mamre Road, Kemps Creek, NSW 2178 (Lot 3 in DP250002)

Proposal: **proposed basin**

Transgrid: Easement

From a Property Portfolio perspective, Transgrid have no objections to the proposed use of the Transgrid easement.

If Transgrid was to install a transmission line affecting the subject land Transgrid would design it with vertical clearances that comply with the new ground levels proposed by the development (Lot 3 DP250002).

Please note that this proposal has been sent to Transgrid technical review team for a technical appraisal.

Any comments received will be emailed to you.

Regards

Michael

**Michael Platt**  
*Easements and Development Assessment Advisor | Community and Policy*

---

**Transgrid** | 200 Old Wallgrove Road, Wallgrove, NSW, 2766  
**T:** (02) 9620 0161 **M:** 0427 529 997  
**E:** [Michael.Platt@transgrid.com.au](mailto:Michael.Platt@transgrid.com.au) **W:** [www.transgrid.com.au](http://www.transgrid.com.au)



Data Classification: *Public*

ABN 70 250 995 390  
180 Thomas Street, Sydney  
PO Box A1000 Sydney South  
NSW 1235 Australia  
T (02) 9284 3000  
F (02) 9284 3456  
Friday, 3 March 2023

Stephen Allan  
Director Edgewater  
P O BOX 8114 Norwest NSW 2153

Dear Stephen,

**Transgrid Reference Number: 2023 -058**

**Location: 1030-1048, Mamre Road, Kemps Creek, NSW 2178 (Lot 3 in DP250002)**

**Proposal: proposed basin**

**Transgrid: Easement**

Thank you for requesting Transgrid's permission to carry out the **proposed basin** described in **Land Partners - Detailed Survey.pdf, Pages from COMBINED ARCHITECTURAL SET 08.04.2022.pdf RW Plan.pdf, RW Section.pdf, RW Stormwater.pdf, Transgrid Easement Long section section.pdf** at **1030-1048, Mamre Road, Kemps Creek, NSW 2178 (Lot 3 in DP250002)**, within Transgrid easement (Transgrid ID: 2023-058).

Please be advised that after reviewing your proposal, Transgrid **gives its permission subject to the following conditions:**

**1. GENERAL CONDITIONS:**

- i. All works must be carried out as per **Land Partners - Detailed Survey.pdf, Pages from COMBINED ARCHITECTURAL SET 08.04.2022.pdf RW Plan.pdf, RW Section.pdf, RW Stormwater.pdf, Transgrid Easement Long section section.pdf**
- ii. TransGrid shall be notified of any amendments / modifications to the proposal which may change distances to Transgrid structures or conductors
- iii. All works must be carried out in accordance with NSW WorkCover 'Working near overhead powerlines' Code of Practice 2006
- iv. All fencing (including temporary fencing) must comply with Transgrid's Fencing Guidelines, including earthing and/or isolation requirements.

- v. If fence heights are not stipulated on the plans, then approval is based on the assumption that all fences will be no higher than 2.5m. If fences are planned taller than 2.5m then full details must be provided
- vi. No metallic structures or infrastructure shall be installed unless they form part of the approved plans.
- vii. Any works proposed **MUST NOT** reduce clearance to conductors below that required in AS7000
- viii. Where transmission lines are 132kV and below activities/development/structures must be located at least 20 metres away from any part of a transmission structure or supporting guy wire, or for metallic structures, be located at least 22 metres away from any part of a transmission structure or supporting guy wire and be located at least 10 metres from the centre of the transmission line
- ix. Where transmission lines are 220kV and above activities/development/structures must be located at least 30 metres away from any part of a Transmission structure or supporting guy wire, and be located at least 17 metres from the centre of the transmission line
- x. Precautions must be in place to prevent damage to transmission line structures and guys. Any damage due to construction activities to be reported immediately to Transgrid

## 2. TECHNICAL CONDITIONS:

### Summary of Findings:

(1) This review is provided based on the consideration of future construction of Transgrid structures Easement (with no physical Transmission Lines) around the proposed area.

(2) Proposed stormwater line and retaining wall are outside the easement.

(3) It is not expected that the portion of the lot within the easement would be required to host a structure for a future transmission line, therefore access to the corner of the lot and allowance for maintenance pads is not a concern.

### Works Acceptable:

Yes

**Additional Notes:**

(1) Construction materials shall not be stored within the easement. Storage shall not exceed 2.5m in height and shall not encroach on the exclusion zone (17m from transmission line centreline or 30m from structure)

(2) The easement area should not be used for any future developments which would cause risk to public safety

**3.ACCESS AND MAINTENANCE CONDITIONS:**

N/A

**4. EARTHWORKS CONDITIONS:**

- i. No mounds of earth or other materials may be left on the easement during and after earthworks, as this creates a hazard by reducing the vertical clearances to transmission lines.
- ii. Excavations deeper than 2m such as trenches and pits need individual assessment to ensure there are no adverse impacts, particularly to Transgrid structures and earth straps
- iii. Any cut operations as part of bulk earthworks are generally not a concern, provided they do not adversely impact access or encroach within 30m of a structure
- iv. Any earthworks involving fill need to be assessed to determine impacts on conductor height clearances. This will require provision of a 3D DXF or otherwise detailed survey plans with before and after RLs to enable a height clearance check to be undertaken. Minor resurfacing works which do not increase ground levels by more than 100mm can be excluded provided this is clearly stated on the plans

**5. CONSTRUCTION CONDITIONS:**

- v. Any construction work within the easement shall maintain safety clearances to the exposed conductors in accordance with NSW WorkCover 'Working near overhead powerlines' Code of Practice 2006 (Transgrid may provide preferred crane locations, for the purpose reducing static induction)
- vi. During construction phase Transgrid access is to be maintained 24/7. Transgrid to provide suitable padlock/s for any gates

- vii. The works shall not impede or restrict Transgrid from undertaking normal maintenance and inspection activities and, at completion of works, access to Transmission Lines and structures shall always be available for Transgrid plant and personnel for future TransGrid maintenance activities
- viii. Dust: Works must not create excessive quantities of dust and proponent must employ dust suppression. A dust management plan is not expected to be provided to Transgrid, but provision must be made for such a plan to avoid causing damage to the transmission line such as dust pollution on insulators
- ix. The easement area shall not be used for temporary storage of construction spoil, topsoil, gravel or any other construction materials
- x. Vehicles or equipment having a height exceeding of 4.3m when fully extended may traverse the easement if stowed and locked for travel. Operation within the easement must be done in accordance with NSW WorkCover Working near overhead powerlines' Code of Practice 2006
- xi. Consideration is to be given in the design works for any proposed access ways/roads over Transgrid's easement to cater for the weight and size of Transgrid's maintenance vehicles - to withstand the 40 tonne load capacity of maintenance trucks.
- xii. For where travel is required by Transgrid's maintenance vehicles, Batter slope is to be no steeper than 1 in 6.
- xiii. Traffic control: During construction, traffic control measures need to be implemented to prevent vehicles colliding with Transgrid's transmission towers.
- xiv. Where temporary vehicular access for parking during the construction period is within 17m of transmission line structure, adequate precautions shall be taken to protect the structure from accidental damage

Please note, this is Transgrid's permission as easement holder only, and it does not constitute planning approval under the Environmental Planning and Assessment Act 1979.

If you have any questions, please do not hesitate to contact Transgrid's Easements & Development Team at [Easements&Development@transgrid.com.au](mailto:Easements&Development@transgrid.com.au).

Please see link to TransGrid online guidelines : <https://www.transgrid.com.au/being-responsible/public-safety/Living-and-working-with-electricity-transmission-lines/Pages/default.aspx>

Please see link to the PDF version: <https://www.transgrid.com.au/being-responsible/public-safety/Living-and-working-with-electricity-transmission-lines/Documents/Easement%20Guidelines.pdf>

Yours faithfully

Easements & Development Team

Transgrid \_\_\_\_\_

\_\_\_\_\_  
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# Appendix I Sydney Water Correspondence



**28 August 2023**

Grace Macdonald  
ESR Australia Pty Ltd  
Level 24, 88 Phillip Street  
SYDNEY NSW 2000

Reference: Plan 110965-04 HSK01

**In principle endorsement to relocate the trunk drainage channel within Lot 3 DP 250002, Mamre Road**

Dear Grace,

I refer to the recent meeting and above-mentioned plan proposing to relocate the trunk drainage within Lot 3 DP 250002 Mamre Road. The information provided and discussion from the meeting has been reviewed. It is understood that you wish to relocate the naturalised trunk drainage to the northern edge of the lot. This has implications to management of upstream catchments and to Mamre Rd and private landholdings downstream.

While further modelling, information and design refinement is required to adopt the proposed trunk drainage relocation. We provide in principle endorsement for ESR progressing the trunk drainage relocation based on consideration of stormwater matters and fulfillment of design and documentation requirements provided in Attachment 1 of this letter.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Anna Thompson".

**Anna Thompson**  
**A/ Wianamatta Program Manager**

Sydney Water Corporation ABN 49 776 225 038  
1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124  
Telephone 13 20 92 Media (24/7) 8849 5151 [sydneywater.com.au](http://sydneywater.com.au)



## Appendix J 1066 Mamre Road, Kemps Creek Landowner Consultation

From: [vince.musico](#)  
To: [Grace Macdonald](#)  
Cc: [Eeb Dalfonso](#); [Daniel Galea](#); [Nick Mullins](#)  
Subject: Re: Maria Musico 1066 Mamre rd Kemps  
Date: Thursday, 13 October 2022 3:24:05 PM  
Attachments: [1066 Mamre Road.jpg](#)

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[\*\*EXTERNAL EMAIL\*\*]

Hi Grace.

I have discussed and showed plan regarding the new proposal realignment of the north/south eastern road. In general we have no objections at this current stage. If possible could we get a survey peg out on site to show where the road boundaries will be. We do not want future road to impede in any way on the exciting house where Maria Musico lives.

We understand that the location of the dam will need to be addressed, as it shares both sides of our properties. At the moment the natural spill way is on your side of dam. The dam diverts all run off water from the hill away from the main house. We are happy not to continue having a dam. In regards of the removal of the dam, works would have to be done on both sides of ESR and Maria Musico properties. We expect all safe measures in protecting Maria Musico main house of residence and costs are born to ESR .

The following requirements on Musico side would have to be discussed.

- 1 drainage of dam and the removal of the sludge.
- 2 compact dirt to a solid base and at approximately future road RL.
- 3 dirt from dam wall to be levelled out and graded so any future run off water from the hill will divert away from maria musico main house of residence.
- 4 All fencing will have to be repaired or replaced as soon as possible.

Please let me know what is needed from Maria musico if you are happy to meet these terms regarding this area of her land. We are sure there will be other issues that will arise in the future with other areas of our lands, but We are always open to suggestions and discussions moving forward.

Kind regards  
Vince Musico.

Sent from my iPhone

On 11 Oct 2022, at 12:51 pm, Grace Macdonald  
<[Grace.Macdonald@esr.com](mailto:Grace.Macdonald@esr.com)> wrote:

Hi Vince,

See attached drawing which Dan has marked up showing the RLs. Key benefits is it minimises the amount of cut and fill on the site, provide a larger pad to the east allow ramping to pick up the level change, and reduces road construction costs as we have reduced the length. We're happy to walk you through it.

Kind regards,

-----Original Message-----

From: vince musico  
Sent: Monday, 10 October 2022 8:05 AM  
To: Grace Macdonald  
Cc: Fab Dalfonso; Daniel Galea

Subject: Maria Musico 1066 Mamre rd Kemps

[Some people who received this message don't often get email from v.musico68@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[\*\*EXTERNAL EMAIL\*\*]

Hi Grace.

On behalf of Maria Musico Land owner and resident of 1066-1078 Mamre road Kemps Creek.

If possible can it be shown with a draft drawing of RLs and pad layout to see what is the benefit to our land. By moving the north south road of eastern boundary.

Kind regards

Vince Musico.

Sent from my iPhone

