

Reference: 0714I01



18 December 2019

info@asongroup.com.au

+61 2 9083 6601

Suite 5.02, Level 5, 1 Castlereagh Street

Sydney NSW 2000

www.asongroup.com.au

Willowtree Planning
Suite 4, Level 7, 100 Walker Street
North Sydney NSW 2060

Attention: Andrew Cowan

Re: 780 Wallgrove Road, Horsley Park – Request for Further Information

Dear Andrew,

This letter provides our response to the request for additional information from Fairfield City Council (Council) made in relation to State Significant Development Application SSD-9601 (the Proposal) at 780 Wallgrove Road, Horsley Park (the Site).

It is critical to note that the development does not propose to increase operational capacity of the site, therefore would not result in an increase in staff numbers nor any changes to traffic and parking demands of the existing Site (including deliveries and servicing requirements).

The following table summarises Council's requested information and Ason Group's respective response:

Item	Comment	Ason Group Response
2.	Staff and visitors parking	
	Council notes that a large area of office space is proposed to accommodate the existing 35-onsite staff. The 18 car spaces proposed is not considered sufficient in accommodating existing office staff, production staff and maintenance staff and in this regard the proponent shall provide sufficient parking to accommodate the development.	<p>It is important to note that the Site has historically been used for this purpose, and the proposed development only seeks to upgrade existing facilities, no additional staff or traffic would be generated as a result of the development.</p> <p>With reference to Ason Group's Transport Assessment (Ason TA), it is noted that all existing car parking is provided in an unmarked car park in the northern portion of the Site; it is our understanding that the design and use of this car parking is consistent with past approvals and has historically been used for this purpose.</p> <p>A technical assessment of the unmarked car park area was undertaken to ensure that the car park provides appropriate capacity when measured against the appropriate Australian Standards. This assessment indicated that the car park can effectively provide for up to 63 car spaces based on the minimum requirements of AS28890.1, and well over 50 parking spaces even where vehicles are not parked efficiently.</p> <p>Furthermore, it is proposed to provide 18 formal spaces in addition to the existing car parking for the purpose of formal visitor parking.</p> <p>The Proposal seeks to retain staff numbers (35 staff in total) which would result in a parking demand of 35 spaces in a worst-case scenario. As such, the provision of 63 spaces will easily account for the anticipated parking demand.</p> <p>As such, the provision of 63 spaces at the existing car park will continue to provide more than enough capacity to accommodate peak parking demand further to the Proposal.</p>

5.	Traffic Engineers comments	
	Council's Traffic Engineers have reviewed the State Significant Development application and require the applicant to provide clarification for further consideration regarding the following:	N/A
	1. What is the largest vehicle anticipated to service the site? The Transport Assessment Report states that the proposed internal fire road is designed to service 26m B-Double vehicle however, clarification is required for the largest site-servicing vehicle.	<p>The largest vehicle that currently services the Site is a 26m B-Double vehicle, this will remain consistent following implementation of the Proposal. The areas currently serviced on the Site by B-double vehicles are not proposed to be modified as part of this development.</p> <p>It is noted that the Site can be (and will continue to be serviced by 26m B-doubles). However, the additional area that will be added to the production building will be predominantly serviced by 12.5m HRVs for loading purposes.</p>
	2. The proposed loading docks at Plant 2 site shall be designed to accommodate the type of delivery vehicles and potential uses of the development. Information regarding the number of loading docks and the size of loading docks within the site shall be provided to Council for assessment.	<p>Loading / unloading would predominantly be undertaken in external loading areas, which as illustrated by the swept path analysis provided in the Ason TA, can accommodate 12.5m HRVs.</p> <p>The existing loading dock within the existing Kiln Building was designed and built to accommodate a 12.5m HRV. This area, and the building itself (which is only being refurbished) has historically been serviced by these types of vehicles, with no concerns raised with the internal operation of the Site.</p>
	3. Clarification is required regarding whether there will be changes to the existing servicing arrangement for the site i.e. the type and number of service vehicles using the site during the operational phase of the development.	There will be no changes to the existing servicing arrangement for the Site.

I trust the above satisfies the RFI pertaining to 780 Wallgrove Road, Horsley Park and addresses the queries raised by Council. Should you have any queries, please contact the undersigned.

Yours sincerely,



Senior Transport Planner – Ason Group

Email: rebecca.bmadden@asongroup.com.au