

15th December 2020

William Hodgkinson
Team Leader – industry Assessments
Department of Planning Industry and Environment
4 Parramatta Square
12 Darcy Street Parramatta
NSW 2150

RE: ASPECT Industrial Estate SSD-10448 – Submission for Public Exhibition

Altis Property Partners (Altis) writes this submission on behalf of Altis Mamre Road Investments Pty Ltd and Altis Kemps Creek Pty Ltd who holds interest in Lot 61 DP259135 which is directly north of the Aspect Industrial Estate and Lots 52 and 53 DP259135 that are directly south of the Aspect Industrial Estate (SSD10448).

Altis fully supports development within the Mamre Road Precinct, applauds Mirvac for their contribution within the Landowners Group and for their commitment to providing investment and supporting employment within Western Sydney.

In assessing SSD10448, the Department of Planning Industry and Environment (DPIE) should consider the SEARS comments provided as part of the SSD assessment process and the Mamre Road Precinct Draft DCP regarding road connectivity between sites within the precinct;

The DPIE in the key issues section of the SEARS requires the application to explain *“how the proposed development connects to adjoining sites to facilitate their future development for their intended purposes”*

Penrith Council in their submission accompanying the SEARS have also commented on this point, including *“As the proposal makes use of one of two connections from Mamre Road into the precinct, provision needs to be made such that the road network can be integrated into the surrounding context”*

Further, Section 3.4.1, Control 2 of the Draft Mamre Road Precinct DCP requires any development *“provide access to adjoining properties and not limit development on adjoining properties, including demonstration of impact on the development of adjoining lot “*

SSDA-10448 aligns with the Mamre Road Precinct Road Network Map (Figure 14 of the *Mamre Road Precinct Draft Development Control Plan*) and Appendix 1 in this document, which includes for a signalised intersection, one of three key access points from Mamre road. Taking into consideration the limited access points proposed along Mamre Road to support traffic flow and design speeds of 80kph, this signalised intersection will be key to providing safe and efficient access to the Lots along Mamre Road including the Altis owned lots, particularly if direct access into these properties cannot be provided from Mamre Road.

Access Road 1 as depicted in SSDA-10448 and shown in Appendix 2 represents the key “higher order road” heading east from this intersection that will provide connectivity to over 200 hectares of land along Mamre Road and will be a key part of the Mamre Road Precinct Road Network, providing access to adjoining lots and permeability throughout the precinct.

SSDA-10448 only allows for the construction of a portion of Access Road 1 with a temporary cul-de-sac restricting access to adjoining properties and the continuation of the Precinct Road Network.

If access to Lots 52, 53 and 61 cannot be provided via the signalised intersection and connecting Road Network, access to these lots will be via Mamre Road or if this is not possible restricted entirely. This does not align with the DPIE's objective of a safe and efficient road network for the area and for the efficient roll out of development within the Precinct.

Altis lodged a Development Application over Lot 61 DP259135 with Penrith Council on the 4th September 2020 and safe access to this lot must be provided.

Given the current critical shortage of industrial land and objectives of government to generate employment within western Sydney within the short term, it is essential that safe and efficient access is provided to all lots within the Precinct immediately, from key sites that have approved access points along Mamre Road.

Altis request that Access Road 1 is extended to the eastern and southern boundary of the site (refer to Appendix 3) as part of the applicant's stage one infrastructure works to enable connectivity to adjoining sites immediately and welcome the opportunity to work with Mirvac to facilitate this.

Yours Sincerely

ALTS PROPERTY PARTNERS



Stephen O'Connor
Project Director

Appendix 1 – Mamre Road Local Road Network

Mamre Road Precinct – DRAFT Development Control Plan (November 2020)

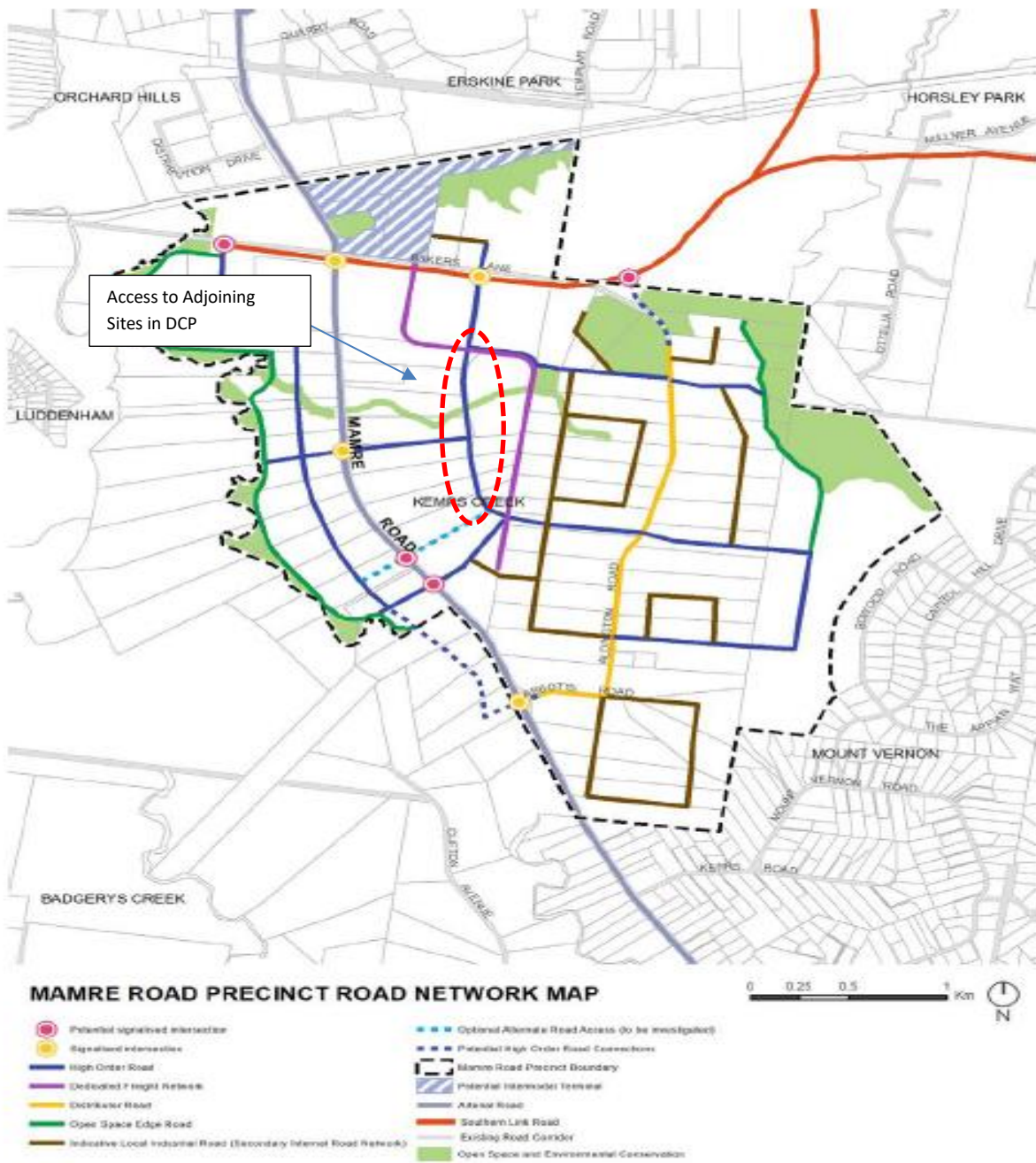
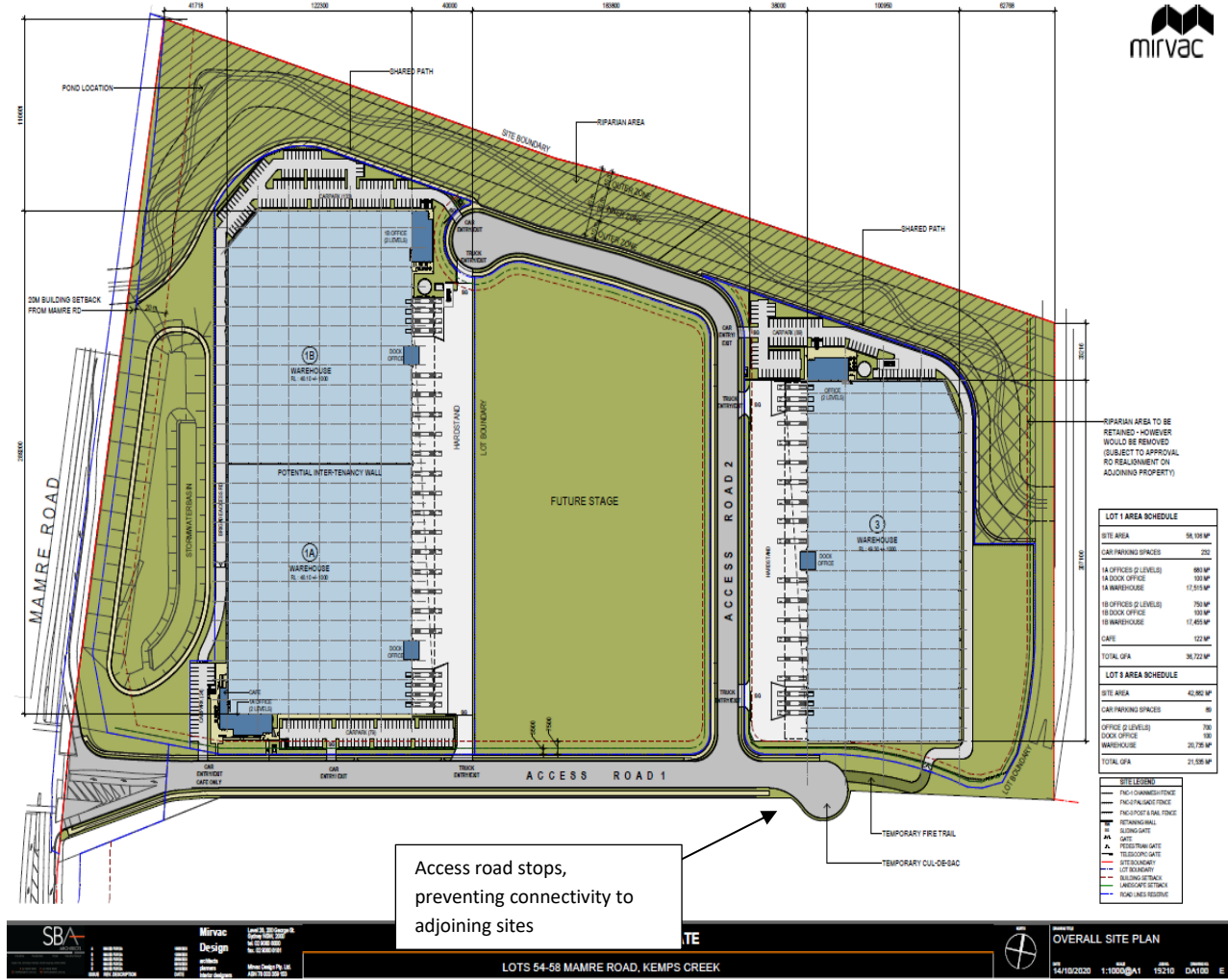


Figure 14. Precinct road network and hierarchy

Appendix 2 – Access Road 1, SSD10448



Access road stops, preventing connectivity to adjoining sites

Mirvac Design
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 LOTS 54-58 MAMRE ROAD, KEMPS CREEK

Appendix 3 – Proposed Amendments To Estate Roads

