

Contact: Patrick Warren on 9725 0215

Your Ref: 17161650

27 May 2022

David Koppers
Locked Bag 5022
Parramatta NSW 2124

Dear David

**HORSLEY DRIVE BUSINESS PARK – STATE SIGNIFICANT DEVELOPMENT APPLICATION
17161650**

This letter forms a response to the RTS for SSD 17161650.

The documentation submitted for the RTS has been reviewed by Council officers

SUBMISSION

1. Traffic Engineering Comments

- **Warehouse 3 Turning Movements** – The SSDA shall be conditioned so that vehicles exiting warehouse 3 shall be limited to left out only as a right turn movement exiting the warehouse. Should vehicles wish to return to the Estate Road or the sites the roundabout at Cowapasture Road provides them with the opportunity to do so.

In addition, the applicant shall review the driveway width of warehouse 3 to accommodate 26m B-Double vehicle left turn movements. Based on the applicant's swept path diagram, vehicles turning left out of this driveway would encroach onto the footpath area of the Estate Road. The applicant shall provide Council with a driveway splay design that demonstrates B-doubles can make a left turn movement without impacting the footpath

- **Appendix A - Operational Traffic Flows** show information on traffic movements into and out of warehouse 2 and warehouse 3. The location of the "Site" for the development should be clarified and it should be shown on the architectural plans. Please find below the table extracted from the report.

Time Period	Site			Warehouse 2				Warehouse 3			
	Vehicle Movements			Hourly Total	Vehicle Movements			Hourly Total	Vehicle Movements		
	LV	CV	Total		LV	CV	Total		LV	CV	Total
0.00	1	0	1	1	1	0	1	1	0	0	0

- **Vehicle Numbers** – The DPE must confirm whether a limit of the number of vehicles servicing each warehouse is intended to be incorporated as a condition of consent. As it is clear that excessive heavy vehicles (commercial vehicles) accessing the site at the same time will create internal maneuvering issues potentially impacting the safety of internal and external road users.
- **The swept path diagram (AG02)** – Swept path diagram (AG02) indicates that 26m B-Double vehicles turning out of warehouse 2 onto the Estate Road would encroach onto the parking lane of the Estate Road. As parking is permitted on the Estate Road, the applicant shall demonstrate that heavy vehicles exiting warehouse 2 are not impacted by vehicles parking on the Estate Road. Otherwise heavy vehicles impacting the parking lane of the Estate Road shall service the site during off-peak hours only.

2. Development Engineering Comments

- The Proposed driveway exit at warehouse 3 conflicts with an existing kerb inlet pit. A Section 138 Approval from Council will be required for any changes to the kerb inlet pit. This can be conditioned.

Recommendation

Should the above information be provided to the satisfaction of Council, the in principal objection raised in Council's previous correspondence dated February 2022 shall be lifted.



Patrick Warren
Senior Strategic Land Use Planner