



8 July 2019

Our Reference: SYD18/01322/02 (A28132282)
DP&E Ref: SSD 9522

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

Attention: William Hodgkinson

Dear Sir

Notice of Exhibition – Kemps Creek Warehouse, Logistics and Industrial Facilities Hub (SSD 9522)

Reference is made to the Department of Planning's correspondence dated 05 June 2019 with regard to the abovementioned development, which was referred to Roads and Maritime Services for comment.

Roads and Maritime has reviewed the Environmental Assessment and recommends the following matters be further examined/addressed prior to the determination of the development application:

1. The proposed left in / left out on Mamre Road is not supported and all access must be from the signalised intersection with Bakers Lane.
2. A connection from the local road to the south must be provided to give access to future development.
3. The proposal assumed that Southern Link Road would be extended and the intersection of Bakers Lane/Mamre Road would be closed. However, the current strategic development of Southern Link Road only extends to Mamre Road.

Roads and Maritime Services

4. The duplication of Mamre Road is not funded along the frontage of this site or at the intersection with Bakers Lane. Funding is only available for the construction of the Mamre Road upgrade to Erskine Park from the M4 only.
5. Modelling (SIDRA) files for the proposed intersection of Mamre Road and Bakers Lane should be provided. The TIA report that accompanied the development application does not provide enough detail on the performance of the intersection, including queue lengths, degree of saturation, etc.
6. The modelling in the traffic report has included the Mamre Road upgrades which may not be funded and constructed when this development has been completed. The applicant should assess the impact of this proposal based on Mamre Road not being upgraded.
7. Further modelling has been undertaken for a third lane on Mamre Road which is unlikely to be constructed by 2036.

Addressing the abovementioned comments, the proposed road/intersection works along Mamre Road shall be designed and constructed to meet Roads and Maritime requirements and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTROADS and Roads and Maritime supplements, Roads and Maritime Traffic Signal Design Manual and other Australian Codes of practice.

The certified copies of the civil and traffic signal design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of the Construction Certificate by the Principal Certifying Authority and commencement of road works.

The developer will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the WAD will need to be executed prior to Roads and Maritime assessment of the detailed civil design plans.

Roads and Maritime fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

All roads, signalised intersections and driveway cross overs are to be designed to cater for the swept path of B-doubles and semi-trailers.

Any inquiries in relation to this application can be directed to Sandra Grimes on 9563 8651 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely



Pahee Rathan
Senior Land Use Assessment Coordinator
North West Precinct