

23 January 2024

TfNSW Reference: SYD23/00859/03
DPE's Reference: SSD-60513208



Ms Kirsten Fishburn
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Attention: Bruce Zhang

**ADVICE ON ASPECT INDUSTRIAL ESTATE STAGE 4 DEVELOPMENT (WAREHOUSE 8)
788-882 MAMRE ROAD, KEMPS CREEK**

Dear Ms Fishburn,

Reference is made to the Department's correspondence dated 4 December 2023, which was referred to TfNSW for comments.

TfNSW has reviewed the submitted application and provides the following comments for Department's consideration:

1. It is noted that the current temporary construction access to Aspect Industrial Estate is to be utilised for the construction of Warehouses 8A and 8B. It is also noted that the temporary construction access is to be decommissioned when the signalised intersection of Mamre Road and Access Road 1 is constructed and operational.

TfNSW requests that it to be conditioned that the signalised intersection of Mamre Road and Access Road 1 is constructed and operational prior to decommission the temporary construction access.

2. The proposed two car parks share single access off Access Road 4 and create conflict between vehicles accessing Car Park 1 and Car Park 2. The proposed light vehicle access needs to be modified to eliminate the conflict and improve the safety of road users.
3. The proposed light vehicle access is located too close to the intersection of Access Road 1 and Access Road 4. This access needs to be relocated further away from the intersection to ensure traffic efficiency of Access Road 1.

Should you have any questions relevant to the subject proposal, please contact Pahee Rathan on 0417 246 510 or via email at development.sydney@transport.nsw.gov.au.

Sincerely,

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

Pahee Rathan
Senior Land Use Assessment Coordinator
Planning and Programs
Greater Sydney Division