

Our ref: SSD-65924461

Mr Gannon Cuneo
ESR Developments (Australia) Pty Ltd
Level 13, 39 Martin Place
Sydney NSW 2000

14 July 2026

Subject: Request for Additional Information – Stephen Road Multi-level Warehouse,
Banksmeadow (SSD-65924461)

Dear Mr Cuneo,

I refer to the Submissions Report recently submitted in support of the State Significant Development application for the Stephen Road Multi-level Warehouse.

The Submissions Report was provided to Council and relevant government agencies to address their outstanding concerns. The Department of Planning, Housing and Infrastructure (the Department) is currently following up with Council and these agencies, and any responses received will be provided to you upon receipt.

Following a detailed review of the submitted material, the Department notes that there remain some matters for further consideration, particularly in relation to contamination and noise impacts.

Accordingly, the Department requests that you provide additional information to satisfactorily address the issues outlined in **Attachment 1**.

If you have any questions, please contact Rasmus Altenkamp on 02 8275 1145 or via email at rasmus.altenkamp@dphi.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "C Shirley".

Catriona Shirley
A/Team Leader
Industry Assessments

Attachment 1: The Department's comments on the Submissions Report

The Department requires the following information to finalise its assessment of the application:

Remediation of contaminated land

1. Please confirm the details of biopiling proposed to be undertaken on site, including the proposed method, location, duration and timing of biopiling. The environmental impacts associated with biopiling must be assessed as part of the application (e.g. use of blowers or fans 24/7, which would need to be assessed in the Noise and Vibration Impact Assessment).

Noise and vibration

Operational noise assessment

2. The updated Noise and Vibration Impact Assessment (NVIA) predicts a 2 dB reduction in noise levels at receiver NCA02 during the daytime, evening and morning shoulder periods when compared to the previous revision of the NVIA. Please explain the changes made to the development or assessment that have resulted in this reduction and provide supporting justification, as necessary.
3. The noise contour maps provided in Appendix B of the NVIA appear unchanged from the previous assessment and do not appear to reflect the reduction in predicted noise levels at receiver NCA02 outlined above. Please review this apparent inconsistency and provide clarification regarding the discrepancy.
4. The Department considers that the development has not identified all source and pathway feasible and reasonable noise mitigation measures. Please consider further mitigation measures and demonstrate that the development can comply with the project noise trigger levels.

Construction noise assessment

5. The Noise and Vibration Impact Assessment (NVIA) identifies that a number of residential receivers are predicted to be highly noise affected during construction works. Please provide further information detailing the specific mitigation and management measures proposed to minimise construction noise impacts on surrounding industrial and residential receivers throughout the construction period. This should be supported by a comparison of predicted unmitigated and mitigated construction noise levels, demonstrating the effectiveness of the proposed mitigation measures and the extent to which compliance with the relevant construction noise criteria can be improved.

Construction vibration assessment

6. Figures 6 and 7 of the NVIA indicate that the industrial sites to the north, east and south are located within the minimum area for cosmetic damage, while neighbouring industrial sites and residential dwellings along Stephen Road and Brighton Street fall within the minimum working distances for human comfort. Further information is required to detail the specific mitigation measures proposed to be undertaken to manage construction related vibration impacts, including measures to minimise the potential for cosmetic building damage and adverse human comfort impacts at surrounding receivers.

Sleep disturbance assessment

7. The sleep disturbance assessment identifies truck movements, truck airbrake use and reversing alarms as noise sources that are predicted to exceed the relevant sleep disturbance screening level. The Department requests further information demonstrating that all reasonable and feasible mitigation measures have been considered and incorporated to minimise sleep disturbance impacts and achieve compliance with the applicable screening levels.

Groundwater impacts

8. The groundwater review letter prepared by Douglas Partners, dated 15 June 2026, does not consider the proposed excavation and removal of the existing underground storage tanks identified in Volume 1 of the Remediation Action Plan. Please provide an updated groundwater review letter confirming that the excavation and removal of the underground storage tanks would not intersect groundwater during the excavation process.

Project description clarification

9. Trees 1, 110 and 135 are identified for removal on Drawing SSD-04 of the Landscape Plans, however, these trees are shown as retained on Drawing DA10.00 of the Architectural Plans. Please clarify whether Trees 1, 110 and 135 are proposed to be retained or removed and amend the relevant drawings to ensure consistency across the submitted plans.

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