

s74

From: Eesha Bajaj
Sent: Thursday, 23 October 2025 1:42 PM
To: s74
Cc: Karen Lettice; Sidonie Crepeau; Asini Rajapakse; s74
Subject: RE: Eden Estates State-Led Rezoning - EPA/DPHI Coordination
Attachments: Meeting Agenda EPA Meeting 20.10.2025.pdf

Thank you s74 appreciate the quick turnaround!
 We have saved your changes in the meeting log, PFA amended minutes doc here.

Warm Regards

Eesha Bajaj

Planning Officer, State Rezoning

Planning Land Use and Housing Strategy,
 Department of Planning, Housing and Infrastructure

[E eesha.bajaj@planning.nsw.gov.au](mailto:Eeesha.bajaj@planning.nsw.gov.au)

4 Parramatta Square, 12 Darcy St, Parramatta, NSW 2150 | Locked Bag 5022, Parramatta 2124
www.dpie.nsw.gov.au



*The Department of Planning and Environment acknowledges that it stands on Aboriginal land.
 We acknowledge the traditional custodians of the land and we show our respect for elders past, present
 and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing
 commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

From: s74 @epa.nsw.gov.au>
Sent: Thursday, 23 October 2025 10:22 AM
To: Eesha Bajaj <eesha.bajaj@planning.nsw.gov.au>
Cc: Karen Lettice <Karen.Lettice@planning.nsw.gov.au>; Sidonie Crepeau <Sidonie.Crepeau@planning.nsw.gov.au>;
 Asini Rajapakse <asini.rajapakse@planning.nsw.gov.au>; s74 @epa.nsw.gov.au>
Subject: RE: Eden Estates State-Led Rezoning - EPA/DPHI Coordination

Thank you for this Eesha.

We have made some suggested edits in the attached, based on our own notes from the meeting.

Regards,

s74

A/Senior Environmental Planning and Assessment Officer
 Environment Protection Planning
 Strategy and Policy



www.epa.nsw.gov.au [@EPA_NSW](https://twitter.com/EPA_NSW)

The EPA acknowledges the Traditional Custodians of the land, waters and sky where we work. As part of the world's oldest surviving cultures, we pay our respect to Aboriginal Elders past, present and emerging. I work on Awabakal Country.



Report pollution and environmental incidents 131 555 or +61 2 9995 5555

From: Eesha Bajaj <eesha.bajaj@planning.nsw.gov.au>

Sent: Wednesday, 22 October 2025 11:04 AM

To: s74 <s74@epa.nsw.gov.au>; s74 <s74@epa.nsw.gov.au>

Cc: Karen Lettice <Karen.Lettice@planning.nsw.gov.au>; Sidonie Crepeau <Sidonie.Crepeau@planning.nsw.gov.au>; Asini Rajapakse <asini.rajapakse@planning.nsw.gov.au>

Subject: RE: Eden Estates State-Led Rezoning - EPA/DPHI Coordination

Hi s74

Thank you for a productive meeting on the 20th of October.
Please find attached the draft minutes from our discussion, including the action items.
Kindly review and share any comments or suggested edits by Monday, 24 October 2025, so we can finalise the minutes accordingly.
Looking forward to your feedback.

Warm Regards

Eesha Bajaj

Planning Officer, State Rezoning

Planning Land Use and Housing Strategy,
Department of Planning, Housing and Infrastructure

E eesha.bajaj@planning.nsw.gov.au

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From: s74 <s74@epa.nsw.gov.au>
Sent: Wednesday, 15 October 2025 2:20 PM
To: Eesha Bajaj <eesha.bajaj@planning.nsw.gov.au>
Cc: Karen Lettice <Karen.Lettice@planning.nsw.gov.au>; Sidonie Crepeau <Sidonie.Crepeau@planning.nsw.gov.au>;
Asini Rajapakse <asini.rajapakse@planning.nsw.gov.au>; s74 <s74@epa.nsw.gov.au>
Subject: RE: Eden Estates State-Led Rezoning - EPA/DPHI Coordination

Hi Eesha,

Thank you for providing the agenda and documents.

See you all on Monday.

Regards,

s74

From: Eesha Bajaj <eesha.bajaj@planning.nsw.gov.au>
Sent: Tuesday, 14 October 2025 9:15 PM
To: s74 <s74@epa.nsw.gov.au>; s74 <s74@epa.nsw.gov.au>
Cc: Karen Lettice <Karen.Lettice@planning.nsw.gov.au>; Sidonie Crepeau <Sidonie.Crepeau@planning.nsw.gov.au>;
Asini Rajapakse <asini.rajapakse@planning.nsw.gov.au>
Subject: RE: Eden Estates State-Led Rezoning - EPA/DPHI Coordination

Hi s74

Thank you.

Ahead of our meeting, I am sending through an agenda. Please let me know if your team would like to add any items for discussion.

Our team is looking forward to meeting with you and your team on the 20th October.

Warm Regards

Eesha Bajaj

Planning Officer, State Rezoning

Planning Land Use and Housing Strategy,

Department of Planning, Housing and Infrastructure

E eesha.bajaj@planning.nsw.gov.au

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From: s74 <s74@epa.nsw.gov.au>
Sent: Thursday, 2 October 2025 1:16 PM
To: Asini Rajapakse <asini.rajapakse@planning.nsw.gov.au>
Cc: Karen Lettice <Karen.Lettice@planning.nsw.gov.au>; Sidonie Crepeau <Sidonie.Crepeau@planning.nsw.gov.au>; Eesha Bajaj <eesha.bajaj@planning.nsw.gov.au>; s74 <s74@epa.nsw.gov.au>
Subject: RE: Eden Estates State-Led Rezoning - EPA/DPHI Coordination

Hi Asini,

Thank you for your email.

s74 no longer works for the EPA but I have copied in s74 who will be the new officer for this project.

I'll also forward on the meeting invite to him.

Thanks,

s74

From: Asini Rajapakse <asini.rajapakse@planning.nsw.gov.au>
Sent: Thursday, 2 October 2025 12:34 PM
To: s74 <s74@epa.nsw.gov.au>
Cc: s74 <s74@dcceew.nsw.gov.au>; Karen Lettice <Karen.Lettice@planning.nsw.gov.au>; Sidonie Crepeau <Sidonie.Crepeau@planning.nsw.gov.au>; Eesha Bajaj <eesha.bajaj@planning.nsw.gov.au>
Subject: Eden Estates State-Led Rezoning - EPA/DPHI Coordination

Hi s74

DPHI have now commenced progressing Eden Estates at 144 Boundary Road, Wallsend as a State-led Rezoning. We note this proposal was previously referred to your team when it was being advanced as a Planning Proposal.

We have reviewed previous comments issued by EPA and have since received updated documentation from the landowner that seeks to address those comments.

We would like to arrange a meeting with your team to introduce the project team, discuss the project's progression and ensure that EPA's considerations are fully understood and addressed.

I'll send through a meeting invite for the Monday 20th October shortly. If this date or time doesn't suit, please let us know a suitable alternative and we can adjust accordingly.

For your reference, the most recent studies for the project are available at the following link to support review ahead of our discussion. [Eden Estates PTY LTD \(External Folder\)](#)

Thank you, and we look forward to meeting with you.

Kind regards,

Asini Rajapakse
Senior Planning Officer
Planning, Land Use, Strategy & Housing Division
Department of Planning, Housing and Infrastructure

M s 74 **E** asini.rajapakse@planning.nsw.gov.au



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Released by the Environment Protection Authority under the GIPA Act; EPA1375