



David Schwebel  
Department of Planning, Housing and Infrastructure  
4 Parramatta Square, 21 Darcy Street  
Parramatta NSW 2150

3 June 2024

**Subject: Modification Application - Westlink Industrial Estate Stage 1 – Lot 4 trunk drainage and warehouse design (SSD-9138102-Mod-2)**

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Dear David,

Thank you for your correspondence received 27 May 2024 seeking comments from the Biodiversity, Conservation and Science Group (BCS) regarding Modification Application 2 for Westlink Industrial Estate Stage 1 located within the Mamre Road Precinct.

BCS has reviewed *Modification Report Westlink Industrial Estate – Stage 1 (Modification 2) 1030-1048 & 1050-1064 Mamre Road, 59-62 & 63 Abbotts Road, 290- 308 Aldington Road, Kemps Creek* dated 21 May 2024 (Modification Report) and relevant supporting information and provides comments in Attachment A regarding biodiversity, flood risk management and stormwater management.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Louisa Clark'.

Louisa Clark  
**Director**  
**Greater Sydney Branch**  
**Regional Delivery**  
**Biodiversity, Conservation and Science**

**BCS comments – Modification Application 2 - Westlink Industrial Estate Stage 1 (SSD-9138102-Mod-2)**

**Biodiversity**

The Modification Report does not address biodiversity. Should any part of the development be located on excluded land under the Cumberland Plain Conservation Plan, then section 7.17 of the *Biodiversity Conservation Act 2016* will apply.

**Flood risk management**

BCS notes that the *Westlink Industrial Estate, Kemps Creek Stage 1 Water and Stormwater Management Plan May 2024 20-748* Issue 11 states the Flood Impact Risk Assessment is being revised. BCS is therefore unable to provide comments on flood risk management until the revised document is provided.

**Waterway health and stormwater management**

BCS has reviewed the following information:

- *Westlink Industrial Estate, Kemps Creek Stage 1 Water and Stormwater Management Plan May 2024 20-748* Issue 11
- Civil Plans: Westlink – Kemps Creek Civil Works Package Rev 5 (AT&L, 13/05/2024).

The changes relating to water management involve:

- reduction in width of the trunk drainage channel from 25m to 20m
- minor changes in the shape and layout of the detention basin
- minor changes to the irrigation area.

These changes have previously been shown in the submission provided by ESR in relation to compliance with conditions B25 and B30 and were assessed at that time and found to be consistent with the Mamre Road Precinct Development Control Plan and the *Technical guidance for achieving Wianamatta–South Creek stormwater management targets* (DPE, 2022).

In relation to the reduction in width of the trunk drainage channel, this has been agreed between the applicant and Sydney Water.

BCS considers that the updated plans are suitable for inclusion in the modified approval and that the current conditions of consent are still appropriate.

BCS notes that the applicant has requested that the following drawing be included in the approval:

- 20-748-SKC182 (Interim Stormwater Management Plan) Rev 3 dated 14/03/2024.

BCS has been unable to locate this drawing in the submission package. It appears that the appropriate plan to include in the approval would be the following which is included in both the Water and Stormwater Management Plan and civil plan set:

- 20-748-C13075 Rev 6 (Stormwater Management Plan Interim Arrangement) dated 22/04/2024.

It is recommended that this issue be clarified.

**End of Submission**