



29 April 2021

TfNSW Reference: SYD21/00462  
Departments Reference: SSD-17647189

Department of Planning, Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Bruce Zhang

Dear Mr Zhang

**REQUEST FOR SEARS – ACCESS LOGISTICS PARK - 884-928 - MAMRE ROAD, KEMPS CREEK**

Reference is made to the Department's correspondence dated 16 April 2021, 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**.

Mamre Road is being investigated for the long term widening. Additionally, the Southern Link Road corridor is being investigated and will likely alter the northern section of Aldington Road and the intersection of Mamre Road/Bakers Lane.

Due to the Covid-19 Pandemic, counts undertaken at the moment may not be representative. Alternative approaches to understand the impact of Covid-19 on traffic patterns should be discussed with TfNSW.

It is suggested the applicant meet with TfNSW to discuss these issues and the options available prior to undertaking a traffic impact assessment.

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@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au). I hope this has been of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Zhaleh Alamouti'.

**Zhaleh Alamouti**  
A/Senior Land Use Assessment Coordinator  
Transport for NSW

## Attachment A – Key Issues

### Transport and Accessibility

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

1. Traffic Control Signals:

The preliminary site plan proposes a signalised intersection with Mamre Road at the southwest corner of the site. These signals are not inclusive on TfNSW Mamre Road upgrade strategic plan, however it is noted that they are proposed in the Mamre Road Precinct draft Development Control Plan (DCP). It is understood that the DCP has not yet been finalised and that currently there is an active investigation by AsonGroup on behalf of the Land Owners Group into whether signals at this location are warranted to alleviate traffic from other intersections along Mamre Road.

In this regard, subject to the finding of the traffic modelling investigations, TfNSW recommends that alternative options are investigated and modelled for review. This should include but not be limited to a temporary access from Mamre Road until the ultimate local road network is delivered and the connection to ultimate local road network with no access to Mamre Road.

2. 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 inbound and outbound vehicle traffic profile by time of day and day of week (if travel patterns differ across the week);
- b. Site and traffic management plan on how to manage number of vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the surrounding road network;
- c. 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;
- d. Plans detailing how the proposed development connects to adjoining sites to facilitate their future development for their intended purposes;

- e. demonstrate compliance with the *Western Sydney Employment Area State Environmental Planning Policy*, Part 6; clause 33C; Development within the Mamre Road Precinct; specifically:
  - i. integration with the Mamre Road Precinct dedicated freight corridor (DFC), including provision for access from the DFC to the entire estate. The applicant should continue to liaise with TfNSW to ensure the DFC is incorporate;
- f. Swept path diagrams to demonstrate vehicles entering, exiting 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 (former Roads and Maritime). The traffic modelling should consider the scenarios of year 2026, 2031, 2036. These should include, but not be limited to:
  - i. Mamre Road at Bakers Lane (Aldington Road); and
  - ii. Mamre Road at Abbots Road.
- h. An assessment of potential impact on load road pavement lifespan including:
  - i. Aldington Road/ Bakers Lane/ Abbots Road; and
  - ii. Mamre Road.
- i. To ensure that the above requirements are fully addressed, an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model. This is to include the identification and consideration of approved and proposed developments/planning proposals/road upgrades in the vicinity. The assessment needs to consider the impact on Mamre Road for the duration of the works because traffic growth in this area is expected to increase more quickly than standard growth rates;
- j. details of road upgrades, infrastructure works, or new roads or access points required for the development;
- k. details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific sustainable travel plan (Green Travel Plan and specific Workplace Travel Plan) and the provision of facilities to increase the non-car mode share for travel to and from the site;
- l. 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; and

- m. measures to integrate the development with the existing/future public transport network.
  - n. 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.
3. Traffic Counts:  
TfNSW requests that any counts undertaken are not within close proximity to the school holidays/long weekend.

Counts undertaken within close proximity to these events may not indicate normal traffic conditions. Ideally vehicle counts should be undertaken during a typical day, to include Thursday (or Wednesday) and Friday for the study (not near school/public holidays). This will provide the departments with an accurate understanding of the existing traffic conditions and the actual impact of this development application to the surrounding network.

Should the date of the counts be within a week either side of the above events, it will be recommended that new counts are undertaken at more appropriate dates and are to include a breakdown of light and heavy vehicles.

### **Flooding:**

The EIS shall:

- Provide a flood impact assessment to understand the potential impacts of the development on flood evacuation is to be carried out. 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.

## **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
- Draft State Environmental Planning Policy (Western Sydney Aerotropolis)

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

- Future Transport 2056 and supporting plans
- Guide to Traffic Generating Developments (Roads and Maritime Services, 2002).
- 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).
- Draft Mamre Road Precinct Structure plan - Local Road Network Structure Plan
- Mamre Road Upgrade Strategic Design Report (2016)
- Mamre Road Upgrade Strategic Design Plans
- Southern Link Road Strategic Design Plans

## **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