

15 August 2022

TfNSW Reference: SYD22/00861/01

Departments Reference: SSD- 46516458

Attention: Bruce Zhang  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

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**REQUEST FOR SEARS – ASPECT INDUSTRIAL ESTATE, WAREHOUSE 4 - 804-882 MAMRE RD, KEMPS CREEK**

Dear Mr Zhang,

Reference is made to the Department's correspondence dated 21 July 2022, requesting Transport for NSW (TfNSW) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment Requirements (SEARs).

TfNSW has reviewed the submitted scoping report and other supporting documentation and provides the following advice for consideration to the draft SEARs in **Attachment A – Key Issues**.

If you have any further questions, please email [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

Yours sincerely

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

David Rohloff  
Senior Manager Land Use Assessment West & Central, Greater Sydney

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## Attachment A – Key Issues

### Transport and Accessibility

Provide a transport and accessibility impact assessment, which includes, but is not limited to the following:

1. Details of all traffic types and volumes likely to be generated by the proposed development during construction and operation, including a description of haul route origins and destinations, including:
  - a) Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required);
  - b) Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (i.e.; turn paths, sight distance requirements, aisle widths, etc.);
  - c) Proposed number of car parking spaces and compliance with the appropriate parking codes;
  - d) Details of service vehicle movements (including vehicle type and likely arrival and departure times);
  - e) Detailed plan of proposed layout of internal road network to demonstrate that the site will be able to accommodate the most productive vehicle types and parking on site in accordance with the relevant Australian Standard and Council's Development Control Plan;
  - f) Provide a swept path analysis in accordance with Austroads turning templates to demonstrate that the largest vehicle likely to utilise the access can enter and exit the driveway in a forward direction and manoeuvring throughout the site;
  - g) An assessment of the forecast impacts on traffic volume generated on road safety and capacity of road network including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model as prescribed by TfNSW.
  - h) An assessment of potential impact on local road pavement lifespan including:
    - i. Mamre Road;
  - i) Details of road upgrades, infrastructure works, or new roads or access points required for the development;
  - j) Details of the adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand for the proposed development;
  - k) Measures to integrate the development with the existing/future public transport network;
  - l) Measures to ameliorate any adverse traffic and transport impacts due to the development based on the above analysis, including:
    - i. travel demand management programs to increase sustainable transport (such as a Green Travel Plan)

- m) The preparation of a preliminary Construction Pedestrian and Traffic Management Plan (CPTMP) to demonstrate the proposed management of the impact in relation to construction traffic addressing the following:
- i. assessment of cumulative impacts associated with other construction activities (if any);
  - ii. an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity;
  - iii. details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process;
  - iv. details of anticipated peak hour and daily construction vehicle movements to and from the site;
  - v. details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle;
  - vi. details of temporary cycling and pedestrian access during construction; and
2. Dedicated Freight Corridor:
- Demonstrate compliance with the Western Sydney Employment Area State Environmental Planning Policy, Part 6; clause 33C; Development within the Mamre Road Precinct; specifically:
- a) Integration with the Mamre Road Precinct dedicated freight corridor (DFC), including provision for access from the DFC to the entire estate. The applicant is to engage with TfNSW's Corridor and Network Protection team with respect to the design considerations for the DFC.

### **Flooding:**

The EIS shall: Provide a flood impact assessment to understand the potential impacts of the development on flood evacuation. To assess the impacts of the proposed development, information for pre and post-development scenarios including modelling of the local overland flows are to be provided to allow assessment of the impact of the development.

### **Consultation**

During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.

In particular you must consult with Transport for NSW

### **Statutory and Strategic Framework**

The applicant is to demonstrate that the proposal is generally consistent with all relevant environmental planning instruments including:

- State Environmental Planning Policy (Western Sydney Employment Area) 2009 Amendment
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Western Sydney Aerotropolis)
- Mamre Road Precinct Structure Plan (DPIE, June 2020)
- Mamre Road Precinct Development Control Plan
- Western Sydney Aerotropolis Plan

In addition (but not limited to) the following plans and reports:

- Mamre Road Upgrade Strategic Design Report (2016)
- Mamre Road Upgrade Strategic Design Plans

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- Southern Link Road Strategic Design Plans
- Future Transport 2056 and supporting plans
- Guide to Traffic Generating Developments (Roads and Maritime Services, 2002).
- NSW Freight and Ports Plan 2018-2023
- Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas.
- Cycling Aspects of Austroads Guides.
- NSW Planning Guidelines for Walking and Cycling (Department of Infrastructure, Planning and Natural Resources (DIPNR), 2004).
- Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments (Austroads, 2020).
- Australian Standard 2890.3 Parking facilities, Part 3: Bicycle parking (AS 890.3).