

7 April 2025

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Joanna Bakopanos
Acting Director, Industry Assessments
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Attention: David Schwebel, Senior Environmental Assessment Officer, Industry Assessments

Dear David,

Response to Requests for Additional Information – Westlink Industry Park – Stage 2 (SSD-46983729)

We write on behalf of ESR Developments (Australia) Pty Ltd ('ESR Australia & New Zealand' or 'the Applicant') in response to the requests for additional information in relation to the Westlink Industry Park – Stage 2 State Significant Development Application (SSDA) (SSD-46983729) located on land at 1030-1048 & 1050-1064 Mamre Road, 59-62 & 63 Abbots Road, 290-308 Aldington Road, Kemps Creek.

This letter responds to the following matters raised by the Department of Planning, Housing and Infrastructure (DPHI), Penrith City Council (Council) and government agencies:

- **Request for Additional Information #1** – The Applicant's responses to these matter are included at **Attachment A** and were submitted to DPHI on 5 February 2025. The Applicant's responses were subsequently referred to agencies for review. The Applicant's responses at **Attachment A** remain unchanged to those submitted on 5 February 2025 and are closed.
- **Request for Additional Information #2** – Following referral of the Applicant's responses at **Attachment A**, following comments were issued. The Applicant's response to these matters, as well as any previously outstanding matters, is included at **Attachment B**. The responses should enable conclusion to the assessment and enable DPHI to close assessment and issue draft conditions for review.

This letter is accompanied by the attachment listed in **Table 1** which support the Applicant's responses in **Attachment A** and **B**. The status of the attachments is provided to confirm changes made following the Applicant's response (dated 5 February 2025) to the Comments on Submissions.

Table 1 **Attachments**

Attachment	Author	Status
A. Response to RFI #1	<i>Ethos Urban</i>	No Update – Closed
B. Response to RFI #2	<i>Ethos Urban</i>	New Addition
C. Updated Architectural Drawings	<i>Nettletontribe Architects</i>	Updated
D. Updated Landscape Drawings	<i>Site Image</i>	Updated
E. Updated Plan of Subdivision	<i>LandPartners</i>	Updated
F. Updated Estate Civil Drawings	<i>AT&L</i>	No Update – Closed
G. Updated On-Lot Civil Drawings	<i>AT&L</i>	Updated
H. Updated Civil Infrastructure Report	<i>AT&L</i>	No Update – Closed
I. Updated Water and Stormwater Management Plan	<i>AT&L</i>	No Update – Closed
J. Updated Trunk Drainage Drawings	<i>J. Wyndham Prince</i>	Updated
K. Updated Trunk Drainage Design Report	<i>J. Wyndham Prince</i>	Updated

Attachment	Author	Status
L. Updated Flood Impact & Risk Assessment	J. Wyndham Prince	Updated
M. Transport Management & Accessibility Plan Addendum	Ason Group	No Update – Closed
N. Updated Noise and Vibration Impact Assessment	SLR Consulting	Updated
O. Construction Air Quality Impact Assessment	SLR Consulting	New Addition
P. Aboriginal Cultural Heritage Addendum Letter	Biosis	Updated
Q. Updated Consolidated Mitigation Measures	Ethos Urban	New Addition
R. Updated Mamre Road Precinct DCP Compliance Table	Ethos Urban	No Update – Closed
S. CPCP Land Category Plan	Ethos Urban	New Addition
T. Wildlife Management Plan	Aspect Environmental	No Update – Closed
U. Groundwater Letter	Douglas Partners	No Update – Closed
V. Contamination Letter	EP Risk	New Addition
W. TfNSW Response to Trunk Drainage	Transport for NSW	No Update – Closed
X. Transgrid Response to Trunk Drainage	Transgrid	No Update – Closed
Y. Letter of Acceptance – Asset Relocation Application	Transgrid	New Addition
Z. Trunk Drainage Channel Shadow Diagrams	Nettletontribe Architects	New Addition
AA. Letter of Offer to Penrith City Council	ESR Australia & New Zealand	New Addition
BB. Council Comments on Letter of Offer	Penrith City Council	New Addition

Background

Following receipt of the first request for additional information, the Applicant has undertaken a significant review of feedback and responded accordingly to each matter. The Applicant has met with DPHI on matters raised in the response to ensure requirements are met to support the proposed development. Further, the Applicant undertook several workshops with Sydney Water to further evolve the design of the trunk drainage channel within the Stage 2 area.

The response includes updates to the design including setbacks, landscape interface and façade design to appropriately respond to the development's position along Mamre Road. It also includes further coordination of civil, stormwater, flood and trunk drainage design to ensure a consistent approach is adopted across the estate.

We note that the Response to Request for Additional Information and supporting documentation refers to updated lot and warehouse numbers for the Westlink Industry Park. These have been brought into alignment with the proposed Plan of Subdivision (**Attachment E**) as illustrated on the Westlink Industry Park masterplan.

Conclusion

We trust the responses to the matters raised in RFI #2 dated 7 April 2025 (**Attachment B**) enable DPHI to close assessment and issue draft conditions for review.

It is noted there are outstanding letters due from TfNSW and Council on the following matters:

- Concurrence with the Mamre Road Precinct Upgrade Stage 2 design; and
- Acceptance of Letter of Offer from Penrith City Council.

These letters will be provided to DPHI as soon as received, which is estimated to be mid-April 2025. However, the outcomes of these letters will not spatially change the proposed works and environmental impacts. Therefore, it is recommended that assessment be closed and condition negotiated. These letters will be provided prior to determination of the SSDA.

Should you have any queries, please do not hesitate to contact Grace Macdonald, NSW Planning Manager, ESR Australia & New Zealand at grace.macdonald@esr.com / 0411 599 155, or the undersigned.

Yours sincerely,



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