

Mr Matthew Thiselton
National Development Director
The Trustee for Gibb Group Developments Discretionary Trust
Suite 401, 24-30 Springfield Avenue
POTTS POINT NSW 2011

18/06/2021

Dear Mr Thiselton

1-51 Aldington Road Estate (SSD-22595032)
Request for Information

I refer to the Scoping Report submitted in support of a request for the Planning Secretary's Environmental Assessment Requirements (SEARs) for the 1-51 Aldington Road Estate (SSD-22595032).

Prior to referring your SEARs request to government authorities, we require clarification on the following matters:

- Confirmation that the proposed development relates to warehousing and distribution only. The development details on the Pre-Development Application form refer to chemical manufacturing.
- The Scoping Report refers to an 'Attachment A' which appears to have been omitted.
- The Scoping Report states the total CIV for the development is \$34,762,870, which appears to include the Lot 1 warehouse, the Lot 2 warehouse, site preparation works, estate roads and on-site detention. The Scoping Report also states the Lot 1 warehouse development will have a CIV of \$31,602,609, implying the proposal meets the SSD threshold via Lot 1. However, a further breakdown of these cost estimates has not been provided. Please provide more details on the breakdown of the estimated costs for the Lot 1 warehouse, preferably in a QS report, to demonstrate the proposal satisfies the capital investment value (CIV) threshold for State significant development (SSD).

Please provide the above information by Friday 2 July 2021. If you cannot meet this deadline, please propose and commit to an alternative timeframe for providing this information.

If you have any questions, please contact Bianca Thornton on 02 8217 2040 or via email at bianca.thornton@planning.nsw.gov.au.

Yours sincerely



Pamela Morales
Principal Planner
Industry Assessments