

17 November 2020

info@asongroup.com.au

+61 2 9083 6601

Suite 5.02, Level 5, 1 Castlereagh Street

Sydney NSW 2000

www.asongroup.com.au

FDC Construction & Fitout

22-24 Junction Street

Forest Lodge NSW 2037

Attention: Lucas Valensise

Proposed Modification to a State Significant Development – Transport Statement

Dear Lucas,

Ason Group has been commissioned by FDC Construction & Fitout (FDC) to prepare a Transport Statement (TS) in support of a Modification Application (the Proposal) to a State Significant Development (SSD). The SSD (ref number SSD 10404) pertains to a Customer Fulfillment Centre (CFC) at 130, 132-142, 144-154 and 156 Cowpasture Road (the Site), located within the Horsley Drive Business Park (HDBP).

This TS provides an assessment of the access, traffic and parking implications of the Proposal, which provides for:

- Kerb islands on new frontage road
- Additional fuel bay tank
- Service ramp from truck driveway to upper level carpark/front of plant room
- Sprinkler tanks and VMU to shift east

Background

The Site lies within the City of Fairfield Council (Council) Local Government Area (LGA), and as such key reference documents for the assessment include:

- Fairfield City Wide Development Control Plan 2013 (DCP 2013); and
- Fairfield Local Environmental Plan 2012 (LEP 2013).

This TS also references general access, traffic and parking guidelines, including:

- Australian Standard 2890.1:2004 Parking Facilities – Off-Street Car Parking (AS2890.1:2004);
- Australian Standard 2890.2:2018 Parking Facilities – Off-Street Commercial Vehicle Facilities (AS2890.2:2018);
- Australian Standard 2890.6:2009 Parking Facilities – Off-Street Parking for People with Disabilities (AS2890.6:2009);

- RMS Guide to Traffic Generating Development; October 2002 (RMS Guide); and
- RMS Technical Direction, Guide to Traffic Generating Developments – Updated Traffic Surveys; August 2013 (RMS Guide Update).

This TS also references existing traffic reports and studies, including:

- Ason Group Transport Assessment Customer Fulfilment Centre HDBP Stage 2, Issue (AG ref: 1223r03v3)
- Ason Group Construction Certificate Design Statement (AG ref: 1463r01v1)

The Existing Approval

The existing SSD 10404 currently grants approval for development of the southern portion of the HDBP Stage 2 (Lot 1) for the following:

- Specialist warehouse facility used for the distribution of goods with:
 - 24 hour/day, seven day/week operation
 - 44,713 m² of warehouse and office Gross Floor Area (GFA)
 - Construction of hardstand, loading areas and 539 parking spaces

The Proposal

The Proposal seeks approval for a modification to SSD 10404 which comprises the following key works:

- Kerb islands on new frontage road, as per Ason Group Construction Certificate Design Statement (ref: 1463r01v1)
- Additional fuel bay tank – total provision of two tanks instead of one as shown in the approved SSD stamped plans
- Service ramp from truck driveway to upper level carpark/front of plant room
- Sprinkler tanks and VMU to shift east

Figure 1 presents a copy of the approved SSD stamped plans at a reduced scale showing the general layout of the buildings and the associated traffic circulation, loading and car parking areas.

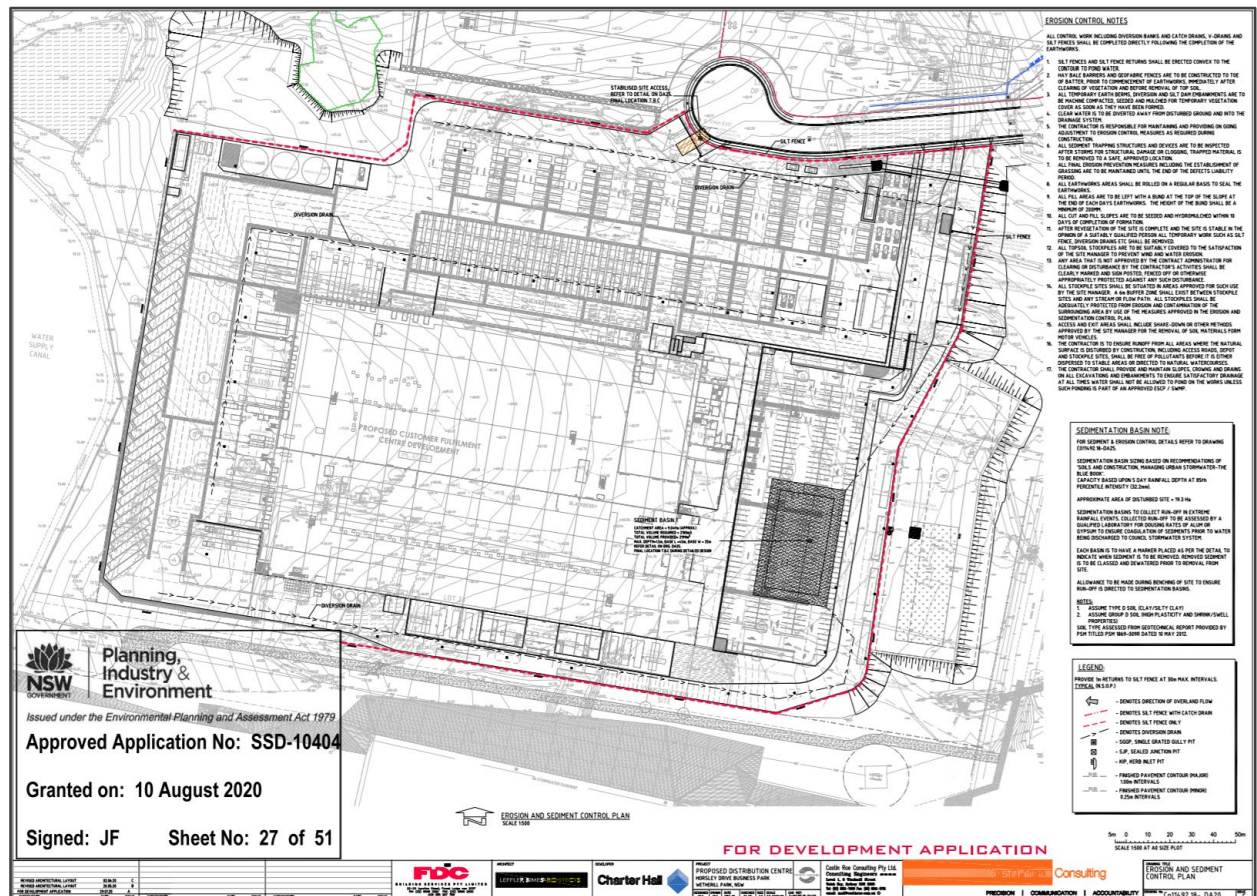


Figure 1: Approved SSD Stamped Plan

Figure 2 presents a copy of the Site plan further to the modifications of the Proposal.

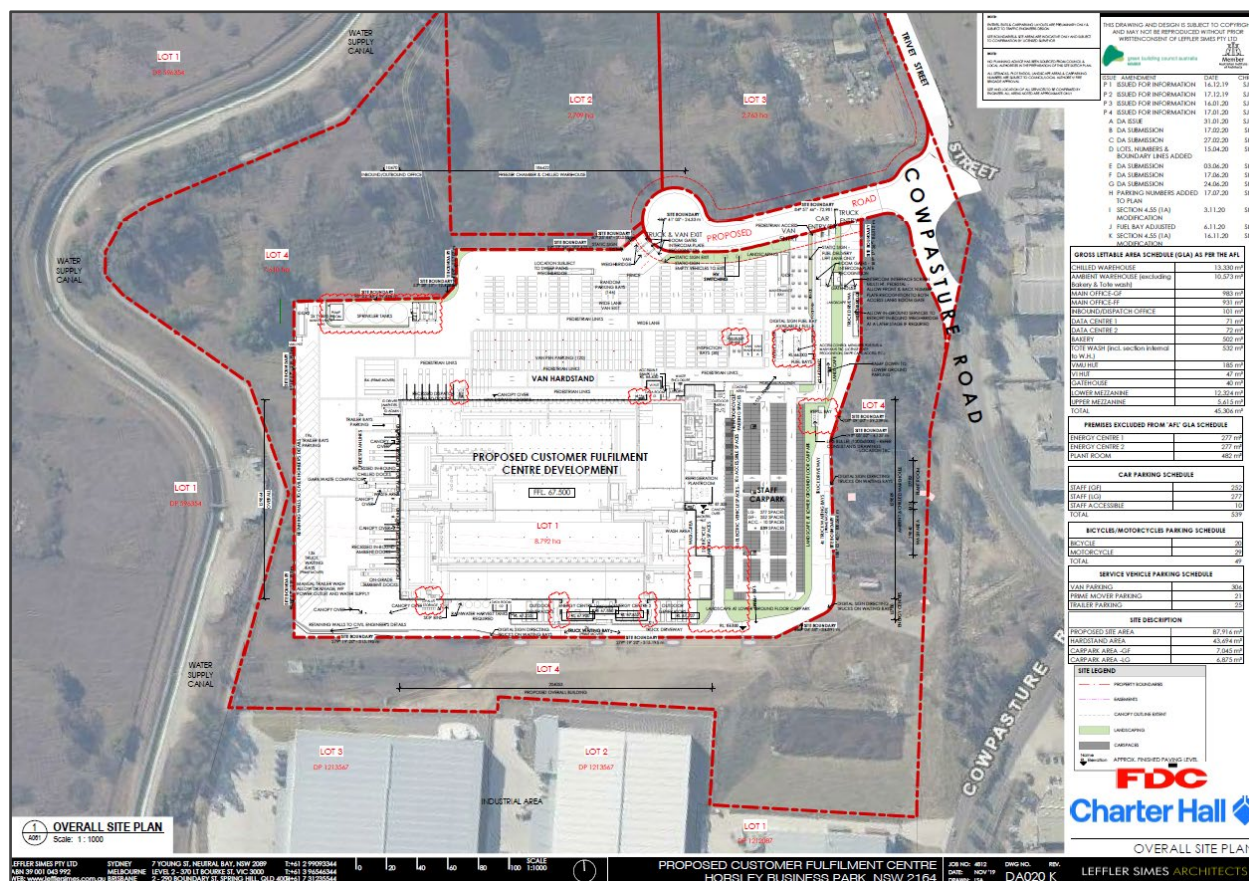


Figure 2: Proposed Site Plan

Car Parking Assessment

As previously discussed, the Proposal provides for minor design amendments but does not provide for any increase in GFA or operation.

As such, it is expected that parking demands of the Proposal will be consistent with the Ason Group Transport Assessment (AG ref: 1223r03v3) which was approved as part of the SSD submission.

The Proposal is therefore supportable on car parking grounds.

Traffic Generation

As previously discussed, the Proposal provides for minor design amendments though does not provide for any increase in staff numbers, production or general vehicle movements.

As such, the future traffic generation of the Proposal will be consistent with the Ason Group Transport Assessment (AG ref: 1223r03v3) which was approved as part of the SSD submission.

The Proposal is therefore supportable on traffic grounds.

Design Commentary

A comprehensive technical assessment of the revised Site plans indicates that the internal car parking layout, aisle roadways and loading areas are designed in accordance with the following relevant Australian Standards:

- AS2890.1:2004 for car parking areas;
- AS2890.2:2018 for loading areas; and
- AS2890.6:2009 for accessible (disabled) parking.

The car parking areas will remain unchanged. As such, the following features of the car parking areas will be retained as part of the Proposal:

- All staff and employee parking are to be provided in accordance with AS2890.1 for a Class 1A user, which requires a minimum space length of 5.4m, a minimum width of 2.4m and a minimum aisle width of 5.8m.
- All disabled and adaptable parking spaces are to be provided in accordance with AS2890.6, which requires a space with a clear width of 2.4m and located adjacent to a minimum shared area of 2.4m.
- All spaces located adjacent to obstructions greater than 150mm in height are to be provided with an additional width of 300mm. This includes any landscaping that exceeds 150mm.
- All carparking areas have been separated away from heavy vehicle access.

Based on the technical analysis, the following features of the Proposal are considered noteworthy:

- The service ramp from the truck driveway to the upper level car park can accommodate the largest anticipated vehicle, a 6.4m Medium Rigid Vehicle (MRV);
- The second fuel bay can accommodate a 26m B-Double
- All loading docks will remain accessible to AVs.

The results of this analysis, which are presented on plans attached as **Attachment 1**, indicate that all necessary vehicular manoeuvres can be accommodated under the Proposal.

It is expected that any detailed construction drawings in relation to any modified areas of the car park or Site access would comply with these Standards. Furthermore, compliance with the above Standards would be expected to form a standard Condition of Consent to any development approval.

Conclusions

Further to a detailed assessment of the Proposal, Ason Group has concluded that:

- The car parking provision of the Proposal is consistent with the approved car parking provision.
- The Proposal would not generate any additional traffic over the approved traffic generation.
- The proposed modifications to the internal Site design will provide compliance with all relevant Australian Standards.

As such, Ason Group has determined that the Proposal is supportable on access, traffic and parking grounds.

We trust the above is of assistance. If you have any questions or should you wish to discuss further, please feel free to contact the undersigned.

Yours sincerely,



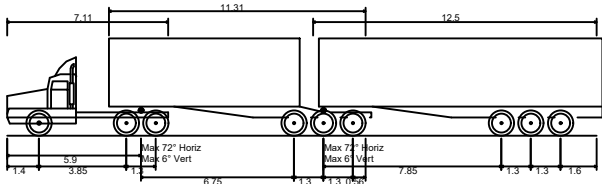
Traffic Engineer – Ason Group

Email: alan.tan@asongroup.com.au

Attachment(s): 1) Swept Path Analysis

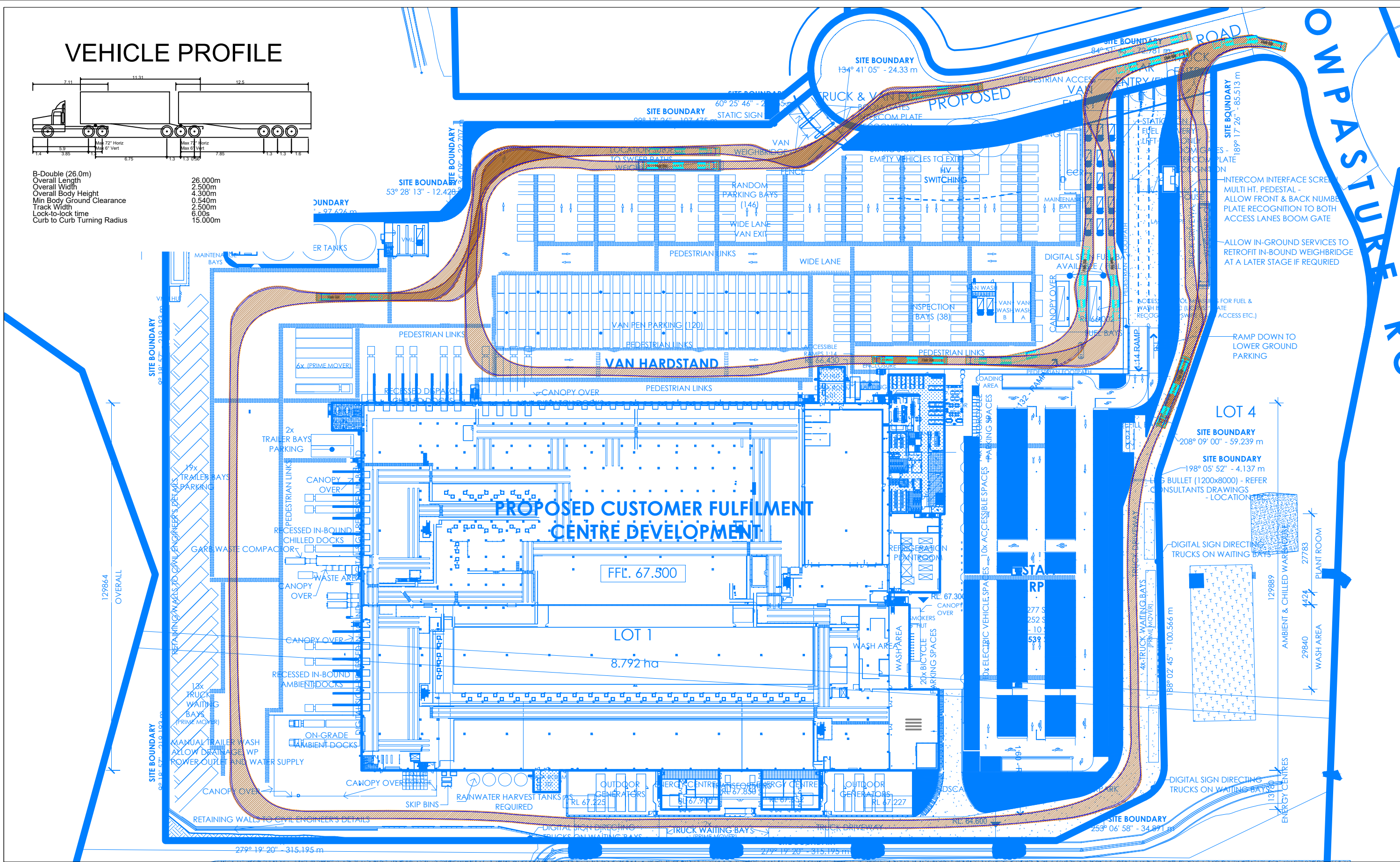
Attachment 1

VEHICLE PROFILE



B-Double (26.0m)
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

26.00m
2.500m
4.300m
0.540m
2.500m
6.00s
15.000m



Revision notes:

Rev: Date: Notes:

For information purposes only - not for construction

Drawn By:

AT

Client:

FDC

Project:

1561d01v2
Horsley Drive Business Park Stage 2

Drawing Title:

Swept Path Analysis
26m B-Double

Date:

17/11/2020

Scale @ A3:

1:1250

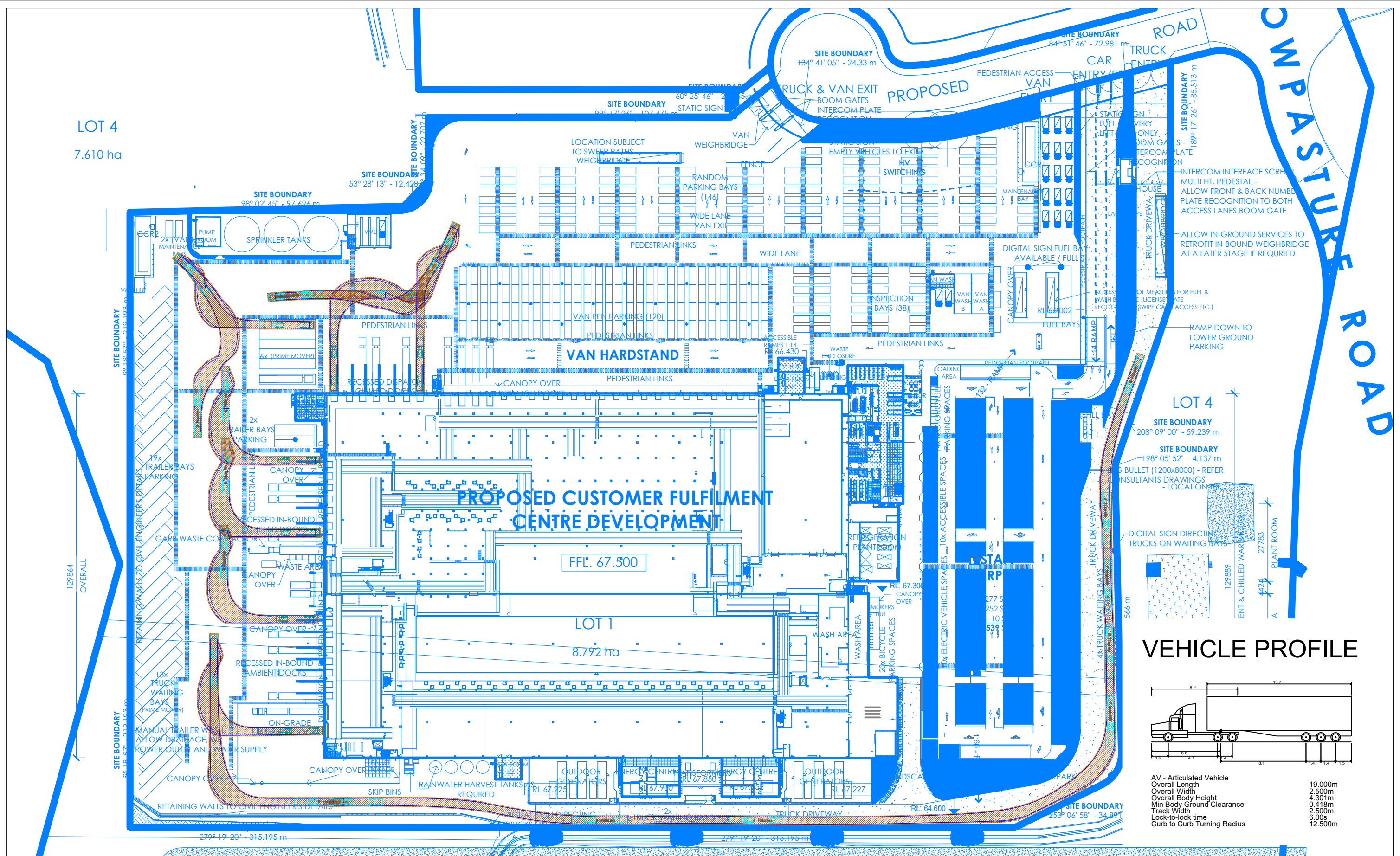
Drawing Number:

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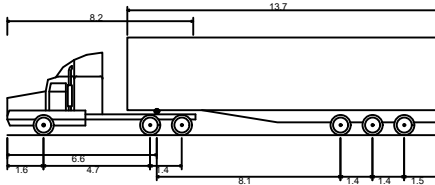
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Sydney NSW 2000

info@asongroup.com.au



VEHICLE PROFILE



AV - Articulated Vehicle	19.000m
Overall Length	2.500m
Overall Width	4.301m
Overall Body Height	0.418m
Min Body Ground Clearance	2.500m
Track Width	6.00s
Lock-to-lock time	12.500m
Curb to Curb Turning Radius	

Revision notes:

Rev:	Date:	Notes:

For information purposes only - not for construction

Drawn By:

AT

Client:

FDC

Project:

1561d01v2
Horsley Drive Business Park Stage 2

Drawing Title:

Swept Path Analysis
19m AV

Date:

17/11/2020

Scale @ A3:

1:1250

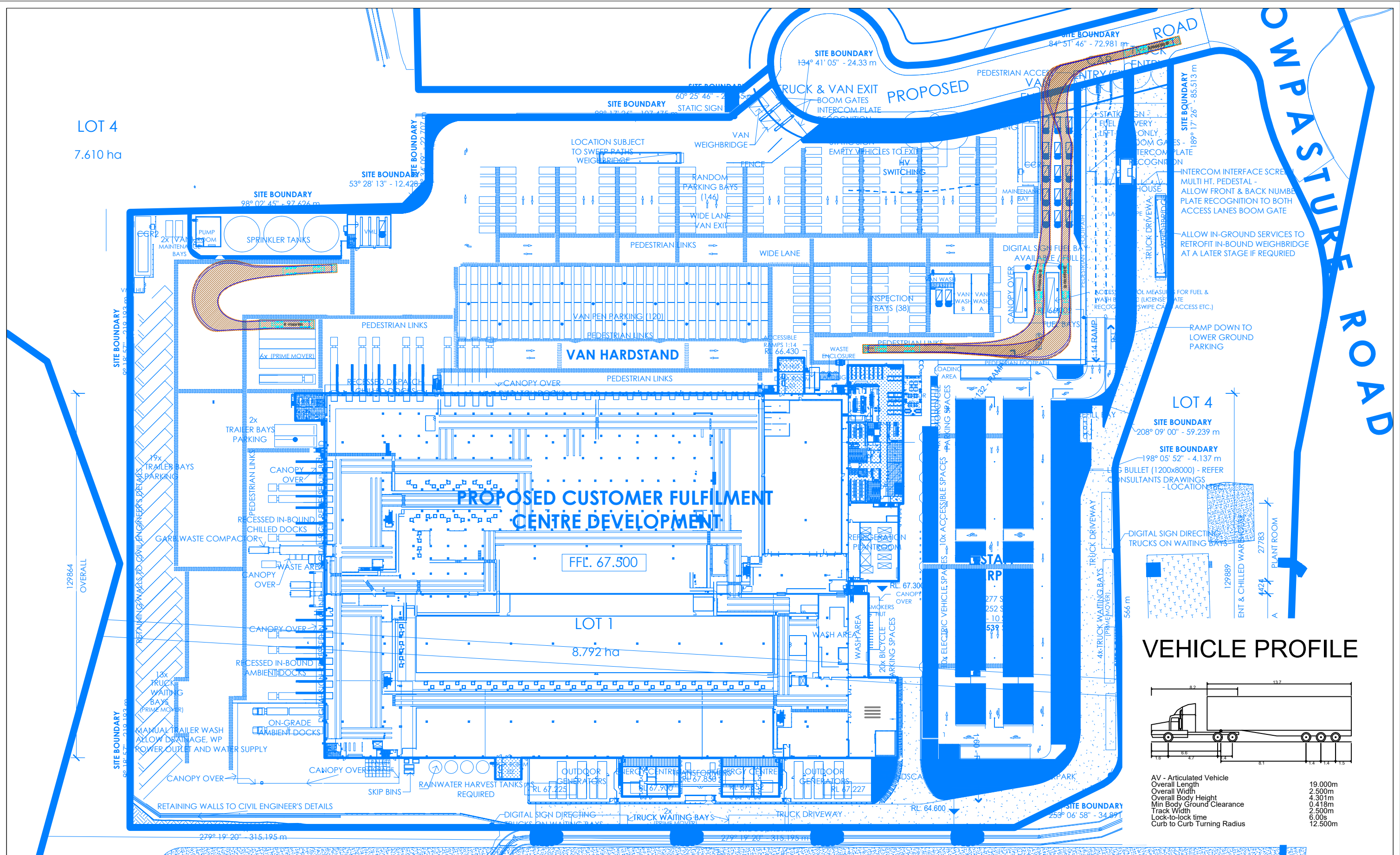
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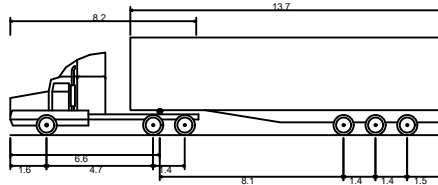
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Sydney NSW 2000

info@asongroup.com.au



VEHICLE PROFILE



AV - Articulated Vehicle
Overall Length 19.000m
Overall Width 2.500m
Overall Body Height 4.301m
Min Body Ground Clearance 0.418m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to curb Turning Radius 12.500m

Revision notes:

Rev: Date: Notes:

For information purposes only - not for construction

Drawn By:

AT

Client:

FDC

Project:

1561d01v2
Horsley Drive Business Park Stage 2

Drawing Title:

Swept Path Analysis
19m AV

Date:

17/11/2020

Scale @ A3:

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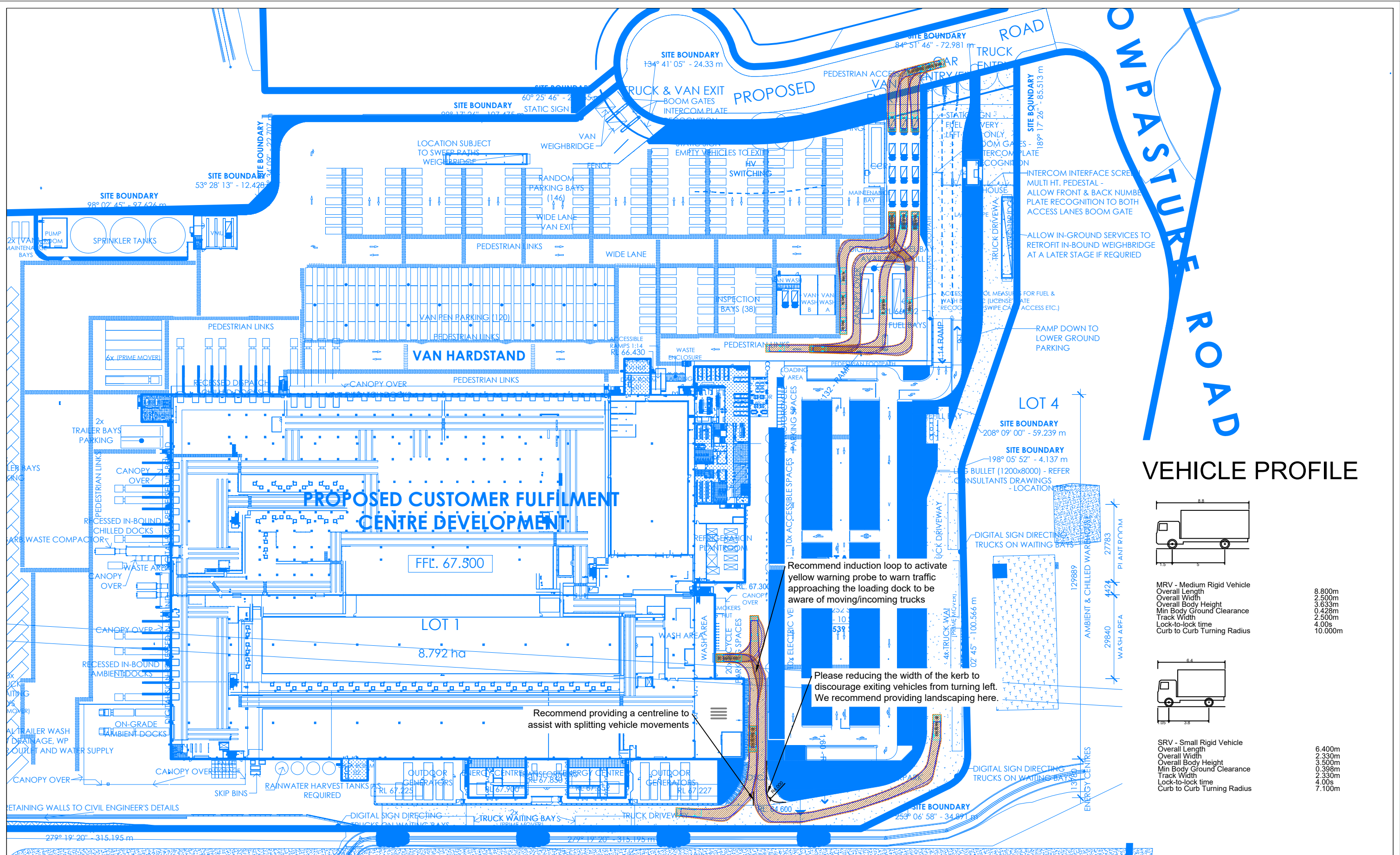
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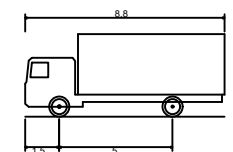
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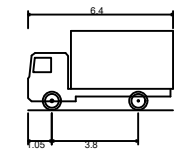
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VEHICLE PROFILE



MRV - Medium Rigid Vehicle
Overall Length 8.800m
Overall Width 2.500m
Overall Body Height 3.633m
Min Body Ground Clearance 0.428m
Track Width 2.500m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 10.000m



SRV - Small Rigid Vehicle
Overall Length 6.400m
Overall Width 2.300m
Overall Body Height 3.500m
Min Body Ground Clearance 0.398m
Track Width 2.300m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 7.100m

Revision notes:		
Rev:	Date:	Notes:
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Drawn By:	AT
Client:	FDC

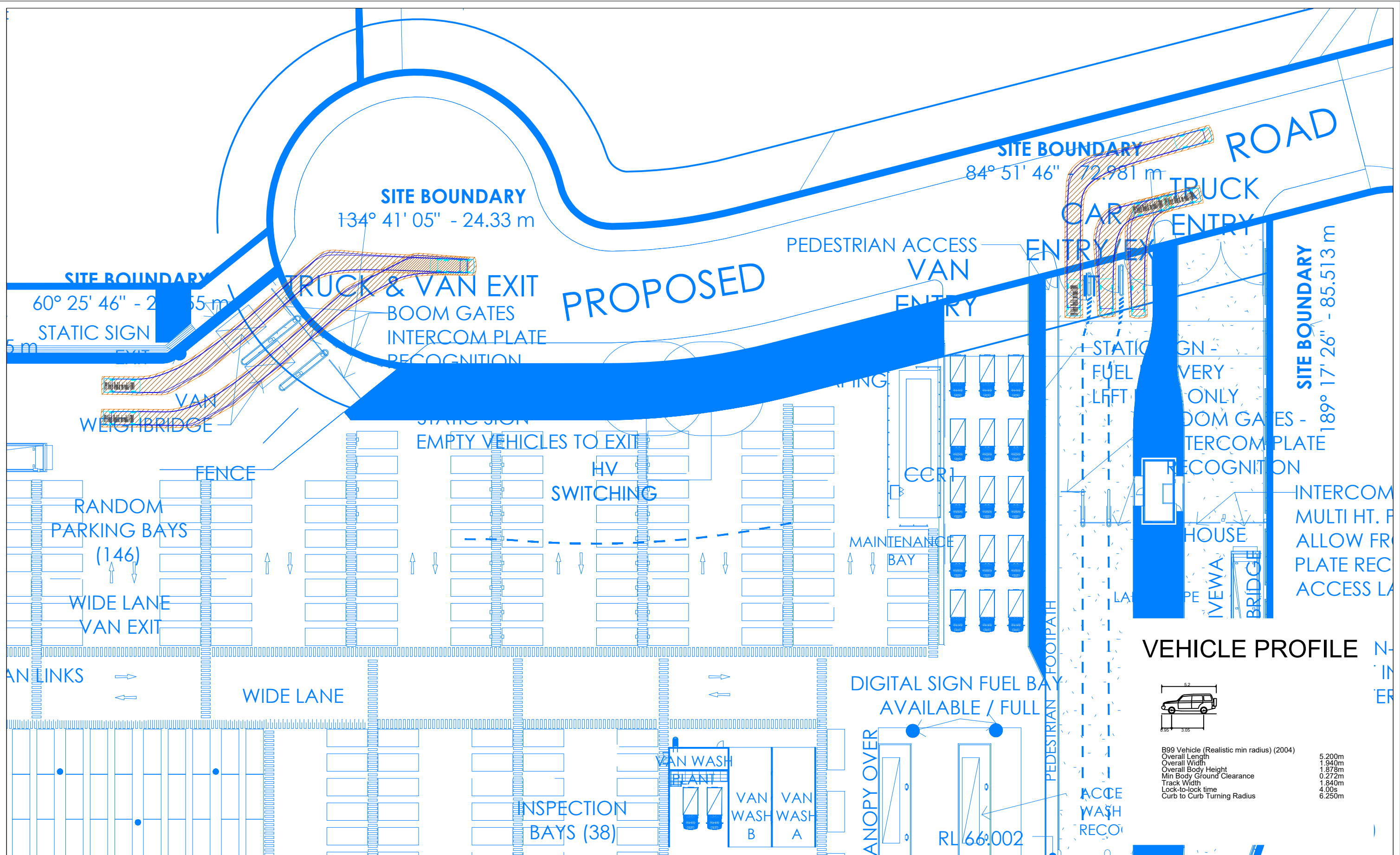
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Drawing Title:	Swept Path Analysis 6.4m SRV and 8.8m MRV

Date:	17/11/2020
Scale @ A3:	1:1250
Drawing Number:	AG04

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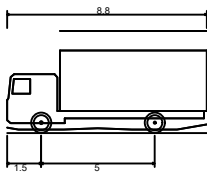
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Sydney NSW 2000

info@asongroup.com.au

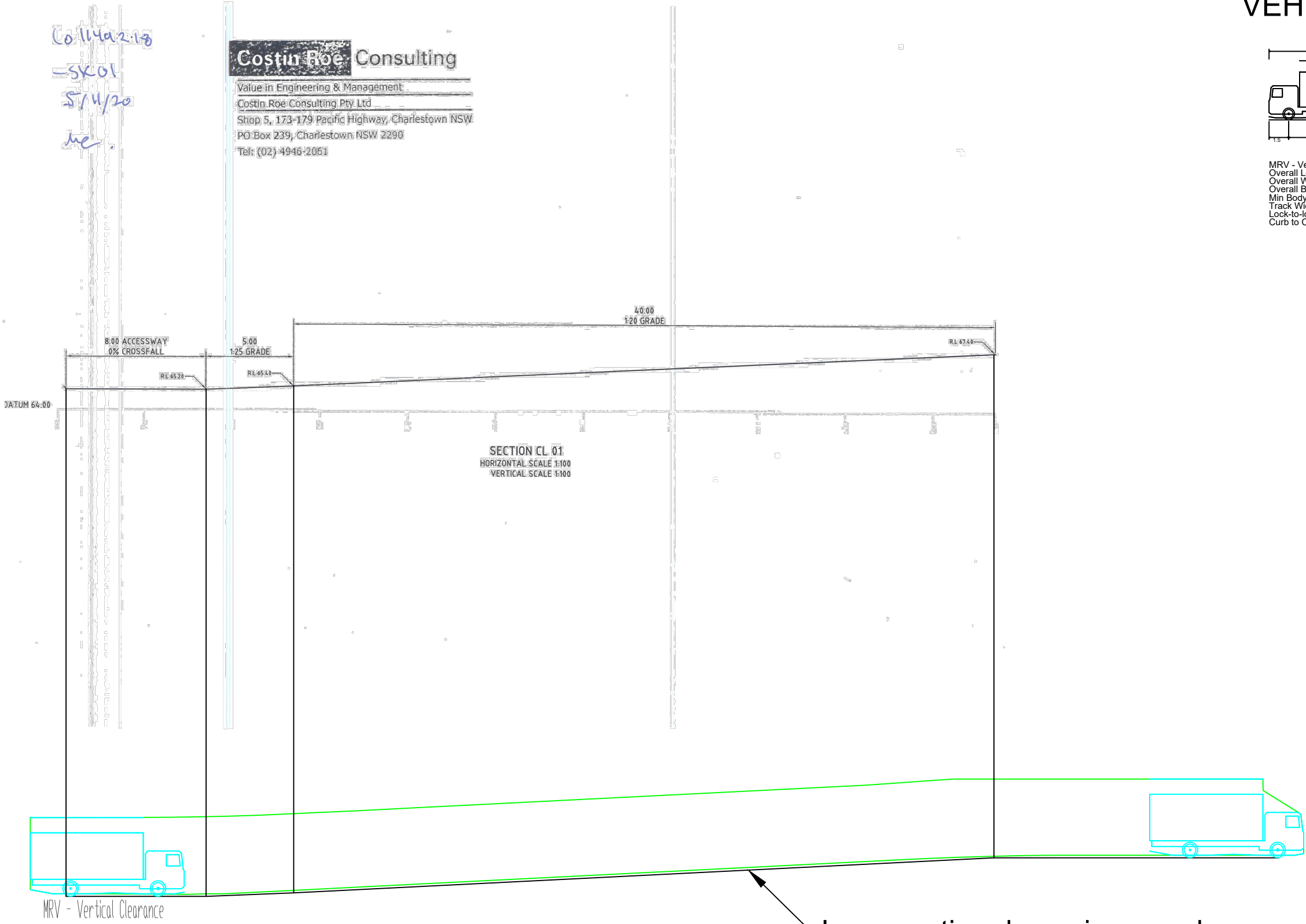


Revision notes:			Drawn By:		Project:		Date:		asongroup Suite 5.02, Level 5, 1 Castlereagh Street Sydney NSW 2000 info@asongroup.com.au	
Rev:	Date:	Notes:	AT		1561d01v2 Horsley Drive Business Park Stage 2		17/11/2020			
			Client:		Drawing Title:		Scale @ A3:			
For information purposes only - not for construction			FDC		Swept Path Analysis B99		1:500			
							Drawing Number:			
							AG05			

VEHICLE PROFILE



MRV - Vertical Clearance
Overall Length 8.800m
Overall Width 2.500m
Overall Body Height 4.500m
Min Body Ground Clearance 0.150m
Track Width 2.500m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 10.000m



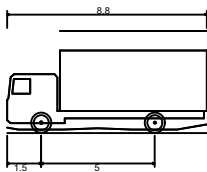
Long section drawn in accordance to grades and lengths provided.

Revision notes:		
Rev:	Date:	Notes:
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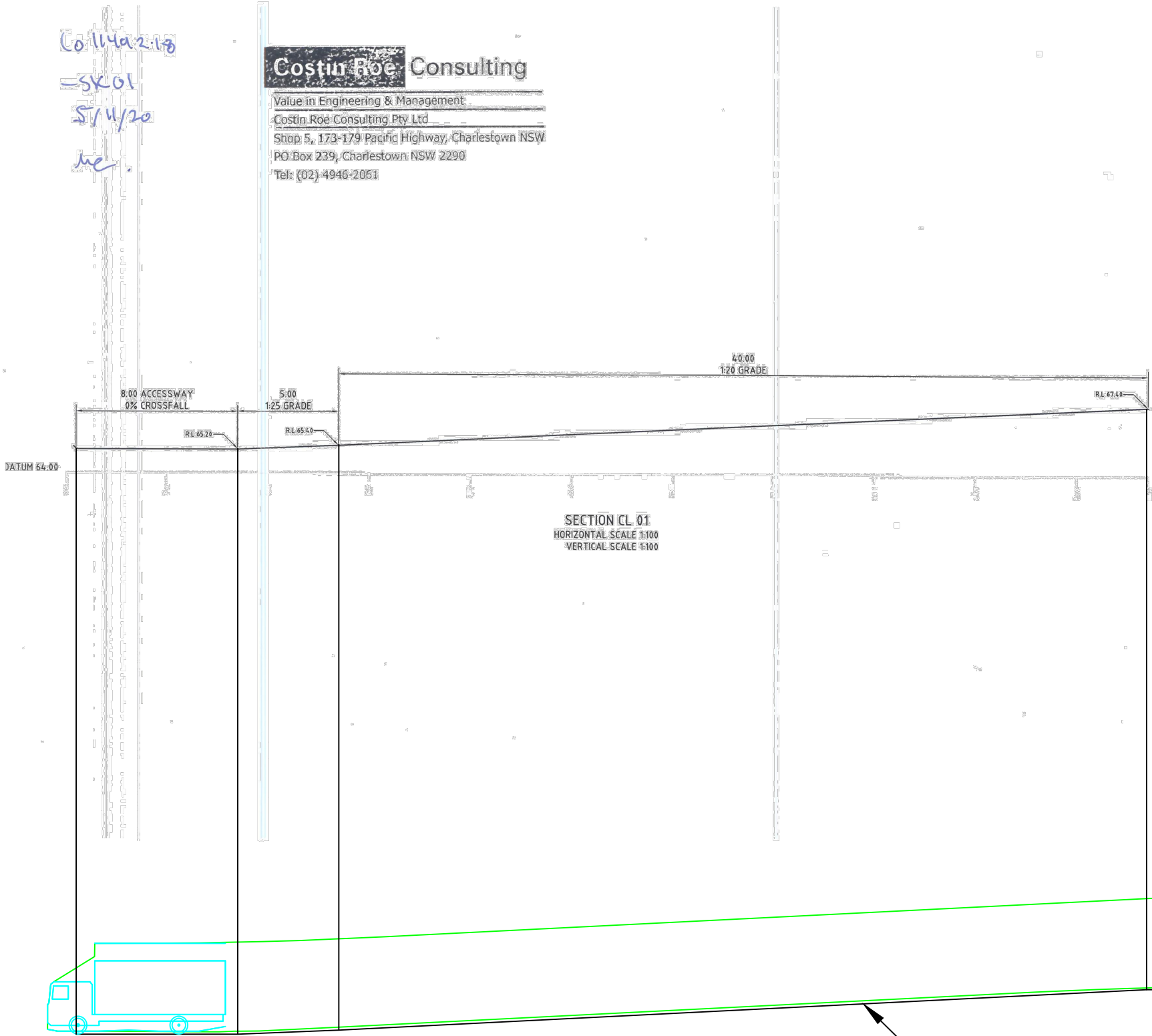
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Client: FDC	Drawing Title: Vertical Clearance Assessment MRV - Ingress	Scale @ A3: 1:250
		Drawing Number: AG06

Suite 5.02, Level 5, 1 Castlereagh Street
Sydney NSW 2000
info@asongroup.com.au

VEHICLE PROFILE



MRV - Vertical Clearance
Overall Length 8.800m
Overall Width 2.500m
Overall Body Height 4.500m
Min Body Ground Clearance 0.150m
Track Width 2.500m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 10.000m



Long section drawn in accordance to grades and lengths provided.

Revision notes:		
Rev:	Date:	Notes:

For information purposes only - not for construction

Drawn By: AT	Project: 1561d01v2 Horsley Drive Business Park Stage 2	Date: 17/11/2020
Client: FDC	Drawing Title: Vertical Clearance Assessment MRV - Egress	Scale @ A3: 1:250
		Drawing Number: AG07

Suite 5.02, Level 5, 1 Castlereagh Street
Sydney NSW 2000
info@asongroup.com.au