



Our ref: DOC26/387647-3

22 July 2026

Rasmus Altenkamp
Planning Officer
Department of Planning, Housing and Infrastructure

By the Major Projects Portal

NSW EPA second response to Response to 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 revised and updated information that was provided by the Department of Planning, Housing & Infrastructure (DPHI) regarding 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 Report, Amended Design Draft* prepared by Urbis on June 2026.
- *Response to Remediation SSDA Comments Proposed Warehouse Development 49-61 Stephen Road, Banksmeadow* prepared by Douglas Partners on 15 June 2026.
- *Interim Audit Advice letter no.2 - Response to SSDA Comments, 49-61 Stephen Road, Banksmeadow* prepared by Ramboll on 19 June 2026.

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.

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 information and is satisfied with the sufficient level of detail that has been provided with respect to the remediation of the site and preparation works, including the proposed containment cell as a remediation option.

The EPA recommends that DPHI considers the EPA's comments and advice provided in letter dated 29 May 2026 (our ref: DOC26/268506-4).

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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If you have any questions regarding 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 'Jackson', with a stylized flourish at the end.

Christie Jackson
Unit Head – Industry Assessments
NSW Environment Protection Authority