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No Comment to Planning Advice Request

Dear Mr Schwebel

I refer to your request for advice on the Environmental Impact Statement for the proposed development works including construction, fit-out and operation of seven warehouse and distribution buildings in the Westlink Industrial Estate (Application SSD-9138102) located at 290-308 Aldington Road, 59-62 Abbots Road and 63 Abbots Road, Kemps Creek.

The proposal includes following developments:

- Subdivision, demolition, vegetation removal and bulk earthworks,
- Staged construction of 7 warehouse buildings, ancillary office space and a cafe,
- Access and internal road construction,
- Site servicing and stormwater works, and
- Landscaping.

Based on the information provided, the proposed development 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 and other activities for which the EPA is the appropriate regulatory authority.

In view of these factors, the EPA has no comments to provide on this project and no follow-up consultation is required.

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 the undersigned.

Yours sincerely

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Executive Director Regulatory Operations
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