



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).

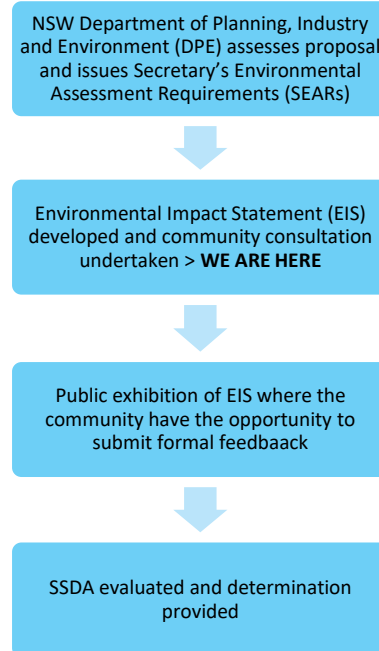
What does this mean for residents?

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



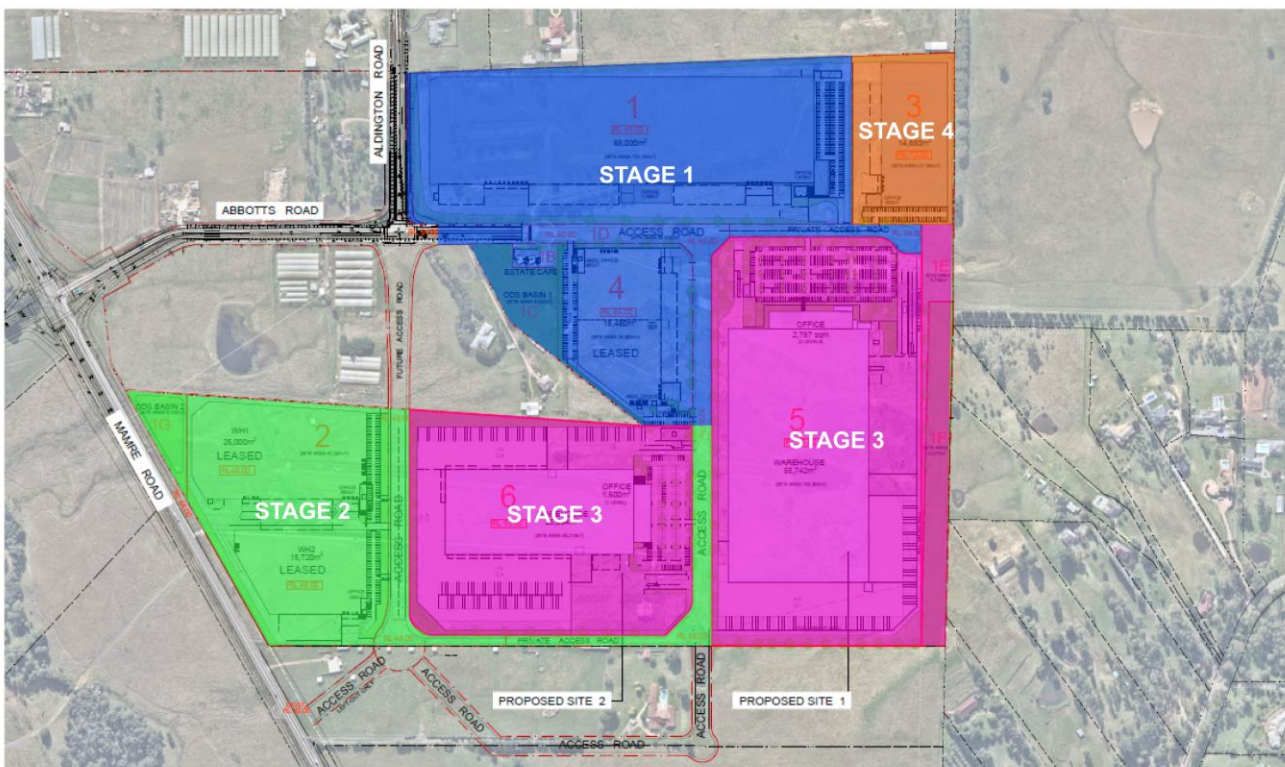
Project staging

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 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 Abbotts 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 or call us on **1800 270 980**.

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