

TRAFFIC AND PARKING ASSESSMENT
FOR
SECTION 4.55 MODIFICATION
BLUESTONE INDUSTRIAL ESTATE
LOT 37 PROSPECT HIGHWAY
GREYSTANES

Ref. 18125r

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Prepared By

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ILLUSTRATIONS

Figure 1 Vehicle Swept Path at Site Entrance

Figure 2 Vehicle Swept Path at Site Entrance

1.0 INTRODUCTION

Modification 6 to SSD6801 for QuarryWest Estate was approved in June 2018 for Lot F which is located at Lot 37 Prospect Highway, Greystanes. The approved development is known as Bluestone Industrial Estate.

The applicant, Hannas Property is now proposing changes to the approved development via a Section 4.55 Modification.

This report has been prepared to document the traffic and parking impacts of the proposed modification.

2.0 CURRENT APPROVAL FOR BLUESTONE INDUSTRIAL ESTATE

The current approval is for 56 small warehouses housed in 5 buildings (A, B, C, D & E) across the site with a total floor space of 12,327m² consisting of 10,647m² of warehouse space and 1,680m² of office space.

Parking was proposed and approved at 113 car spaces (including 9 accessible parking spaces) and 16 bicycle spaces.

The approved vehicle access to the site is from the end of the cul-de-sac in Picrite Close, Greystanes.

3.0 PROPOSED MODIFICATION

The proposal is for a smaller development with a total of 46 small warehouses in 5 buildings (A, B, C, D & E) with a total floor area consisting of 10,394m² consisting of 9,112m² of warehouse space, 1,221m² of office space and 61m² of miscellaneous space.

Car parking is proposed for 112 cars including 9 accessible parking spaces.

Bicycle parking is proposed for 16 bicycles. Table 3.1 shows the details of the proposal.

TABLE 3.1**PROPOSAL**

Building	Warehouse Floor Space GFA m²	Office Floor Space GFA m²	Misc Floor Space GFA m²	No. Units	Required Car Spaces	Proposed Car Spaces
Building A	1,100m ²	-	2m ²	12	4	36
Building B	1,404m ²	166m ²	23m ²	1	10	10
Building C	546m ²	80m ²	31m ²	1	5	5
Building D	2,379m ²	345m ²	3m ²	11	17	24
Building E	3,683m ²	630m ²	2m ²	21	29	37
TOTAL	9,112m²	1221m²	61m²	46	65	112
Total Floor Area	10,394m²					
Required Bicycle Parking	8					
Proposed Bicycle Parking	16					

The proposed changes to the approved development are to Buildings A, B & C and are shown on the architect's plans for the Section 4.55 Modification prepared by Nettleton Tribe.

4.0 ASSESSMENT OF TRAFFIC IMPACTS OF PROPOSAL

Based on RMS Guidelines the approved Bluestone Estate development would have generated 62 vehicle trips in the AM and PM peak hour (based on 0.5 trips / 100m² GFA per hour).

The proposed development with a total floor area of 10,394m² will generate 52 vehicle trips per hour (vph) which is 10vph less than the approved development.

The traffic and parking assessment for the approved development (Transport and Urban Planning Pty Ltd Ref 17246rMod6 dated 9 February 2018) found that the traffic impacts of the approved development on the adjacent road network would be satisfactory with minimal changes to service levels and vehicle delay.

As the proposal will generate less traffic than the approved development, it is concluded that traffic impacts of the proposal will be satisfactory.

5.0 ASSESSMENT OF PARKING PROVISION

5.1 Car Parking

The required parking rates for the proposed warehouse, and office uses for the proposal are based on Condition C5 of the QuarryWest Project Approval and the SEPP (State Significant Precincts) 2005, which are as follows:

- Warehouse - one (1) space per 300m² GFA
- Commercial/office - one (1) space per 40m² GFA

Table 5.1 shows the car parking calculation for the proposal based on the car parking requirements above.

Reference to Table 5.1 shows that a total of 65 car parking spaces are required and the proposal will provide a total of 112 car parking spaces, which will exceed the requirements. Nine (9) accessible parking spaces will be provided in the total.

TABLE 5.1

**CAR PARKING ASSESSMENT BASED ON PROJECT APPROVAL
SEPP (STATE SIGNIFICANT PRECINCTS) 2005**

Building	No. of Units	Floor Area (m ²) GFA*		Total* Required spaces	Parking Provision
		Warehouse	Office		
A	12	1,100m ² 3.67 spaces	-	4 spaces	36 spaces
B	1	1,404m ² 4.68 spaces	166m ² 4.15 spaces	10 spaces	10 spaces
C	1	546m ² 1.82 spaces	80m ² 2 spaces	5 spaces	5 spaces
D	11	2,379m ² 7.93 spaces	345m ² 8.63 spaces	17 spaces	24 spaces
E	21	3,683m ² 12.28 spaces	630m ² 15.75 spaces	29 spaces	37 spaces

**Miscellaneous Floor Area of 61m² excluded from calculation*

The car parking areas are and will be designed to comply with the requirements of AS2890.1 and AS2890.6 with regard to space size, aisle width and grades.

5.2 Bicycle Parking

Bicycle parking provision requirements for the proposal are;

- 2 spaces; plus
- 5% of car park spaces if development exceeds 4,200m² floor area.

Based on this, a total of 8 bicycle parking spaces are required for the proposed development. Sixteen (16) bicycle parking spaces are included in the modification proposal and this exceeds the above requirements.

6.0 VEHICLE ACCESS AND MANOEUVRING

Vehicle access will be via a combined entry/exit driveway from the cul-de-sac at the southern end of Picrite Close. Sight distance at the driveway entrance is good.

The driveway will be designed to AS2890.2 requirements, to accommodate a Medium Rigid Vehicle (MRV) 8.8 metres long, which will be the largest vehicle that is expected to access the development. The majority of vehicles generated by the development will be cars, utes, vans etc (i.e. Austroad Class 1 vehicles).

Figures 1 and 2 shows a MRV and a B99 car entering and exiting the development.

Service vehicles are expected to be utes/vans up to B99 car size, as well as a portion of Small Rigid Vehicles (SRVs) which are 6.4 metres long up to MRVs which are 8.8 metres long.

The smaller warehouse units are expected to be serviced/used by utes/vans (i.e. B99 cars) and SRV's.

Service vehicles for the larger units will include utes/vans (i.e. B99 cars), SRV's and MRV's.

The internal roads within the development are/will be designed to comply with AS2890.1 and 2 with respect to width, grades etc and on site manoeuvring will be satisfactory.

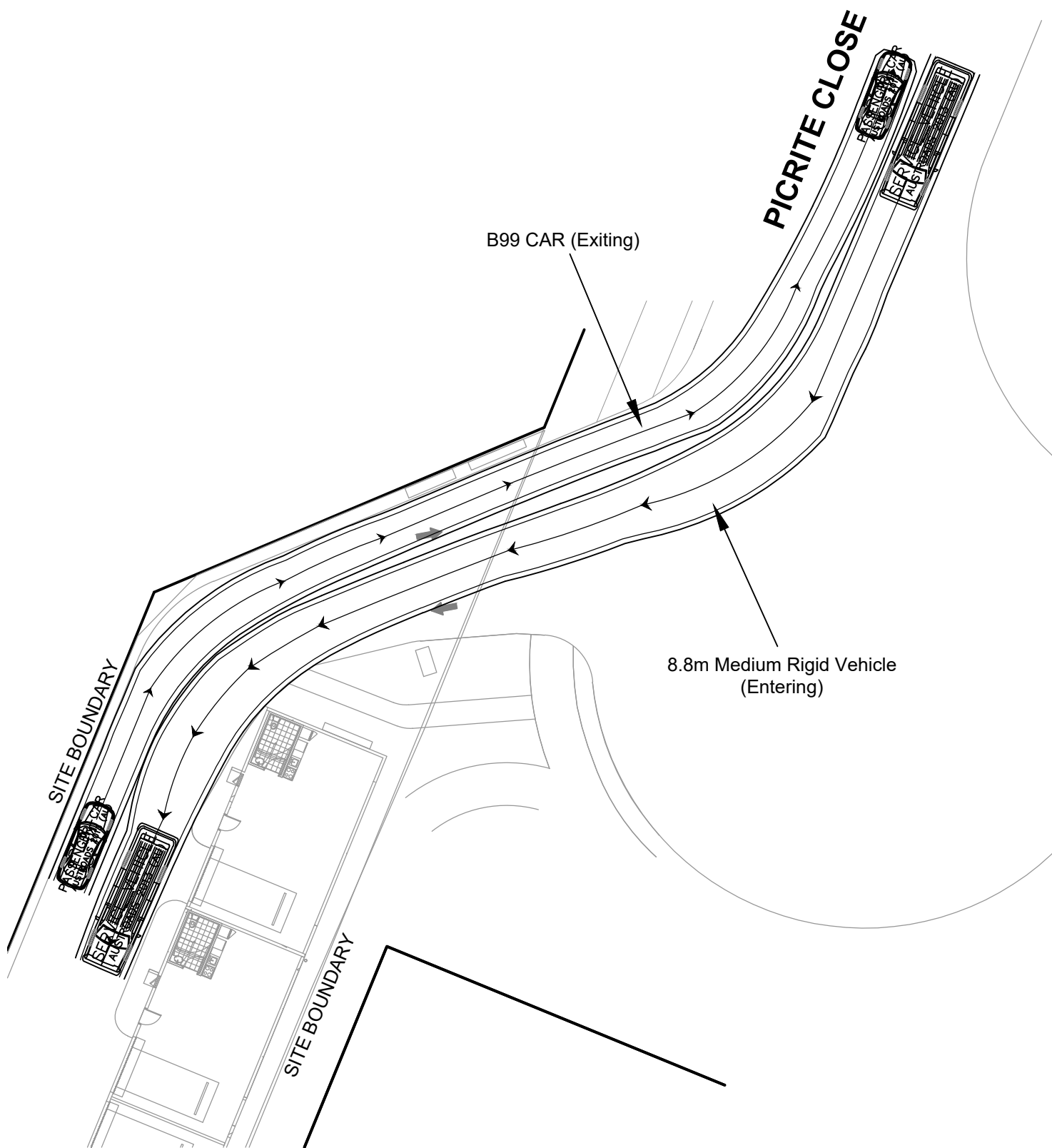
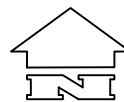
7.0 CONCLUSIONS

The proposed changes to the approved development will have similar but slightly smaller traffic impacts on the road network when compared to the approved development. The traffic impacts are considered to be satisfactory.

The proposal will have sufficient car parking and bicycle parking that will exceed the requirements of Condition C5 of the QuarryWest Project approval.

Car parking in the development is / will be designed to comply with AS2890.1 and AS2890.6 requirements.

Vehicle access and the internal roads will be designed to comply with AS2890.1 and 2.



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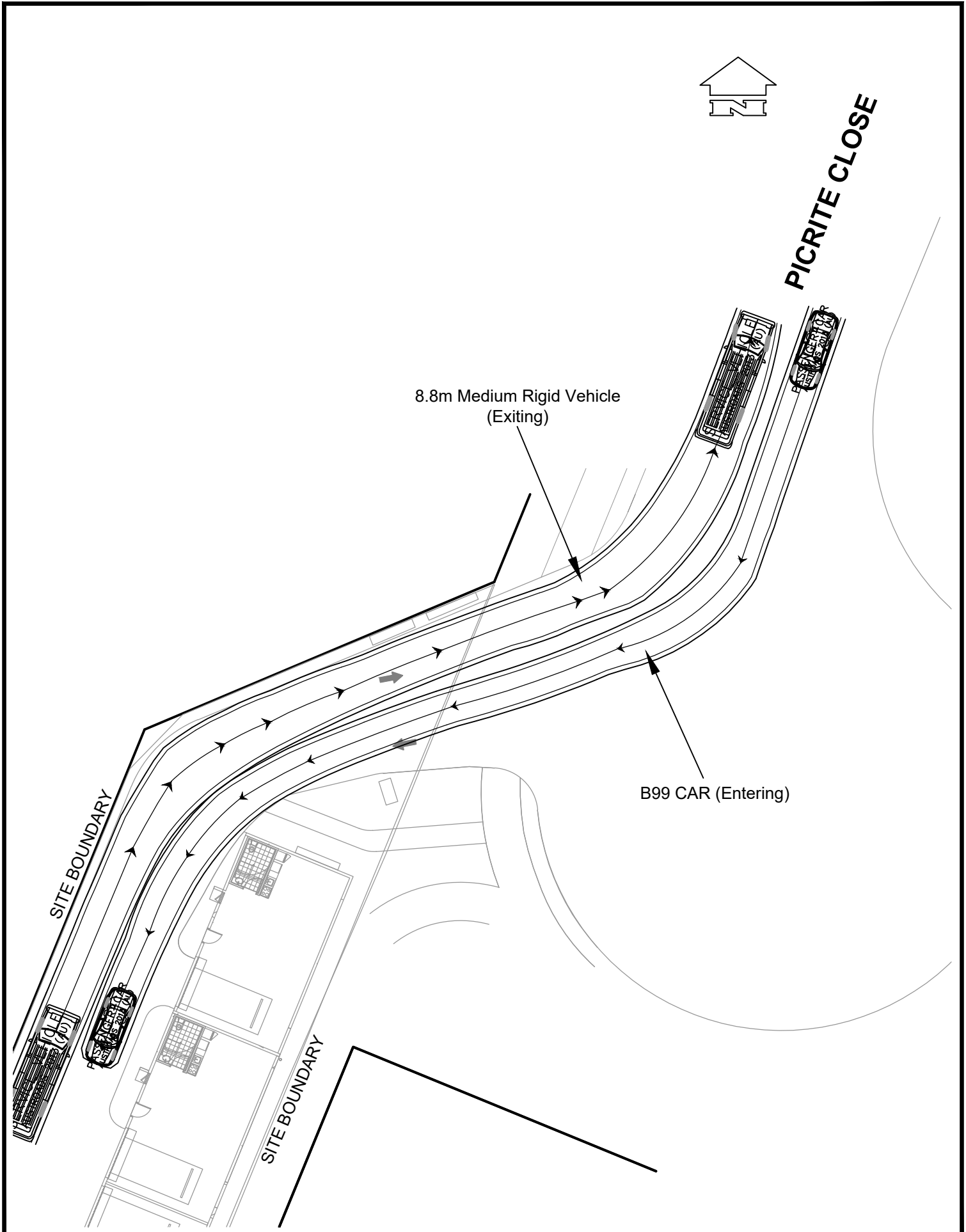
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FIGURE 1

LOT 37 PROSPECT HIGHWAY, GREYSTANES

TURNPATHS - SITE ENTRANCE

8.8m MRV (Entering) and B99 CAR (Exiting)



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FIGURE 2
 LOT 37 PROSPECT HIGHWAY, GRAYSTANES
TURNPATHS - SITE ENTRANCE
B99 CAR (Entering) and 8.8m MRV (Exiting)