



Reference: 12.415L01v01

12th December 2012

Hansen Yuncken
Level 6, 15 Bourke Road
Mascot NSW 2020

Attention: Mr Chris Lykoudis

Re: Precinct C Access Road to Lots 13, 14 & 15

Dear Chris,

We refer to the subject application and recent correspondence concerning the construction of the access road that will provide access to Lots 13, 14 and 15 located in Precinct C within the Greystanes Industrial Estate. In this regard, we have reviewed all relevant plans (provided in **Attachment 1**) and other documentation provided to us and we now advise as follows:

➤ Intersection of Reconciliation Drive & Proposed Access Road

The swept path analysis undertaken demonstrates satisfactory operation by the largest design vehicle being a B-Double vehicle. This analysis is provided in **Attachment 2** and demonstrates the spatial requirements for both a B-Double vehicle and a 19m Articulated Vehicle. It is evident from the analysis that the proposed layout is sufficient.

➤ Lots 13 – Roche Development

The access and internal design for the proposed Roche development has been undertaken separately by TRAFFIX and submitted to the DOPI. Nevertheless, swept path analysis provided in Attachment 2 demonstrates that B-Double vehicles and 19m Articulated Vehicles can access the loading area from the proposed access road and associated turning head. In addition, access to the car park of the Roche Lot 13 development is designed in accordance with AS 2890.1 (2004).

➤ Lots 14 & 15

The detailed design for Lots 14 & 15 will be undertaken at a future stage. Notwithstanding this, it is evident from the analysis undertaken that the proposed access road will allow truck access to the proposed loading areas. In addition, swept path analysis demonstrates that two-way flow is available to both car parks. Again reference should be made to the swept path analysis provided in Attachment 2.

traffix
traffic & transport planners

suite 3.08
level 3 46a macleay street
potts point nsw 2011
po box 1061
potts point nsw 1335
t: +61 2 8324 8700
f: +61 2 9380 4481
w: www.traffix.com.au
director graham pindar
acn: 065132961
abn: 66065132961



Conclusions

The proposed access road providing access to Lots 13, 14, and 15 has been assessed and demonstrates that the layout is sufficient to accommodate truck access (B-Double & 19m Articulated Vehicle) in accordance with AS 2890.2 and 'Austroads' Guidelines. In summary, the proposed access road is considered satisfactory and will ensure safe and efficient manoeuvring of vehicles throughout the car parks and loading areas.

Please contact the undersigned should you have any queries or require any further information regarding the above.

Yours faithfully,

traffix



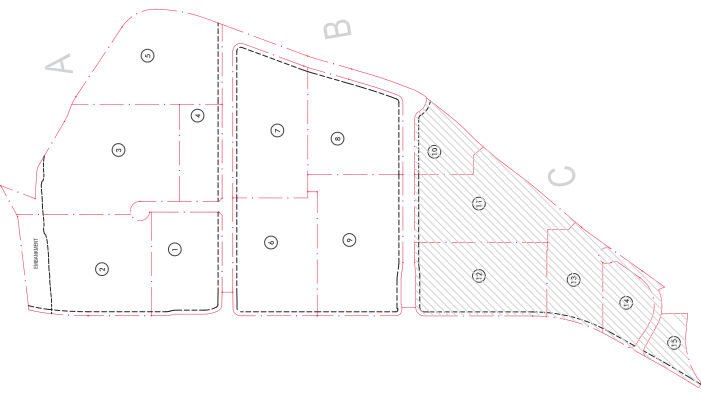
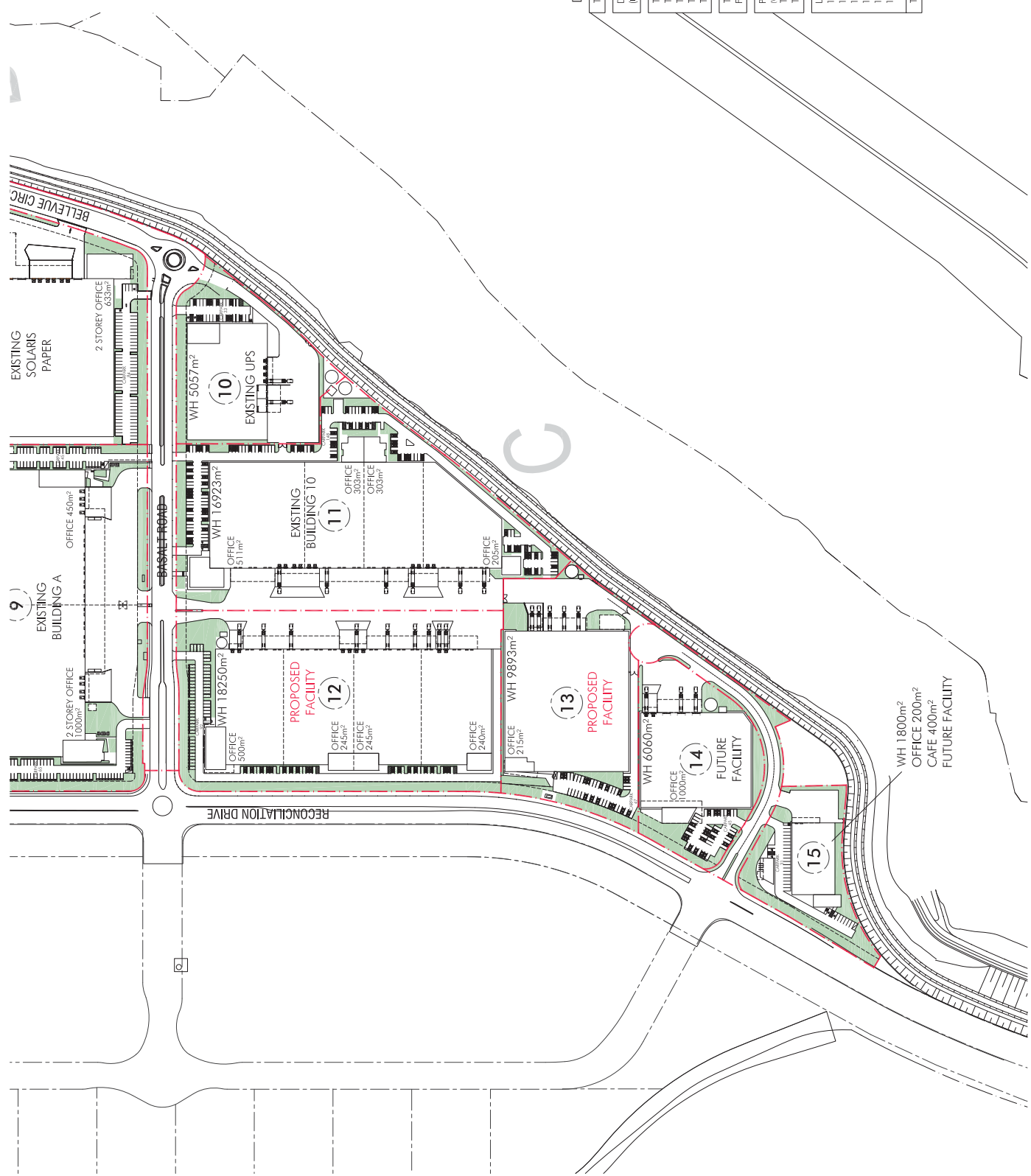
Andrew Johnson
Associate Engineer

Attachment 1: Reduced Plan

Attachment 2: Swept Path Analysis



Attachment 1



02 SUBDIVISION PLAN
SCALE 1:500 @ A1

DEVELOPMENT DATA

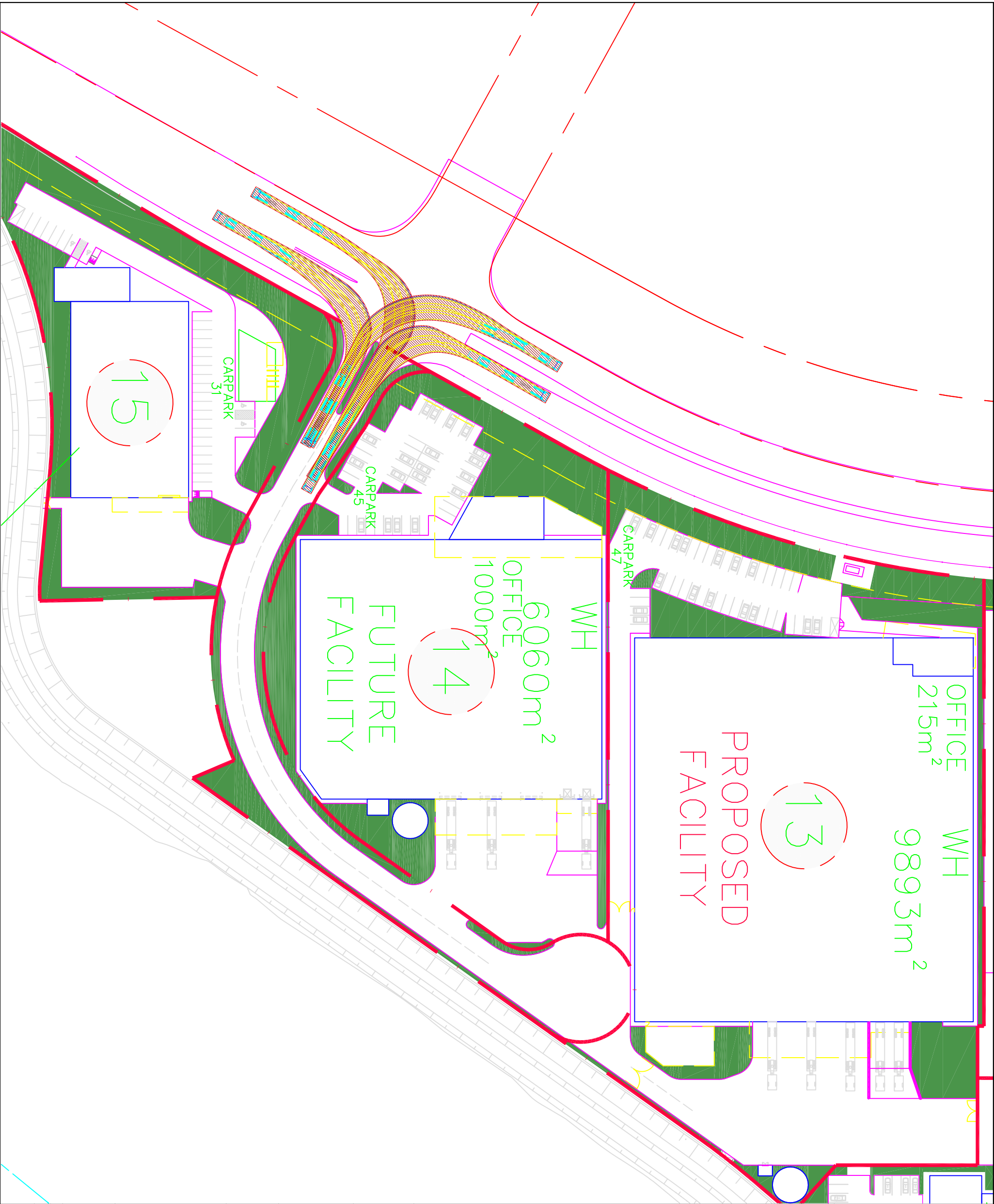
TOTAL SITE AREA	122433m ²
DEVELOPABLE SITE (INC. LANDSCAPE AREA)	122433m ²
TOTAL BUILDING AREA	63453m ²
TOTAL ANNING AREA	4621m ²
TOTAL HEAVY DUTY AREA	22135m ²
TOTAL LIGHT DUTY AREA	14613m ²
TOTAL LANDSCAPING AREA	17471m ² (14.3%)
TOTAL SITE COVER (INC. ANNING)	55.5%
FSR	51.8%
PARKING CONTROLS (INC. OFFICE 1/400m ² RETAIL 1/200m ²)	313
TOTAL PARKING REQUIRED	396
TOTAL PARKING PROVIDED	396
LOT	REQUIRED PROVIDED
10	27 33
11	89 148
12	92 92
13	39 47
14	45 45
15	21 31
TOTAL	313 396

PRECINCT C	BIG AREA	SITE AREA
LOT 10 OFFICE WAREHOUSE	380m ²	5057m ²
LOT 11 OFFICE WAREHOUSE	1300m ²	16881m ²
LOT 12 OFFICE WAREHOUSE	1230m ²	18250m ²
LOT 13 OFFICE WAREHOUSE	215m ²	9893m ²
LOT 14 OFFICE WAREHOUSE	1000m ²	6060m ²
LOT 15 OFFICE WAREHOUSE	600m ²	1800m ²
TOTAL	4725m ²	57941m ²

GREYSTANES ESTATE
SOUTHERN EMPLOYMENT LANDS, GREYSTANES NSW



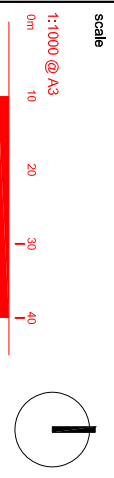
Attachment 2



notes
This drawing is prepared for information purposes only. It is not to be used for construction.

no.	revision note	by.	date
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client
Hansen Yuncken



project
Precinct C - Greystanes Estate
Access Road to future facilities 14 & 15 and
proposed facility 13
Swept Path Analysis

drawing prepared by
TRAFFIX
traffic and transport planners
suite 3/08 46smokeley street
potts point NSW 2011
PO Box 1061 potts point nsw 1035
t: +61 2 9324 9700
f: +61 2 9390 4481
e: hno@trafix.com.au

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traffic & transport planners



drawing title
Swept Path - B-Double Access:
Reconciliation Drive & Proposed Access Road

drawn:	JM	checked:	GP	date:	12-12-12
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project no.	12.415	-	TX.01	-
rev				



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no.	revision	note	by.	date
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client
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scale
1:1000 @ A3
0m 10 20 30 40

project
Precinct C - Greystanes Estate
Access Road to future facilities 14 & 15 and
proposed facility 13
Swept Path Analysis

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suite 3/08 46smokeley street
potts point NSW 2011
PO Box 1061 potts point nsw 1035
t: +61 2 8324 8700
f: +61 2 8380 4481
e: hno@traffix.com.au

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drawing title
Swept Path - 19m AV Access:
Lots 13, 14, 15 & turning head

drawn:	JM	checked:	GP	date:	12-12-12
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12.415	-	TX.02	-
project no.	drawing phase.	drawing no.	rev



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no.	revision note	by.	date
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scale
1:1000 @ A3
0m 10 20 30 40

project
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Access Road to future facilities 14 & 15 and
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Swept Path Analysis

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t: +61 2 9324 9700
f: +61 2 9390 4481
e: hno@trafix.com.au

traffic & transport planners

drawing title
Swept Path - Car Park Access

drawn: JM	checked: GP	date: 12-12-12
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12.415	-	TX.03	-
project no.	drawing phase.	drawing no.	rev