



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

3 March 2025

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

---

Dear Mr Schwebel

Thank you for your referral received 6 February 2025 seeking comments from the Biodiversity, Conservation and Science (BCS) Group in the NSW Department of Climate Change, Energy, the Environment and Water (DCCEE)W) regarding the additional information provided for the above State Significant Development (SSD). Please note on 20 January 2025, BCS became the Conservation Programs, Heritage and Regulation (CPHR) Group.

CPHR has reviewed the additional information and relevant supporting technical reports and provides its comments and recommendations at Attachment A. In summary, CPHR recommends the following be addressed:

- Cumberland Plain Conservation Plan (CPCP) – review works proposed in ‘excluded land’
- the Flood Impact Risk Assessment (FIRA) requires further updates, including developed conditions, risk of basement and undercroft carparking inundation, and additional flood maps for the full range of flood events and shelter-in-place
- identify and address any inconsistent assumptions in the stormwater design from Stage 1 through a modification application.

Please note that CPHR should not be given a role in any conditions of consent without its 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 – Westlink Industrial Estate Stage 2 (SSD-46983729)**Documents Reviewed

CPHR has reviewed the following reports:

- *Response to RFI -Westlink Stage 2 (SSD-46983729)*, (Ethos Urban, 5 February 2025)
- *Attachment A - Updated Architectural Drawings*, (Nettletontribe Architects, 21 January 2025)
- *Attachment B - Updated Landscape Drawings*, (Site Image, 4 February 2025)
- *Attachment D - Updated Estate Civil Drawings*, (AT&L, 24 January 2025)
- *Attachment E - Updated On-Lot Civil Drawings*, (AT&L, 25 September 2024)
- *Attachment F - Updated Civil Infrastructure Report*, (AT&L, 29 January 2025)
- *Attachment G - Updated Water and Stormwater Management Plan*, (AT&L, 29 January 2025)
- *Attachment H - Updated Trunk Drainage Drawings*, (J. Wyndham Prince, 31 January 2025)
- *Attachment I - Updated Trunk Drainage Design Report*, (J. Wyndham Prince, 3 February 2025)
- *Attachment J - Flood Impact & Risk Assessment*, (J. Wyndham Prince, 3 February 2025)
- *Attachment O - Mamre Road DCP Compliance Table*, (Ethos Urban, 5 February 2025)
- *Attachment P - Wildlife Management Plan*, (Aspect Environmental, 30 January 2025)
- *Updated Flow Duration Curve*
- *Updated MUSIC Model*.

Key Assessment Issues**Biodiversity**

1.	<i>Works on excluded land</i>	<p>CPHR highlights that the previous advice (dated 16 October 2024, ref: DOC24/785209) regarding the portion of 'excluded land' under the CPCP has not been addressed in the additional information provided.</p> <p>CPHR reiterates that the Department must be satisfied that no works are proposed in excluded land, as section 7.9 of the <i>Biodiversity Conservation Act 2016</i> applies to any works on excluded land.</p> <p>The Mamre Road Development Control Plan (DCP) Compliance Table under 2.2.2 (2) Biodiversity Certification states, 'The Site has been certified as 'urban capable land' under the CPCP from 17 August 2022. An assessment of the likely impact on biodiversity of development on biodiversity certified land is not required for the purposes of Part 4 of the EP&amp;A Act.'</p> <p>However, as shown in the CPCP Spatial Viewer below (refer to Figure 1), there is a portion of excluded land along the Mamre Road roadside of both Lots 3 and 4.</p>
----	-------------------------------	---

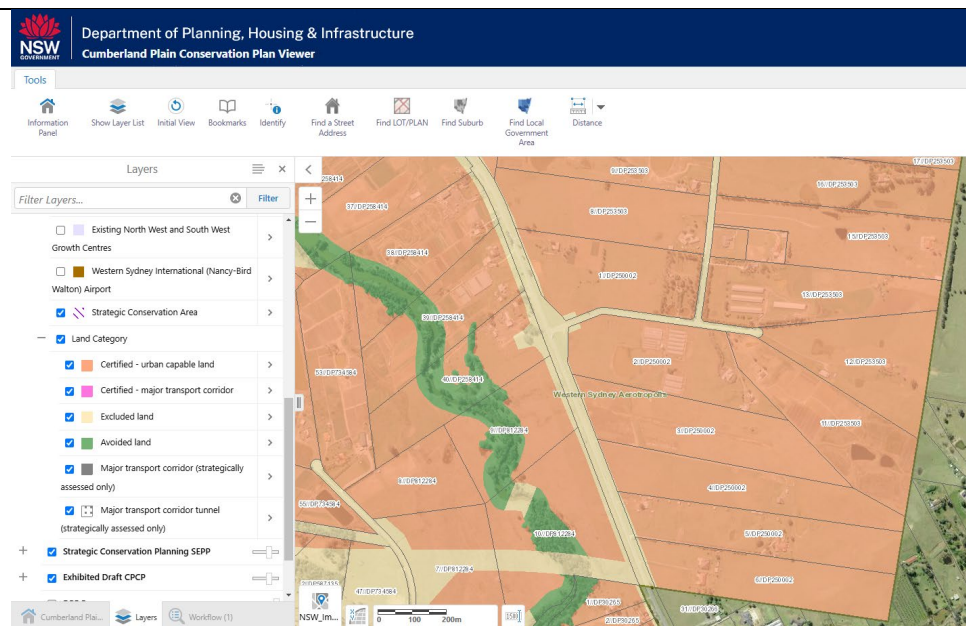


Figure 1: CPCP Spatial Viewer showing locations of excluded land in yellow.

### CPHR recommended actions:

1. A plan be provided to clearly identify the location of works in relation to the CPCP excluded land to clearly demonstrate that there are no works proposed in the excluded land.
2. In the event works would be carried out in excluded land the following must be conducted prior to determination:
  - a. A Biodiversity Development Assessment Report (BDAR) be prepared and submitted to the Department, or a
  - b. BDAR waiver be submitted to CPHR for assessment. Should a BDAR waiver be sought, it must be clearly demonstrated that the proposed development is not likely to have any significant impact on biodiversity values. Development that requires clearing of native vegetation or additional biodiversity impacts as prescribed by clause 6.1 of the Biodiversity Conservation Regulation 2017 is likely to require a BDAR.


Any request for a BDAR waiver must include the information requirements set out in Tables 1 and 2 of the Department of Planning, Industry and Environment guidelines on [How to apply for a biodiversity development assessment report waiver for a Major Project Application](#). The proponent can find further information on the BDAR waiver process on the [Biodiversity development assessment report waiver](#) webpage.

In the event the BDAR waiver determination concludes a BDAR is required the proponent must undertake (a).

	<i>Extent and Timing</i>	Prior to determination
--	--------------------------	------------------------

## Flooding

The Flood Impact Risk Assessment (FIRA) developed a TUFLOW hydraulic model incorporating a base case scenario that includes the Westlink Stage 1, the Mamre Road – Abbots Road Intersection Upgrade Works, and the Abbots Road and Aldington Road Intersection Upgrade Works. It utilised the outcomes of the Drains hydrological model previously established by AT&L for inflow hydrographs onto the TUFLOW model.

2.	<b>Developed conditions</b>	<p>CPHR highlights that there are contradicting statements on the developed conditions as follows:</p> <p>Section 2.3 of the FIRA states, 'The proposed Stage 2 development consists of bulk earthworks for Lots 2, 4 &amp; 5, roadworks, stormwater drainage, utility services and the construction of one (1) warehouse building (Lot 6).'</p> <p>However, Section 4 the FIRA states, 'the proposed developed conditions model builds upon the baseline model and incorporates design components associated with Westlink Stage 2, Lot 4 and Lot 5.'</p> <p>Also, Figure 4-4 developed conditions in the FIRA (shown as Figure 2 below) identifies all lots except Lot 2 are represented in the developed condition as buildings with a very high Manning "n" value of 2.0, that are totally blocking the buildings footprints at Lots 1, 3, 4 and 5. In contrast, Lot 2 is represented as a light vegetated site. This is inconsistent with both above-mentioned statements.</p>  <p><b>Figure 2: Figure 4.4 of the FIRA showing developed conditions.</b></p> <p><b>CPHR recommended action:</b></p> <p>3. Provide clarification and a clear description of the developed conditions represented in the FIRA.</p>
	<b>Extent and Timing</b>	Prior to determination

3.	<b>Building representation</b>	<p>Buildings are the most significant impediment to overland flow, as they influence the flooding behaviour by deflecting the flows. As previously discussed, Figure 2 above shows the model has totally blocked flow from entering the buildings at Lots 1, 3, 4 and 5 by assigning a very high Manning "n" value of 2.0. CPHR acknowledges that the floor levels for these buildings are proposed to be above the Probable Maximum Flood (PMF). However, there are proposed two-level basement car parking and under croft car parking. During a significant</p>
----	--------------------------------	--

		<p>flood event, flows would enter the parking areas once their floor level is reached.</p> <p><b>CPHR recommended action:</b></p> <p>4. The FIRA should address the risk of basement and undercroft carparking inundation and propose passive management measures, such as design controls. Any remaining risk should be addressed from an emergency management perspective.</p>
	<i>Extent and Timing</i>	Prior to determination

4.	<i>Flood impact mapping</i>	<p>Flood maps have been provided for the 1% Annual Exceedance Probability (AEP) detailing impacts on flood depth and velocity.</p> <p><b>CPHR recommended action:</b></p> <p>5. Flood impact maps for depth, velocity and hazard should be provided for the full range of flood events, up to and including the PMF.</p>
	<i>Extent and Timing</i>	Prior to determination

5.	<i>Appendix B: Indicative draft flood emergency response plan</i>	<p>The discussion in Appendix B of the FIRA focuses on Lot 6, excluding all other lots within the Industrial Estate and proposes a shelter-in-place strategy. However, flood mapping indicates that access to the overall site (including Stage 1) will be cut off during a significant flood event. Therefore, emergency management planning considerations should include the entire Industrial Estate to ensure the flood risk to visitors and employees are effectively managed.</p> <p>CPHR highlights that, the <a href="#">Shelter in place guideline for flash flooding</a> was published by the Department in January 2025. This guideline provides ten shelter-in-place considerations that the FIRA should address to assist consent authorities in determining whether shelter-in-place is an appropriate emergency management strategy for the site.</p> <p><b>CPHR recommended action:</b></p> <p>6. The FIRA should address the shelter-in-place in accordance with the <a href="#">Shelter in place guideline for flash flooding</a>.</p>
	<i>Extent and Timing</i>	Prior to determination

## Waterway Health and Stormwater Management

6.	<i>MUSIC Model</i>	<p>Stage 1 and Stage 2 are not stand-alone projects and should be reported together to allow for a holistic assessment of the entire site.</p> <p>Identify any assumptions from Stage 1 that are inconsistent with the Stage 1 approval and address them through a Stage 1 modification application.</p> <p>The irrigation area shown in Plan C5220 scales as 3 ha, rather than the indicated 5.6 ha. Check the scale and clearly label the area designated for irrigation correctly. CPHR note that 600 mm/year may only be applied to large flat areas such as the pads. If batters or landscaped areas are proposed for irrigation, these areas should apply the 60% factoring required by the technical design guidelines.</p> <p><b>CPHR recommended action:</b></p> <p>7. Provide the updated reporting and modelling to address the above.</p>
	<i>Extent and Timing</i>	<p>Prior to determination</p> <p>This issue must be resolved prior to determination to ensure adequate space is allocated for Water Sensitive Urban Design elements in the proposed layout.</p>

**End of Submission**