

Our ref: Alspec Warehousing Facility (SSD-81434988)

Mr Mike Lloyd  
Development Manager  
HB & B Property Pty Ltd  
55-59 Regent Street  
Chippendale NSW 2008  
19 March 2026

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**Subject:** Request for Additional Information

Dear Mr Lloyd

I refer to assessment of the Alspec Warehousing Facility (SSD-81434988). The Department of Planning, Housing and Infrastructure (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 23 April 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](mailto:dave.auster@dpie.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "CS", representing Catriona Shirley.

Catriona Shirley  
A/Team Leader  
Industry Assessments

## Attachment 1

### Noise

1. The Submissions Report states that the proposal is consistent with the cumulative Noise Impact Assessment ('the Cumulative NIA' Ref: E230918 RP2 version 3 prepared by EMM and dated 20 February 2025) approved under DA24/0294 for the Alspec Industrial Business Park (AIBP). However, the Noise and Vibration Impact Assessment (NVIA, dated 17 November 2025 prepared by EMM) submitted with the Submissions Report states that the proposal will exceed the limit for the site envisaged under the Cumulative NIA by up to 4 dB. The Department notes that Condition 29 of DA24/0294 requires all developments within the AIBP to comply with the Cumulative NIA, and if not then a new Cumulative NIA must be prepared which assesses and justifies the proposed exceedance in consideration of the cumulative impact of development of the AIBP as a whole.
2. Further to the above, the identified operational exceedance of 2 dB at the residential receiver R24 is stated by the NIA as being negligible and unlikely to be discernible to the average listener. The Department does not support this statement. The NVIA states that the exceedances are due to changes to the design of the development which reduce noise barrier effects. It is unclear what feasible and reasonable measures have been investigated to offset this increase as required by section 4.1 of the NPFI. As a minimum, a feasible and reasonable mitigation decision matrix in a similar format to table 3.1 in the NPFI must be provided to demonstrate all at source and pathway controls have been exhausted. The Department does not support the currently proposed exceedances in this regard.
3. The Department also requests an updated Cumulative NIA demonstrating that the 4 dB exceedance will be mitigated for the AIBP as a whole. It is requested that the impacts of future development of the neighbouring lot to the south be investigated, including whether this will have any impacts on the currently proposed 2 dB exceedance at R24.
4. The Department further requests that all Noise Monitoring data be included in any updated NIA.

### Council Comments:

5. Please provide a Cost Summary Report to enable Council to determine the appropriate Development Contributions for the development (Council's comments attached).
6. Please provide additional swept paths in accordance with Council's comments (attached).

### Sydney Metro

7. Please provide information to address Sydney Metro's comments (attached) with regard to the Construction Traffic Management Plan (CTMP), and Traffic Impact Assessment (TIA).