



Your ref: SSD-46983729  
Our ref: DOC25/335357

Mr David Schwebel  
Senior Environmental Assessment Officer  
Department of Planning, Housing and Infrastructure  
4 Parramatta Square, 12 Darcy Street  
PARRAMATTA NSW 2124

26 May 2026

**Subject: Additional Information #2 – Westlink Industrial Estate Stage 2 (SSD-46983729)**

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Dear Mr Schwebel

Thank you for your referral received 23 April 2025 seeking comments from the Conservation Programs, Heritage and Regulation (CPHR) Group in the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) regarding the additional information provided for the above State Significant Development (SSD).

CPHR has reviewed the additional information and relevant supporting technical reports and provides its comments and recommendations at Attachment A. Key issues include:

- flood impact maps for depth, velocity and hazard should be provided for the full range of flood events up to and including the Probable Maximum Flood (PMF)
- an Updated Water and Stormwater Management Plan and Civil Design Drawings should be provided that show both Westlink Stage 1 and Stage 2 together and demonstrate how the combined water and stormwater management strategy would operate
- clarification is required to demonstrate how compliance with waterway health targets for this SSD are being addressed through reliance of Westlink Stage 1.

Please note that CPHR should not be given a role in any conditions of consent without prior agreement. Should you have any queries regarding this matter, please contact Angela Stewart, Senior Conservation Planning Officer, at [angela.stewart@environment.nsw.gov.au](mailto:angela.stewart@environment.nsw.gov.au).

Yours sincerely

Louisa Clark  
**Director**  
**Regional Delivery - Greater Sydney Branch**  
**Conservation Programs, Heritage and Regulation Group**

**CPHR advice – Additional Information #2 – Westlink Industrial Estate Stage 2 (SSD-46983729)**

Documents Reviewed

CPHR has reviewed the following reports:

- *Response to RFIs - Westlink Industry Park Stage 2 (SSD-46983729)*, (Ethos Urban, 7 April 2025)
- *Attachment B - Response to RFI#1*, (Ethos Urban, 7 April 2025)
- *Attachment B - Response to RFI #2*, (Ethos Urban, 7 April 2025)
- *Attachment C - Updated Architectural Drawings*, (Nettletontribe Architects, 6 March 2025)
- *Attachment D - Updated Landscape Drawings*, (Site Image, 2 April 2025)
- *Attachment F - Updated Estate Civil Drawings*, (AT&L, 24 January 2025)
- *Attachment G - Updated On-Lot Civil Drawings*, (AT&L, 11 February 2025)
- *Attachment H - Updated Civil Infrastructure Report*, (AT&L, 29 January 2025)
- *Attachment I - Updated Water and Stormwater Management Plan*, (AT&L, 29 January 2025)
- *Attachment J - Updated Trunk Drainage Drawings*, (J. Wyndham Prince, 24 March 2025)
- *Attachment K - Updated Trunk Drainage Design Report*, (J. Wyndham Prince, 3 April 2025)
- *Attachment L - Flood Impact and Risk Assessment*, (J. Wyndham Prince, 3 April 2025)
- *Attachment R – Updated Mamre Road DCP Compliance Table*, (Ethos Urban, 5 February 2025)
- *Attachment S – CPCP Land Category Plan*, (Ethos Urban, no date)
- *Attachment T - Wildlife Management Plan*, (Aspect Environmental, 30 January 2025)
- *Attachment Z – Trunk Drainage Channel Shadow Diagrams*, (Nettletontribe Architects, 1 April 2025)
- *Updated Flow Duration Curve*
- *Updated MUSIC Model.*

Key Assessment Issues

**Flooding**

The Flood Impact and Risk Assessment (FIRA) dated 3 April 2025 has addressed CPHR's comments provided on 3 March 2025 except for CPHR's comments on flood impact mapping.

In summary:

- Section 2.3 provides a clear description of Stage 2 developed conditions
- Section 5.1 discusses the base conditions flooding scenario and explains how the proposed site and drainage works under developed conditions will capture and redistribute flows to the road network and the trunk drainage channel
- Section 6 addresses the shelter in place considerations in accordance with the Department's [Shelter-in-Place guideline for flash flooding](#).

1.	<i>Flood impact mapping</i>	<p>The flood impact mapping is limited to only the 1% Annual Exceedance Probability (AEP) for impacts, flood depth and velocity.</p> <p><b>Recommended action:</b></p> <ol style="list-style-type: none"> <li>1. Flood impact maps for depth, velocity and hazard should be provided for the full range of flood events up to and including the PMF.</li> </ol>
	<i>Extent and Timing</i>	Prior to determination

### Waterway Health and Stormwater Management

Clarification is need to demonstrate how compliance with waterway health targets for this SSD are being addressed through reliance of Westlink Stage 1. CPHR questions whether this application is a standalone SSD.

2.	<i>Water and Stormwater Management Strategy</i>	<p>The proponent has combined Westlink Stage 1 and Stage 2 into the MUSIC model to achieve compliance with waterway health targets.</p> <p>However, these waterway health targets are not met for this SSD alone. They are only achieved by including Stage 1, that was approved on 21 April 2023 and is currently under construction.</p> <p>The Updated Water and Stormwater Management Plan (WSMP) and Civil Design Drawings do not include design details of Stage 1. Therefore, CPHR is unable to check how designs of Stage 1 and Stage 2 combined align with the MUSIC model.</p> <p><b>Recommended action:</b></p> <ol style="list-style-type: none"> <li>2. Provide an Updated WSMP and include Civil Design Drawings that reflect the provided MUSIC model. The documents should clearly show both Westlink Stage 1 and Stage 2 together and demonstrate how the combined water and stormwater management strategy would operate.</li> </ol>
	<i>Extent and Timing</i>	Prior to determination

**End of Submission**