

21 June 2022

TfNSW Reference: SYD18/01322/63

Departments Reference: SSD 9522 MOD 3

David Schwebel
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Schwebel,

AMMENDED APPLICATION - SECTION 4.55 (2) MODIFICATION TO PROPOSED WAREHOUSE & LOGISTICS HUB - 657-769 MAMRE ROAD - KEMPS CREEK - SSD 9522-MOD 3

Reference is made to the Department's referral dated 21 April 2022 with regard to the abovementioned modification to the State Significant Development Application (SSDA), which was referred to Transport for NSW (TfNSW) for comment.

TfNSW has reviewed the submission and notes the proposed modification consists of changes to Lots 1-4 within the Kemps Creek Estate, north of Bakers Lane and also an amendment to Condition B52 & 54 of the SSD-9522 development consent. The proposed modification includes the removal of two (2) conditions of the SSD-9522 consent, including Condition B4 and Condition B18 which are directly addressed by this modification.

TfNSW provides comments relating to the following condition:

Condition B18 - Internal Road Network and Southern Link Road B18.

Prior to the commencement of any construction (excluding bulk earthworks) on lots 1-4 north of Bakers Lane, the Applicant must prepare a concept design demonstrating how the internal road network can provide access to lots 1-4 and link to the future Southern Link Road. The design must be prepared in consultation with TfNSW and to the satisfaction of the Planning Secretary.

Note: The concept design must address access arrangements to lots 1-4 both with and without the future Southern Link Road, including ensuring any access points are an appropriate distance from signalised intersections.

TfNSW has reviewed the responses provided by Urbis dated 17 March 2022 and notes a response to the comments from TfNSW dated 3 November 2021 are provided by Costin Roe Consulting in Table 4.2 Civil Engineering Report (Appendix A of Appendix G of the MOD 3 Report).

The proposed design for the future Southern Link Road ultimate intersection design is not supported by TfNSW. The location is a greenfield site and therefore the design should not be compromised by the surrounding proposed lot configuration.

The current plan has design elements that are non-conforming to current approved standards which would not be able to be designed out in further design stages. These design elements include but are not limited to, inadequate sight distance on approach to the intersection; below standard horizontal geometry for the northbound through movement; angled pedestrian crossings; high angled and tight swept paths etc. This is primarily due to the alignment of the northern leg of the intersection (Bakers Lane) which should be as close to 90 degrees with the Southern Link Road as possible. In addition TfNSW reiterates that only a double diamond would be supported for this location and any designs will need to ensure that a double diamond can be achieved.

Due to the abovementioned concerns TfNSW notes Condition B18 has not been adequately addressed. In this regard TfNSW does not support the removal of Condition B18. However, should the applicant not be able to provide a supported design for the Southern Link Road ultimate intersection design than the following condition is recommended:

Future Southern Link Road

Southern Link Road and Access Road 1 (south) ultimate intersection design will be designed and constructed as a T-intersection and access to Lots 1-4 will access Southern Link Road directly and be restricted to left in left out only from access road (north).

If you have any further questions, Ms Laura van Putten would be pleased to take your call on (02) 8849 2480 or please email development.sydney@transport.nsw.gov.au. I hope this has been of assistance.

Yours sincerely



Rachel Cumming
Director Land Use
Greater Sydney