



Our ref: DOC26/268506-4

29 May 2026

Rasmus Altenkamp
Planning Officer
Department of Planning, Housing and Infrastructure
PARRAMATTA NSW 2124

By the Major Projects Portal

EPA Advice on Submissions Report – Stephen Road Multi-level Warehouse, Banksmeadow – SSD-65924461

Dear Rasmus

I am writing in response to your request for the NSW Environment Protection Authority (EPA) to review the Submissions and Amendment Report for the proposed Stephen Road Multi-level Warehouse (Application SSD-65924461) at 49-61 Stephen Road, Banksmeadow.

The EPA has reviewed the following documents:

- *Response to Submissions and Amendment Report prepared by Urbis – April 2026.*
- *Remediation Action Plan - Proposed Industrial Development, Volume 1 of 3 Report Appendix A, prepared by Douglas Partners, December 2024.*
- *Remediation Action Plan - Proposed Industrial Development, Volume 2 of 3 Report Appendix C & D, prepared by Douglas Partners, December 2024.*
- *Remediation Action Plan - Proposed Industrial Development, Volume 3 of 3 Report Appendix E, F, G & H, prepared by Douglas Partners, December 2024.*
- *Site Audit Statement and Process, 49-61 Stephen Road, Banksmeadow, prepared by Rowena Salmon, November 2024.*
- *Report on Supplementary Site (Contamination) Investigation Proposed Industrial Development, prepared by Douglas Partners, December 2024.*
- *Waste Management Plan, prepared by SLR Consulting Australia, November 2024.*

The EPA understands the proposal is for:

- Site preparation works, bulk earthworks, infrastructure/service provisions and/or augmentation.
- Extensive remediation of the Site to allow for ongoing industrial and commercial use.
- Construction and operation of a two-storey warehouse and distribution centre.

NSW Environment Protection Authority

As the environmental steward and regulator of our State we are committed to a sustainable future. Join us on our mission to protect tomorrow together.

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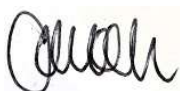


Based on the information provided, the Site is regulated by the NSW EPA under the *Contaminated Land Management Act 1997* (Notice # 20201720), and the premises also holds Environment Protection Licence (EPL) No.993 under the *Protection of the Environment Operations Act 1997*.

The EPA has reviewed the Submissions and Amendment Report and notes it has addressed the EPA's submission on this project from 7 April 2026. The EPA has no further comments in addition to the recommendations from our previous correspondence (DOC25/196869-6 dated 7 April 2025), and reproduced in **Appendix A**.

If you have any questions about this request, please contact Jenny Gustafson via email at environmentprotection.planning@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Marsh', is placed over a light yellow rectangular background.

Chris Marsh
Unit Head – Environment Protection Planning
Environment Protection Authority

Appendix A – NSW Environment Protection Authority (EPA) Submission on the Submissions and Amendment Report for proposed Stephen Road Multi-Level Warehouse (SSD-65924461), 49-61 Stephen Road, Banksmeadow.

As per our previous correspondence (DOC25/196869-6, dated 7 April 2025), the EPA recommends that DPHI advises the Applicant to:

- Meet with DPHI and the NSW EPA to discuss future licensing and environmental matters in relation to the Environment Protection Licence no. 993 and the Voluntary Management Plan (VMP) prior to any demolition works commencing.
- Obtain interim advice from the appointed NSW EPA Accredited Contaminated Sites Auditor regarding any potential evidentiary gaps in source areas that were previously inaccessible following demolition activities to grade and prior to disturbance of sub-surface materials.
- Develop and implement asbestos management plan and air quality and odour management/monitoring plan for the project.
- Prepare and implement a Construction Noise and Vibration Management Plan prior to any demolition activities commencing. The plan should detail all mitigation management measures and monitoring activities that will be implemented to minimise noise impacts on surrounding sensitive receivers throughout the duration of the project.
- The future use of the premises be subject to a Section A2 Site Audit Statement and accompanying Site Audit Report issued by the appointed NSW EPA Accredited Contaminated Sites Auditor.