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Planning and Assessment Division
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124
Email: David.schwebel@planning.nsw.gov.au

Attention: Mr David Schwebel

27 November 2020

No Comment to Planning Advice Request

Dear Mr Schwebel

Thank you for the request for advice from Public Authority Consultation (PAE-11130644), requesting input from the NSW Environment Protection Authority (EPA) on the Environmental Impact Statement for the proposed Industrial Estate (Application SSD-10479) at 200 Aldington Road, Kemps Creek.

The proposal is for:

- A concept masterplan with an indicative total building area of 375,755sqm, comprising:
 - 357,355sqm of warehouse GFA
 - 18,200 sqm of ancillary office GFA
 - 200sqm of café GFA
 - 13 individual development lots for warehouse buildings with associated hardstand areas and two lots for drainage infrastructure purposes
 - Internal road layouts and road connections to Aldington Road
 - Provision of 1700 car parking spaces
 - Associated concept site landscaping
- Detailed consent of progressive delivery of site preparation, earthworks and infrastructure works on the site including:
 - Demolition and clearing of all existing built form structures
 - Drainage and infill of existing farms and any ground dewatering
 - Clearing all existing vegetation
 - Subdivision of the site into 15 individual lots
 - Construction of a warehouse building with a total of 50,930sqm GFA, including
 - 48,430 sqm of warehouse GFA
 - 2,500 sqm of ancillary office GFA
 - 231 car parking spaces

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- Bulk earthworks including 'cut and fill' to create flat development platforms for the warehouse buildings, and site stabilisation works
- Roadworks and access infrastructure
- Stormwater and drainage works, including stormwater basins, diversion of stormwater lines, gross pollutant traps and associated swale works
- Sewer and potable water reticulation
- Inter-allotment, road and boundary retaining walls

Based on the information provided, the proposal does not appear to require an environment protection licence under the *Protection of the Environment Operations Act 1997*. Furthermore, the EPA understands that the proposal is not being undertaken by or on behalf of a NSW Public Authority nor are the proposed activities other activities for which the EPA is the appropriate regulatory authority.

While the EPA does not have regulatory involvement in the projects, we recommend that the Environmental Impact Statement (EIS) should address the following:

Waste management – The EIS should estimate volumes of waste generated on the site and identify waste streams and disposal options for all waste including liquid waste, wastes classified as hazardous and wastes containing radiation. Waste management should consider the prevention of pollution, minimising resource use, improving the recovery of materials from the waste stream and ensuring the appropriate disposal of waste.

The EPA has published guidelines (available at www.epa.nsw.gov.au) relating to the above issue to guide assessment of these matters.

The EPA does not require any follow-up consultation and Penrith City Council should be consulted as the appropriate regulatory authority for the *Protection of the Environment Operations Act 1997* in relation to the proposal.

If you have any questions about this request, please contact Environment Line on 131 555 and quote above reference number.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steve Beaman', with a stylized flourish at the end.

STEVE BEAMAN PSM
Executive Director Regulatory Operations
Environment Protection Authority