

27 June 2024

TfNSW Reference: SYD24/01042/01
DPIE Reference: SSD-58978472

Ms. Kirsten Fishburn
Secretary
Department of Planning, Housing, and Infrastructure
Locked Bag 5022
PO Box 21
Parramatta NSW 2124

**REQUEST FOR ADVICE
PROPOSAL FOR MULTI-LEVEL WAREHOUSE AND DISTRIBUTION CENTRE SSD-58978472
20 KELSO CRESCENT, MOOREBANK**

Dear Ms. Fishburn,

Thank you for providing Transport for NSW (**TfNSW**) an opportunity to provide input for the proposed multi-level warehouse and distribution centre at 20 Kelso Crescent, Moorebank. TfNSW advises that:

- The proposal seeks construction of five (5) warehouse buildings, split over two (2) storeys with ramp-up access, 38 loading docks across the two (2) storeys of warehousing. the proposed hours of operation is 24 hours per day, seven (7) days per week.
- Vehicular access to the subject site is currently facilitated by existing access points on Kelso Crescent and Seton Road, both local roads under Council control and care.
- The subject site has a site area of approximately 3.52 hectares which is greater than 8,000sqm, which constitutes traffic-generating development under Schedule 3 of the *State Environment Planning Policy (Transport and Infrastructure) 2021*.

TfNSW has reviewed the submitted documentation and provides the following advisory comments that should be addressed by the Applicant as part of any future Response to Submissions (**RtS**):

1. The proposed development has adopted significantly lower traffic generation rates of 0.24 and 0.18 vtpm per 100sqm during the AM and PM peaks respectively. These rates are based on 4 business parks and industry estates in the Sydney metropolitan area, of which, TfNSW would consider Riverwood to be the only comparable site to this DA. TfNSW recommends the traffic generation rates for the proposed development to be determined using the Sydney Average trip generation rates of 0.52 and 0.56 vtpm per 100sqm during the AM and PM peaks in accordance with technical direction TDT 2013/04a requirements.
2. Revised modelling is recommended taking into consideration Sydney Average trip generation rates of 0.52 and 0.56 vtpm per 100sqm during the AM and PM peaks and performance levels of intersections on Heathcote Road and Newbridge Road modelled as a network.
3. Any future submission should be accompanied by SIDRA files for further consideration.

If you have any further inquiries in relation to this DA, Sandhya Davidson, Land Use Planner, would be pleased to take your call on 9983 3976 or via email on development.sydney@transport.nsw.gov.au.

Yours sincerely,



Brendan Pegg
Acting Director Land Use
Planning and Programs, Greater Sydney Division