

Our ref: Britton Street Multi-Level Warehouse (SSD-67368956)

Mr Richard Bradley
Development Director
Lendlease Real Estate Investments Limited
Level 14, Tower Three, International Towers Sydney
Exchange Place, 300 Barangaroo Avenue
Sydney NSW 2000

18 December

2025

Subject: Request for Additional Information

Dear Mr Bradley

I refer to the assessment for the Britton Street Multi-Level Warehouse (SSD-67368956). After careful consideration, the Department is requesting that you provide additional information.

You are requested to submit additional information that effectively addresses the issues identified in Attachment 1.

You are requested to provide the information, or notification that the information will not be provided, to the department by 3 February 2026. If you cannot meet this deadline or do not intend to provide the additional information, please advise the Department via the NSW planning portal.

If you have any questions, please contact Dave Auster on 9274 6122 or via email at dave.auster@dpie.nsw.gov.au.

Yours sincerely,



Catriona Shirley
A/Team Leader
Industry Assessments

Attachment 1

Traffic

1. The Department notes that the Submissions Report states that Percival Road and Britton Street are considered minor roads in the context of AS 2890.2:2018, and that occasional B-Double heavy vehicle (HV) movements across the centre line when exiting the site (left-turn movements) are acceptable due to available sight distances, low traffic volumes and speeds, and the absence of traffic controls restricting such movements. While the Department accepts that emergency vehicle movements across the centre line are likely to be infrequent and unlikely to result in unreasonable impacts, concerns remain regarding the potential for vehicle conflict arising from B-Double HV movements. Accordingly, additional information is required to address the following:
 - a. Further information on the number of B-Doubles and other heavy vehicle types expected to cross the centreline per hour/day out of each driveway.
 - b. Further information on how potential vehicle conflicts and road safety issues associated with these movements will be mitigated.
 - c. Further discussion on Percival Rd and Britton St being considered a 'minor road' under AS 2890.2:2018 with reference to dimensions and traffic numbers/type
 - d. Update plan SKT009 in the TAIA to clearly show the existing centre line, as it is currently unclear whether heavy vehicles exiting the site onto Percival Rd from this driveway would cross the centre line.
2. The Transport and Accessibility Impact Assessment (TAIA) should provide queue lengths and delays for all roads, including Percival Road, Britton Street, Tait Street and Long Street, rather than only the maximum values currently presented. Additional information is required to clearly identify queue lengths on all approaches. Furthermore, for some intersections, the reported queue lengths appear to be shorter than the heavy vehicles (HVs) expected to occupy those queues. Please provide further information and discussion to address this issue.
3. The Department notes a public submission raised concerns regarding road safety, however, these matters do not appear to have been addressed in detail in the Submissions Report. The Transport and Accessibility Impact Assessment (TAIA) should include an analysis of historical crash data for the locality, together with a discussion of road safety, the potential impacts of the proposed development, and any relevant mitigation measures proposed.
4. The Outline Construction Traffic Management Plan within the TAIA indicates that construction worker and heavy vehicle parking would be accommodated on site where possible to minimise impacts on surrounding local streets. Further information is required, including indicative numbers of construction workers and heavy vehicles, details of on-site parking capacity, and likely contingency arrangements (such as off-site parking locations) in the event that parking cannot be accommodated on site for the duration of construction.

Noise and Vibration

5. The Submissions Report states that a diagram showing Building Damage and Human Comfort Vibration Impact zones is included in Section 6.5 of the updated Noise and Vibration Impact Assessment (NVIA), however, no such diagram has been provided in the NVIA. Please update the NVIA with this diagram.
6. Further discussion is required in response to the public submission raising concerns regarding vibration impacts and the use of vibration-sensitive equipment, including identification of potential impacts and the mitigation measures likely to be implemented during construction.

Public Submissions

7. In addition to the issues with road safety/crash data, and vibration impacts raised above, the Department requests further discussion on the issues raised within the public submissions in relation to tree removal. The Submissions Report states that tree removal on the Site has been undertaken in accordance with DA approval DA2017/355/1. However, this DA appears to relate only to trees on the eastern part of the site. Another application, DA2022/0086, relating to retaining wall works along the western boundary, indicates retention of the trees along the western boundary, and no approval for removal. Please provide further discussion on this issue, specifically relating to removal of trees along the western boundary of the site.