

Our reference: P-1163364-H8Q2 and P-1164812-C3F1
Contact: Nick McMaster
Telephone: (02) 4732 8578

10 June 2026

NSW Department of Planning, Housing, and Infrastructure
4 Parramatta Square
12 Darcy Street,
Parramatta, NSW, 2124

Attention: Media Hakim

Email: media.hakim@dpie.nsw.gov.au

Dear Media Hakim,

Council Advice on the Environmental Impact Statement for 200 Aldington Road Industrial Estate - Lot O (SSD-96107226) - 106-228 Aldington Road, Kemps Creek

Council Advice on the Modification Report for 200 Aldington Road Industrial Estate - Lot O (SSD-10479-Mod-7) - 106-228 Aldington Road, Kemps Creek

Thank you for providing Penrith City Council the opportunity to comment further on the subject Environmental Impact Statement (EIS) and Modification Report for Lot O.

Council provides this advice for both the subject EIS and Modification Report for Lot O with this submission.

Council has reviewed the information referred for comment on 12 and 14 May 2026 respectively and provides the following advice for the Department's consideration:

1. Planning Considerations

- The Department should consider the perviousness of the site consistent with section 4.2.3 Landscaping Control 4. Light duty pavement is

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indicated to be provided for the brigade access and aisles to access the car parking spaces. The Department should consider the suitability of this noting the vehicles and anticipated movements typical in these locations. Discussion should be had with Fire and Rescue NSW to understand their preference for the brigade access pavement.

- The Final Road Design Plan shall consider the location of the S2 sign for warehouse 2.
- The Department is to consider legal access for the use of the temporary bulb (i.e. right of carriageway).

2. Development Engineering Considerations

Council's Development Engineering Department have reviewed the information referred for comment and raise no objections to the proposed development provided concurrence is provided by Sydney Water as the Regional Stormwater Authority for the development subject to the EIS.

3. Environmental Management Considerations

As a consequence of the state significant development classification of this application, the Environment Team notes that the Department is the assessment and consent authority for this proposal. As part of their assessment of the application, the Department should satisfy themselves that the following aspects are adequately addressed:

Environmental Management

- a) It needs to be ensured that adverse impacts on surrounding receivers and the environment are avoided and mitigated where necessary, in accordance with any relevant planning instrument and the relevant NSW EPA guidelines.

Hazardous Industry

- a) DPHI will need to be satisfied that the proposed development is assessed in compliance with Chapter 3 of State Environmental Planning Policy (Resilience and Hazards) 2021 and that the assessment is undertaken in accordance with relevant guidelines

and standards, such as the Hazardous Industry Planning Advisory Papers.

General Comments

- a) We note that DPHI will undertake a comprehensive review of the EIS, including appended technical reports, assessing environmental health impacts. Upon DPHI being satisfied with the application, Council anticipates that any mitigation and monitoring measures contained in the EIS, as put forward in the technical documents (and as refined or modified to satisfy DPHI during the assessment process), will be incorporated into any approval issued by DPHI, ensuring potential environmental impacts can be effectively managed and monitored.

Because of the state significant development classification of the development, Council is not empowered as either the assessment authority or the consent authority. It must then also be recognised that Council is not responsible for the assessment or consideration of any post determination matters, unless otherwise expressly required by legislation, such as a Section 138 Roads Act Application or a Section 68 application under the Local Government Act 1993.

If the proposal is given a favourable determination by the consent authority, Council requests that no condition of consent is imposed that requires an Applicant to consult with Council where the need for an assessment of suitability, or a determination of condition compliance, is specifically the responsibility of the consent authority.

The only exception to this request is where consultation relates specifically to the design and location of infrastructure or works that are intended to be dedicated to or transferred into Council's ownership. This also includes the use of public roads for construction vehicles and the need for a CTMP.

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Should you wish to discuss this matter further, please contact Nick McMaster directly on (02) 4732 8578.

Yours sincerely,

Sandra Fagan
Principal Planner

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