

Our reference: P-387860-Q0C5  
Contact: Kathryn Saunders, Principal Planner  
Telephone: (02) 4732 8567

20 January 2023

Department of Planning and Environment  
Attn: Susanna Cheng

Email: [susanna.cheng@dpie.nsw.gov.au](mailto:susanna.cheng@dpie.nsw.gov.au)

Dear Susanna Cheng,

**Modification Application - Aspect Industrial Estate  
SSD-10448 - MOD-3**

**Re: Supplementary Engineering Advice**

I refer to previous correspondence sent to the Department on 16 November 2022 which identified that Engineering Comments would be provided under separate cover. Please find below comments now received for consideration in the ongoing assessment of this modification application. I apologise for the delay in these additional considerations.

- **Internal Car Parking** - The internal car parking layout at the south-east corner of the site is not appropriate and should not be supported. All car parking areas for passenger cars should be physically separated from heavy vehicle access and manoeuvring areas by use of a kerb or other permanent feature. The use of bollards or line marking to separate heavy vehicle areas from car parking areas is not suitable from a safety perspective. Separate driveways from a public road should be provided for heavy vehicle access and passenger car access which is a consistent requirement of Council for all developments of this nature.

It is also noted that the car parking area in the south-east corner is utilised as part of the perimeter access for a fire truck, providing unimpeded access the fire truck. If the car park is physically separated from the heavy vehicle manoeuvring area by way of a kerb and a gap is left for fire truck access (as proposed) then the applicant is to demonstrate how this can occur.

- **Access driveways from cul-de-sac** - Consideration should be given to providing a mountable 'tear-drop' centre island within the cul-de-sac bulb to control traffic movements for multiple driveways.
- It is noted that the development proposes two electric vehicle charging stations noting the Mamre Road DCP is silent on required numbers of charging stations. This infrastructure is considered essential and is supported.
- **Stormwater Management**: All stormwater will be connected into the estate based drainage basins as approved under SSD-10448 and MOD3.

- All pad mount sub-stations are to be located within the site and not within the road reserve.

Should you require any further information regarding the comments, please contact me on (02) 4732 8125.

Regards,

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

**Gavin Cherry**  
**Development Assessment Coordinator**