

5 August 2025

David Schwebel  
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Department of Planning, Housing and Infrastructure  
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RE: SSD-46983729 Westlink Stage 2 – Response to Additional Information

Dear David,

This letter seeks to formally submit all relevant documentation to assist in concluding assessment of SSD-46983729 to assist with determination of the development application. This letter seeks to close out a letter issued by Department of Planning, Housing and Infrastructure (DPHI), which was issued on 8 April 2025, as well as email correspondence of additional items raised via agency referrals.

Response to items raised on 8 April 2025 Letter

- Correspondence from Penrith City Council accepting the terms of your Letter of Offer dated 5 March 2025
  - **ESR Response:** ESR received an agreement in principle letter on 11 July 2025 from Penrith City Council, which agreed to proceed with a planning agreement to deliver a portion of road costed under the *Mamre Road Precinct Section 7.11 Contribution Plan (Contribution Plan)*. This is provided to DPHI in Attachment A.
- Correspondence from TfNSW confirming that the proposal does not conflict with updated designs for Mamre Road following the recent meetings with ESR and TfNSW
  - **ESR Response:** ESR has liaised with TfNSW on the integration of Lot 6 building works with the future Mamre Road Precinct Stage 2 upgrade. The battering profile has been revised to ensure integration between the two projects. Any variation to the battering profile as detailed design progresses for both the road project and ESR's Lot 6 can be dealt with as a condition of consent. Current design coordinated plans between ESR and TfNSW are attached for information in Attachment B. No further acquisition beyond the SP2 zone is required to support both projects.

Additional items raised via email

CPHR issued a RFI letter on 25 May 2025. It requested further information on the following;

- Flood impacts maps for depths, velocity, and hazard should be provided for the full range of flood events up to and including the Probably Maximum Flood (PMF)
  - **ESR Response:** An updated flood study was provided to DPHI to issue to CPHR on 13 June 2026 addressing the above items. CPHR confirmed to DPHI that no further information would be required on 27 June 2026. The final flood report is included in Attachment C.
- An Updated Water and Stormwater Management Plan and Civil Design Drawings should be provided to show both Westlink Stage 1 and Stage 2 together and demonstrate how the combined water and stormwater management strategy would operate.

- **ESR Response:** Refer to below ESR Response, as both items are related to meeting the waterway health targets in the interim in lieu of the Sydney Water Regional Stormwater Scheme.
- Clarification is required to demonstrate how compliance with the waterway health targets for this SSD are being addressed through reliance of Westlink Stage 1.
  - An Updated Water and Stormwater Management Plan, MUSIC Model, Estate-wide Civil and Interim Stormwater Management Plan have been updated to address CPHR comments. More detail is added to show how the Stage 1 Interim Stormwater Design will be partially decommissioned and replaced with a whole of estate solution. The additional detail confirm waterway health targets are met via the proposed design. All additional information is provided in Attachment D-1 – D-4. Further, a condition of consent can enable ESR to confirm final detailed design of this system prior to operation to provide satisfaction to CPHR that the proposed interim stormwater scheme remains fit for purpose.

We trust this closes the assessment to outstanding items and enables the DA to proceed to determination. Any questions please do not hesitate to reach out.

Kind regards,



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