

Michael Robinson
Frasers Property Industrial Construction Pty Limited
Level 2, 1C Homebush Bay Drive
RHODES NSW 2138

11 April 2022

Dear Mr Robinson

**ARDEX Warehouse and Manufacturing Facility (SSD-25725029)
Request for Additional Information – Construction Traffic**

I refer to the Department of Planning and Environment's (the Department's) request for a Response to Submissions report following the exhibition of the above proposal.

Several developments in the Mamre Road Precinct will have overlapping construction periods. As such, a key issue for the Department's assessment concerns the potential impacts from construction activities by individual projects as well as the potential cumulative impact with other developments in the Mamre Road Precinct. Further details on how these impacts will be managed is required to assist with the Department's assessment, including how construction traffic will be co-ordinated and mitigated to ensure impacts are managed to acceptable levels.

Therefore, the Department has identified additional information that will need to be addressed as part of your Response to Submissions report.

If you have any questions regarding this matter, please contact Rebecka Groth on (02) 8275 1723 or via email at rebecka.groth@dpie.nsw.gov.au.

Yours sincerely



Chris Ritchie
Director
Industry Assessments

as delegate for the Planning Secretary

Attached: Additional information required on construction traffic

Attachment 1

Construction traffic

- A key consideration in the Mamre Road Precinct is the capacity of the regional and local road network (namely Mamre Road, Aldington Road and Abbotts Road) to safely accommodate the number of concurrent developments in the precinct and to ensure the functionality of the roads and associated intersections are maintained at an acceptable standard and level of performance, including during the construction stages of these developments. Your project needs to adequately assess and demonstrate construction traffic can be accommodated to ensure safety, functionality and performance is maintained to acceptable standards. This includes daily construction traffic generation and movement times.
- Your Environmental Impact Statement does not include an assessment of cumulative construction traffic impacts on the regional and local road network.
- You are requested to provide detailed information on proposed the staging and delivery of the construction of your development for consideration prior to determination of your application. This should include the timing of necessary external road upgrades as well as construction works on your site. Clarification is sought on what temporary road upgrades may be required to accommodate construction traffic.
- Details on how construction traffic may impact on the delivery of road infrastructure in the precinct is required, particularly if these road infrastructure works are being undertaken at the same time your project will be generating construction traffic.
- You are strongly encouraged to consult and coordinate with other landowners in the Mamre Road Precinct on the management of cumulative construction traffic from development sites within the Precinct and coordination with road upgrade works. Details of precinct-wide, coordinated traffic control measures (short and longer term), timeframes for commencing and completing construction works, traffic generation, consideration of other proposed developments and the potential overlap of works is required.