

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

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| Application type | State significant development |
| Application number and project name | SSD-46983729 Westlink Industry Park Stage 2 |
| Applicant | ESR Developments (Australia) Pty Ltd |
| Consent Authority | Minister for Planning and Public Spaces |

Decision

The Acting Director, Industry Assessments, under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Housing and Infrastructure's (the Department) assessment report is available [here](#).

Date of decision

3 October 2025

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application;
- the findings and recommendations in the Department's assessment report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's assessment report were accepted and adopted as the reasons for making this decision.

The key reasons for granting grant consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including
- including an investment of \$92 million into the Penrith local government area, provision of 90 construction jobs and 200 operational jobs, and delivery of part of the planned road network in the Mamre Road Precinct;
- the project is permissible with development consent, and is consistent with NSW Government policies including the Mamre Road Precinct Development Control Plan;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Applicant engaged with the community during the preparation of the environmental impact statement (EIS) as a requirement of the Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

Once the EIS was submitted to the Department it was placed on exhibition from 16 February 2024 until 14 March 2024 (28 days).

During the public exhibition period, the Department received two submissions from public individuals, three submissions from government-owned corporations and public utility providers, a submission from Penrith City Council and advice from seven government authorities. The two public submissions objected to the proposal and the others provided comments.

Following the exhibition of the EIS, the Department requested that the Applicant undertake further consultation with adjoining and nearby residents and landowners. The outcomes of this engagement are outlined in the Applicant's Submissions Report.

The key issues raised by the community (including in submissions) and considered in the Department's assessment report and by the decision maker include construction impacts and infrastructure capacity. Other issues are addressed in detail in the Department's assessment report.

| <i>Issue</i> | <i>Consideration</i> |
|--|---|
| <i>Construction Impacts</i> Concerns about air, noise and traffic impacts during construction | <ul style="list-style-type: none">• Various construction activities, including earthworks and use of construction plant and equipment are key contributors to dust generation and construction noise.• To manage air quality impacts at the nearest sensitive receivers, the Applicant is committed to preparing a Construction Air Quality Management Plan which would include dust suppression measures and implementation of a Trigger Action Response Plan to proactively manage and respond quickly to air quality issues in real time. The Department has also required the Applicant integrate management measures with a precinct-wide air quality monitoring program to be implemented by the MRP Working Group.• To manage construction noise impacts, the Applicant would implement a Construction Noise and Vibration Management Plan which would include measures such as selecting quieter plant and work methods, scheduling of works and consultation with adjoining residents and sensitive receivers.• Construction traffic impacts would be managed via a Construction Traffic Management Plan which would include a Traffic Control Plan and Driver Code of Conduct to manage light and heavy vehicle movements to and from the site, and coordination with other construction and road upgrade works occurring concurrently in the area.• The Department recognises the development will be constructed occur over a period of around 18 months, which would likely overlap with the construction of other development in the Mamre Road Precinct. The Department requires the Applicant to participate in the Mamre Road Precinct Working Group, which was formed to ensure landowners coordinate activities and manage cumulative impacts through regular monitoring of construction traffic, air quality and noise monitoring measures.• The Department also requires the appointment of an Environmental Representative to oversee the construction works and ensure that the mitigation and management measures are being adopted.• The Department's assessment concludes that construction noise, traffic and air quality impacts can be managed appropriately, subject to recommended conditions described above. |
| <i>Infrastructure Capacity</i> Concerns about the capacity of roads and stormwater infrastructure | <ul style="list-style-type: none">• The Department recognises the development will be constructed occur over a period of around 18 months, which would likely overlap with the construction of other development in the Mamre Road Precinct, as well as upgrades of Abbots Road and the Mamre Road / Abbots Road intersection.• The Department has consulted closely with Transport for NSW (TfNSW) and Penrith City Council about the capacity of the road network and the timing of interim road upgrade works that have commenced and the Mamre Road Stage 2 upgrade project to be undertaken by TfNSW.• Construction traffic impacts would be managed via a Construction Traffic Management Plan which would include a Traffic Control Plan and Driver Code of Conduct to manage light and heavy vehicle movements to and from the site, and |

coordination with other construction and road upgrade works occurring concurrently in the area.

- The conditions of consent include requirements that the upgrades to Abbots Road and the Mamre Road / Abbots Road signalised intersection be completed prior to commencement of the warehouse building approved as part of the development.
- The Department has consulted closely with Sydney Water, as the regional stormwater authority, and the NSW Department of Climate Change, Energy, the Environment and Water about the design of stormwater management measures to be implemented on site, both in the interim period and when the site is ultimately connected to the Mamre Road Precinct Stormwater Scheme being implemented by Sydney Water.
- Requirements for the implementation and maintenance of these stormwater management measures have been included in the conditions of consent.
- The Department also requires the Applicant to participate in the Mamre Road Precinct Working Group, which was formed to ensure landowners coordinate activities and manage cumulative construction impacts through regular monitoring of construction traffic and erosion and sediment control measures.