



Deana Burn
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 21 Darcy Street
Parramatta NSW 2150

9 May 2024

Subject: Westlink Industrial Estate Stage 1 - Modification 5 External Road Upgrades (SSD-9138102-Mod-5)

Dear Deana,

Thank you for your correspondence received 26 March 2024 seeking comments from the Biodiversity, Conservation and Science Group (BCS) regarding the Modification Application for external road upgrades for Westlink Industrial Estate Stage 1 (SSD-9138102-Mod-5) located within the Mamre Road Precinct.

According to the *Westlink Industrial Estate – Stage 1 (Modification 5) Section 4.55(1A) Modification Application Report* (Modification Application Report): *the proposed modification seeks to modify the approved development to expand the environmental assessment of the external road widening and upgrade works to the Mamre Road and Abbots Road intersection and road widening along Abbots Road and part of Aldington Road. The proposed road widening, upgrade and intersection works is required to support the overall planned industrial redevelopment of the Mamre Road Precinct which aligns with the upgraded road layout and network envisioned under the MRP DCP.*

BCS has reviewed the Modification Application Report and relevant supporting information and provides comments in Attachment A on biodiversity and flood risk management matters.

Please note that comments regarding waterway health and stormwater management will be provided separately.

Should you have any queries regarding this matter, please contact Marnie Stewart, Senior Project Officer Planning via marnie.stewart@environment.nsw.gov.au.

Yours sincerely

Shaun Hunt
A/Senior Team Leader Planning
Greater Sydney Branch
Biodiversity, Conservation and Science

BCS comments - Westlink Industrial Estate Stage 1 - Modification 5 external road upgrades (SSD-9138102-Mod-5)

Biodiversity

Section 7.17 of the *Biodiversity Conservation Act 2016* (BC Act) requires a Biodiversity Development Assessment Report (BDAR) to be submitted with an application to modify a State Significant Development application, unless the authority or person determining the application for modification is satisfied that the modification will not increase the impact on biodiversity values. Any proposed changes that will result in direct, indirect, or prescribed impacts on biodiversity values not assessed under the original approval, are considered to constitute an increase in impacts.

In the case of this modification application, there is excluded land (i.e. non-certified) under the Cumberland Plain Conservation Plan (CPCP) where native vegetation is proposed for removal. Therefore, there will be an increase in impacts to biodiversity values as a result of the modification proposal and so in accordance with section 7.17 of BC Act, a BDAR is required. It is important to note that the two Flora and Fauna Assessment Reports prepared by Narla Environmental (2024) are not BDARs.

Flood Risk Management

BCS provides no comments regarding flood risk management.

End of Submission