

In reply please quote: 20/05386

Contact: Kerren Ven on (02) 9725 0878

07 October 2021

Industry Assessments
NSW Department of Planning, Industry and Environment
GPO Box 39,
SYDNEY NSW 2000

Dear Ms Groth,

SSD-10436 (MOD 2) – REQUEST FOR ADVICE FOR PROPOSED AMENDMENT TO LOT 202 TO 6 JOHNSTON CRES, HORSLEY PARK (ESR HORSLEY LOGISTICS PARK)

Fairfield City Council is in receipt of the Department's request for advice dated 14 September 2021 on the Modification Report prepared by Urbis dated 30 August 2021 and supporting technical studies for SSD 10436 (Mod 2).

The applicant is now seeking to amend the development on the approved warehouse 204 (now known as Lot 202) as follows:

- Reconfiguration of the available tenancies from four to three;
- Deletion of 9 car parking spaces to accommodate a substation and fire truck parking;
- Increase in Warehouse A GFA by 4,272m² to 9,000m² and no change in ancillary office GFA;
- Reduction in Warehouse B GFA by 784m² to 2,670m² and no change in ancillary office GFA;
- Reduction in Warehouse C GFA by 454m² to 2,943m² and increase in ancillary office GFA by 213m² to 613m², and deletion of recessed docks;
- updated signage plan
- amendment to *Condition A22 Contributions to Council* to be delivered in stages prior to the issuing of a CC; and
- Renumbering of the lots to reflect the approved plan of subdivision.

Council officers have reviewed the Modification Application and request additional information to assess the implications of the modification for site servicing capability. Specific comments provided by Council's Traffic Branch are as follows:

Site servicing vehicles

- A breakdown of the makeup of heavy vehicles (from 8.8m medium rigid vehicles to 26m B-Double vehicles) that are expected to use the site on hourly basis throughout the day and what types of vehicles will be parked in the recessed docks shall be submitted to Council for assessment. Any potential conflicts between vehicles entering, manoeuvring within and exiting the site (internal manoeuvring issue) shall be addressed.

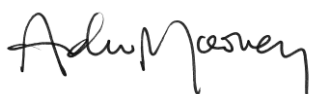
- Transport for NSW's restricted access vehicle map shows only a section of Johnston Crescent (approximately 550m south of the bend in Johnston Crescent) is approved for use by 26m B-Double vehicles of up to 62.5 tonnes. Any vehicles that exceed the approved dimension and mass limits using the other sections of Johnston Crescent where it is not approved for 25m/26m B-Double vehicle access requires the applicant to obtain permits from the National Heavy Vehicle Regulator.

Swept path diagrams

- The applicant's swept path diagram (AG04) for "Lot 202 Warehouse A" indicates that no designated loading bays are proposed within site to accommodate 26m B-Double vehicles. In addition, vehicles carrying out loading and unloading activities at the recessed loading docks would impact 26m B-Double vehicles to turn around within the site as these B-Double vehicles require a large turning area. The swept path analysis shall include a scenario when 26m B-Double vehicles are manoeuvring within the site there will be loading and unloading activities at/near the recessed loading docks at the same time. Otherwise, additional information shall be provided to Council to address this concern;
- Turning path diagram (AG07) indicates that a 12.5m long heavy rigid vehicle entering "Lot 202 warehouse A" from Lot 201 requires to use the entire northernmost driveway in order to exit the site. As the northernmost driveway of the site is designed as a combined entry/exit driveway, potential conflicts between vehicles entering and exiting the site at the same time shall be addressed.
- Turning path diagram (AG07) indicates that a 12.5m long heavy rigid vehicle entering "Lot 202 Warehouse A" from Lot 201 requires to manoeuvre through the car parks to exit the site. Any potential conflicts between the heavy rigid vehicle and passenger vehicle shall be addressed particularly at intersection area/bend where it can only accommodate one HRV at a time. Additional information shall be submitted to Council to address this concern.

It is recommended that the above matters be considered by DPIE for Council to review the proposal further. Please contact Kerren Ven on (02) 9725 0878 if you require any further clarification regarding the above.

Yours faithfully



Andrew Mooney
EXECUTIVE STRATEGIC PLANNER