

5 December 2023

TfNSW Reference: SYD21/00456/4



Bruce Zhang
Department of Planning and Environment
RE: SSD-17552047
Locked Bag 5022
PARRAMATTA NSW 2124

**WAREHOUSE & LOGISTICS HUB AMENDED INFORMATION
ALDINGTON ROAD ESTATE
155-217 ALDINGTON ROAD
KEMPS CREEK**

Dear Bruce,

Relevant to the Department's 155-217 Aldington Road correspondence dated 14 November 2023, as referred to Transport for NSW (TfNSW) in accordance with the State Environment Planning Policy (Transport and Infrastructure) 2021, please note that when this amended information is compared to the previous site plan exhibited in November 2021, TfNSW notes this amended proposal includes:

- Increases the total site area to 632,887m² with the inclusion of the three additional lots;
- Includes an additional local industrial road (Road 3) and extension of Road 2 further south which allows the reconfiguration and increase of the development lots from nine (9) to fourteen (14); and
- Increases the number of warehouse and distribution centres from two to eight resulting in an increase in total Gross Floor Area (GFA) from 65,327m² to 153,343m².

Please note TfNSW agrees that the traffic modelling assessment for the Mamre Road Precinct DCP was undertaken on the assumption that 55% of site area would represent developable GFA and that the proposed GFA of the amended site has been taken into consideration previously. Accordingly, TfNSW does not raise any objections to the proposed amendments due to overall traffic generation.

However, TfNSW is not supportive of the proposed access arrangements for lots 6, 7 and 8 noting the vehicular access to these lots is proposed via the collector road. TfNSW notes the revised layout, and the addition of the local industrial road (Road 3) would allow access to these lots from the local industrial road. To ensure traffic efficiency and road safety of the future collector road network, TfNSW requires that vehicular access to all proposed lots be provided via the local access roads.

Any relevant queries, please contact Nav Prasad, Land Use Planner via email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

A blue ink signature of Muriel Maher.

Muriel Maher
A/Senior Manager Land Use Assessment West & Central
Planning and Programs
Greater Sydney

OFFICIAL