

Our ref: Kelso Crescent Multi-Level Warehouse, Moorebank (SSD-58978472)

Mr Eng Khoon Tan
Senior Manager
Mapletree SR Australia Management Pty Ltd
9.01
580 George Street
Sydney NSW 2000
25 February 2025

Subject: Kelso Crescent Multi-Level Warehouse, Moorebank (SSD-58978472) Request for Additional Information

Dear Mr Tan

I refer to the information provided in the Submissions Report (Willowtree Planning, 13 December 2024) for the Kelso Crescent Multi-Level Warehouse, Moorebank (SSD-58978472). After careful consideration, the Department of Planning, Housing and Infrastructure (the Department) is requesting that you provide additional information.

You are requested to submit additional information that effectively addresses the issues identified in Attachment 1.

You are requested to provide the information, or notification that the information will not be provided, to the Department by 31 March 2025. If you cannot meet this deadline or do not intend to provide the additional information, please advise the Department via the NSW planning portal.

If you have any questions, please contact Dave Auster on 9274 6122 or via email at dave.auster@dpie.nsw.gov.au.

Yours sincerely,



Joanna Bakopanos
Team Leader
Industry Assessments

Attachment 1

Traffic

- Transport for NSW (TfNSW) and Council have raised further concerns in relation to traffic impacts of the development. Please address the issues raised, including in relation to transport mitigation measures to ameliorate the future traffic impacts of the development (see attached TfNSW and Council responses), and provide updated SIDRA files.
- Table 5 *Existing vs Post-development Network Operation – Year 2033* in the Applicant's Traffic Response (Genesis Traffic, 26 August 2024) indicates the development will significantly increase the average delays for the Newbridge Rd/Kelso Cr intersection in both peaks, particularly in the PM peak, reducing the LOS from D to E and doubling the average delay. The Department and TfNSW require you to identify transport mitigation measures to be implemented to ameliorate this impact.
- The Department is not satisfied with the combined responses to queries in relation to the number of car parking spaces provided on-site, access to public transport, and traffic impacts.
- The Department recognises the justification for limited parking is to discourage excessive private vehicle use. However, in order to access public transport, it is noted pedestrians either have to use a pedestrian crossing 450 metres east on Newbridge Road or possibly a new crossing at Field Close (which would increase walking distance required and still require crossing of Kelso Road).
- Noting that the predicted LOS and average delays on the southern approach of Kelso Road to Newbridge Road, the pedestrian route to the bus stop indicated on page 11 of the Traffic Response would appear to require crossing through heavy queuing traffic during the peak hours. If the proposed parking rates are predicated on access to public transport the application must demonstrate safe and convenient access can be provided.

Flooding

- Conservation Programs, Heritage and Regulation (CPHR) Group (formerly Biodiversity, Conservation and Science (BCS) Group) of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), and Council, have raised further concerns with the information provided in relation to flooding. Please review the attached responses, and provide further information to address the issues raised.

Urban Design/Landscaping

- Please note the Department has requested clarification from Council with regard to its original comments on design of the building, landscaping, and new requirements for public art. The Department will contact you once a response has been received from Council.