

16 February 2018

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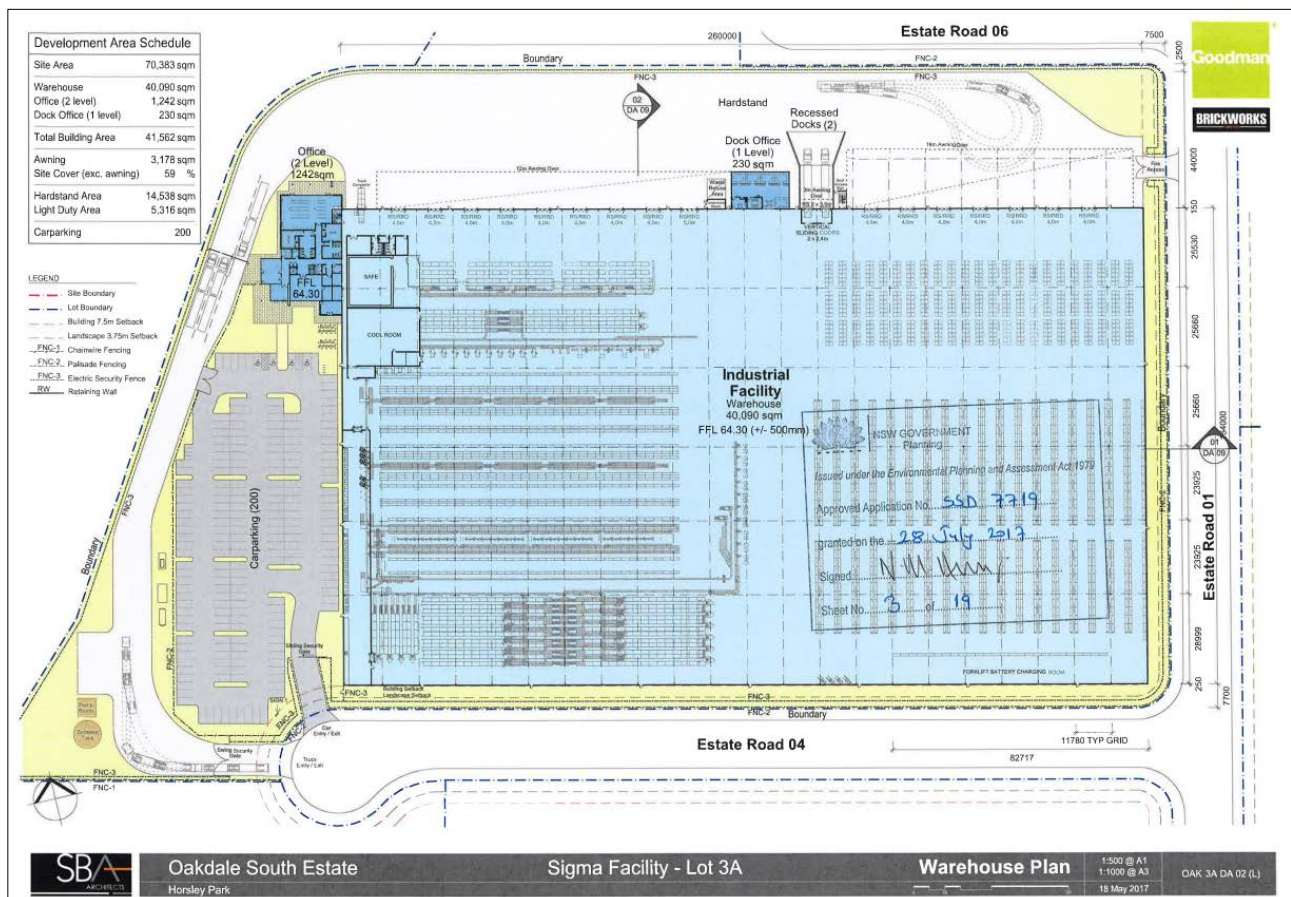
Attn: Michael Williams; Senior Project manager

RE: (SSD 7719) Oakdale South Lot 3A (Sigma Facility) – S96 Submission – Traffic Assessment

Dear Michael,

I refer to the proposed modifications to proposed industrial warehouse facility at Lot 3A of the Oakdale South Industrial Estate, Kemps Creek. The site is located within the Penrith City Council LGA.

However, as a State Significant Development (SSD 7719), the current Project Approval was granted by the NSW Department of Planning and Environment (DPE) on 28 July 2017. A copy of the approved site plan is provided below for context.

**Figure 1: Approved Plan**

A copy of the proposed plans, prepared by SBA Architects is provided in Figure 2 for reference.

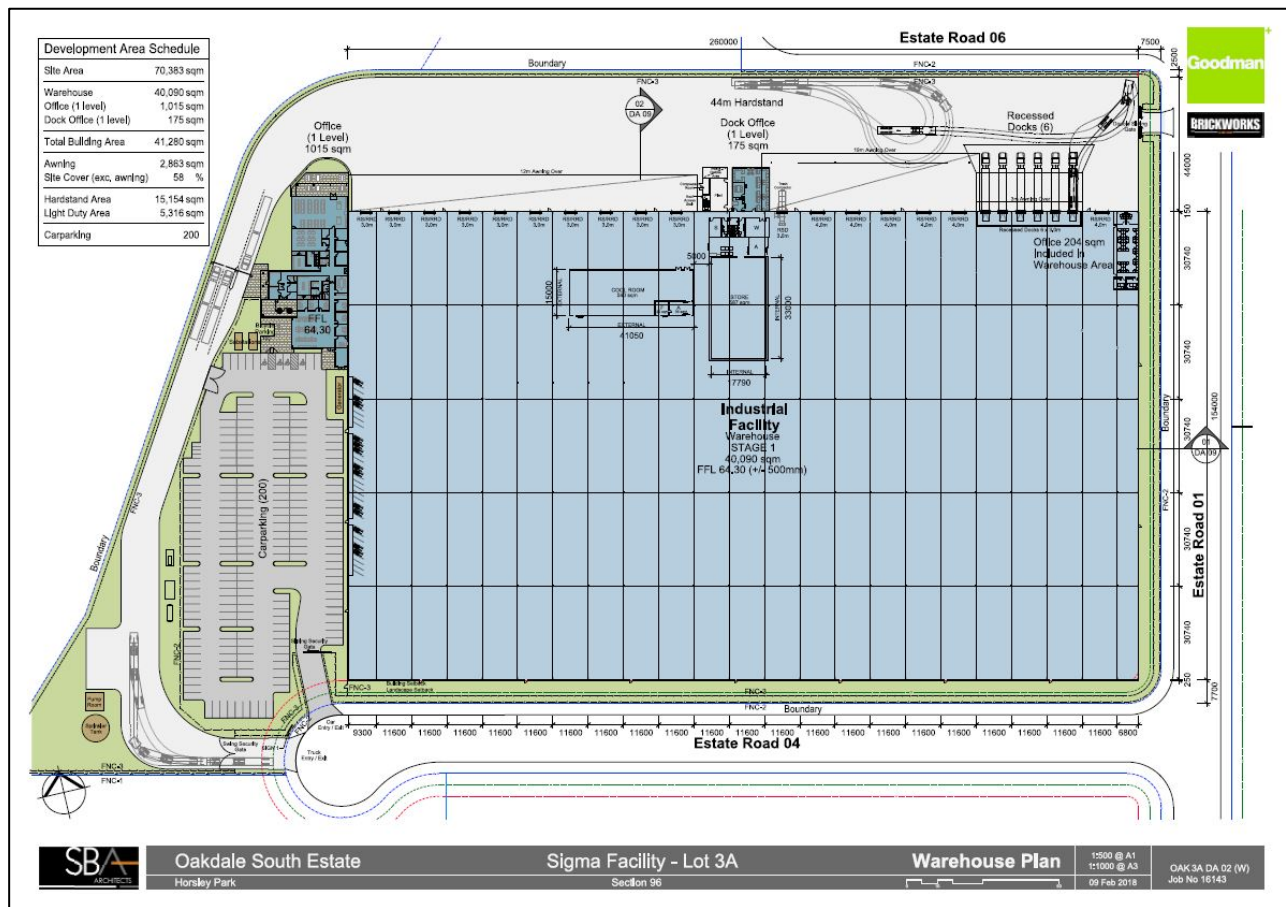


Figure 2: Proposed Plan

In summary, the key changes from the approved plans are:

- Amendments to the commercial vehicle hardstand area, including:
 - Relocation of and provision of additional recessed docks;
 - Increased hardstand area (for access to the new recessed docks); and
 - Relocation of the fire access to Estate Road 01 further north, clear of the new recessed docks.
- Reduction in the overall building floor area from 41,562m² to 41,280m², a reduction of some 282m² GFA.
- Car parking, site access and general circulation will otherwise remain relatively unchanged.

1 Study Purpose

The purpose of this study is to:

- Assess the traffic and parking implications of the proposed modifications; and
- To confirm that the car park and loading area design complies with relevant Australian Standards. This includes review of areas within the site boundary, specifically the proposed driveways, circulation roadways, loading areas and parking modules. It does not extend to areas outside the site boundary.

The relevant traffic, parking and pedestrian implications of the development have been assessed against the

In the preparation of this assessment, we have reviewed the following documents:

- SBA Architects, drawing 16143_OAK 3A DA 02 (W)_Warehouse Plan, dated 9 February 2018
- Ason Group (Ref: 0240r01v4), *Sigma Pharmaceutical Industrial Warehouse, Lot 3A, Oakdale South Industrial Estate, Horsley Park Traffic Impact Assessment*, Issue IV (01/05/2017) (2017 TIA Report)

In addition, reference is also made to the following general guidelines and Standards:

- RMS Technical Direction TDT 2013/04a, Guide to Traffic Generating Developments – Updated traffic surveys (RMS Guide Update).
- Australian Standard 2890.1 (2004): Off-street car parking (AS2890.1)
- Australian Standard 2890.2 (2002): Off-street commercial vehicle facilities (AS2890.2)
- Australian Standard 2890.6 (2009): Off-street parking for people with disabilities (AS2890.6)

Having regard for the above, we now advise as follows.

2 Yield and Traffic Generation Comparison

The Ason Group Traffic Impact Assessment (2017 TIA Report) accompanying the approved development adopted a peak hour trip rate of 0.163 peak hour vehicle trips per 100m² of industrial GFA including ancillary office floor space.

Comparable developmental yield and resulting trip generation rates can be seen below;

Table 1: Current and Previous Development Comparison

	GFA (m²)	Peak Hour Traffic Generation (veh/hr)
Approved	41,562	68
Proposed	41,280	67
Net Change	(-) 282	(-) 1

It is evident from above that the proposed modifications will result in a minor reduction in floor area and traffic generated by the development. Accordingly, the proposed modifications will have no material impact on the traffic generated by the development.

3 Parking Requirements

Condition B5 of the current Approval states that the Applicant must provide:

- a minimum of 200 on-site car parking spaces (including 4 disabled spaces) for use during operation of the Development and constructed in accordance with the latest version of AS2890.1-1993; and*
- Class 3 bicycle rails to accommodate a minimum of 10 bicycles, and amenity and change room facilities for cyclists in accordance with the latest version of AS 2890.3: 1993 – Bicycle Parking Facilities and RMS' NSW Bicycle Guidelines.*

The proposal results in a reduced building floor area, potentially justifying a reduced car parking provision.

Notwithstanding, a total of 200 car parking spaces (including 4 accessible spaces) and 10 bicycle spaces are proposed in accordance with the current conditions of Approval.

4 Design Considerations

The proposed site access and internal design is generally consistent with that of the approved development and has been designed with regard for AS2890.1 and AS2890.2. Accessible parking spaces are designed in accordance with AS2890.6.

Reference should be made to the swept path analysis included in **Attachment 1**.

5 Summary

In summary, the proposal is generally consistent with the approved development with no material change to the traffic generation arising from the development.

Car parking is proposed in accordance with the current Project Approval which requires a minimum of 200 car spaces to be provided.

The car parking and loading areas have generally been designed with regard for the relevant requirements of AS2890.

We trust the above is of assistance and please contact either James Laidler or Tim Lewis should you have any queries or require further information in relation to the above.

Yours sincerely,



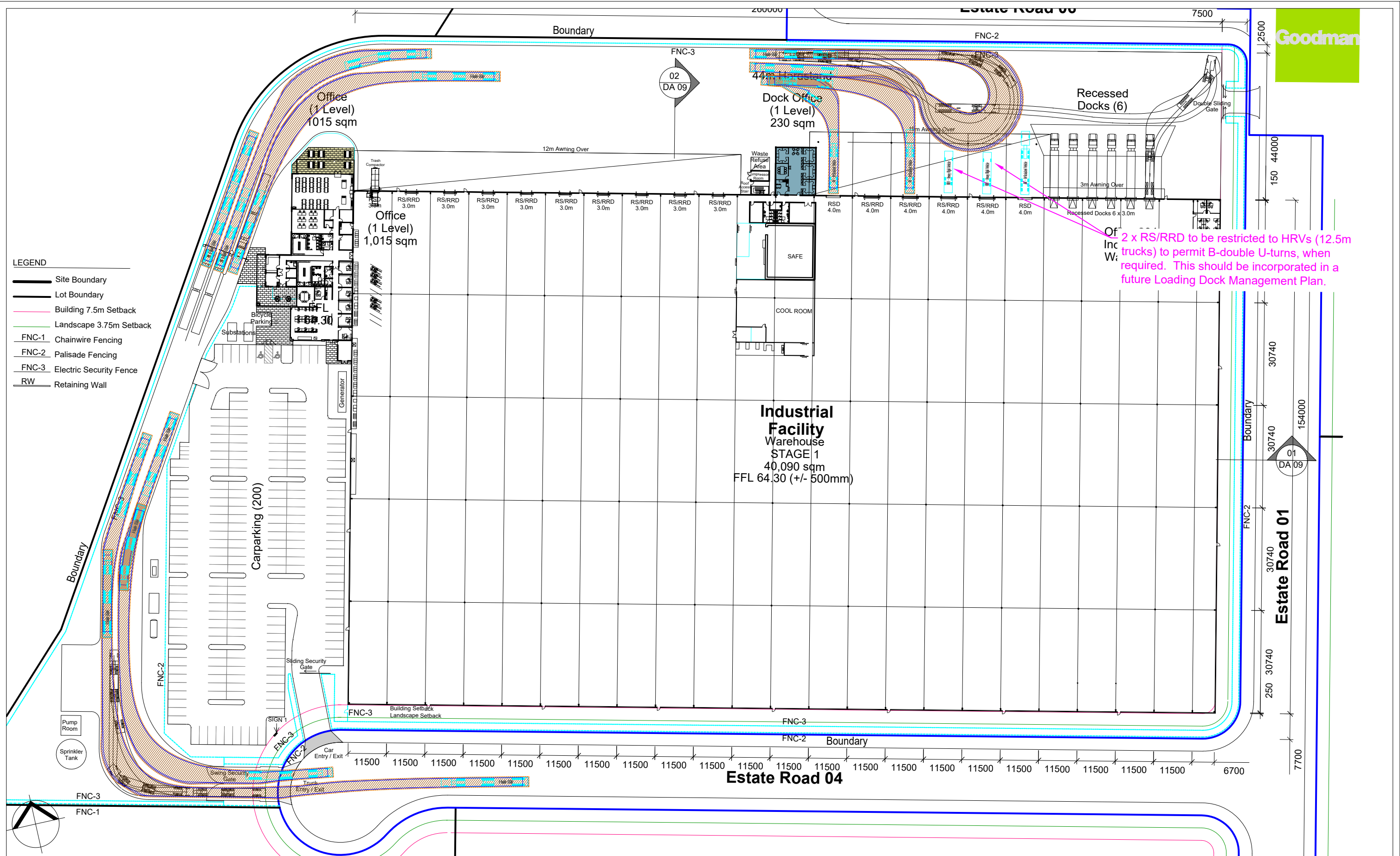
Traffic Engineer – Ason Group

Email: james.laidler@asongroup.com.au

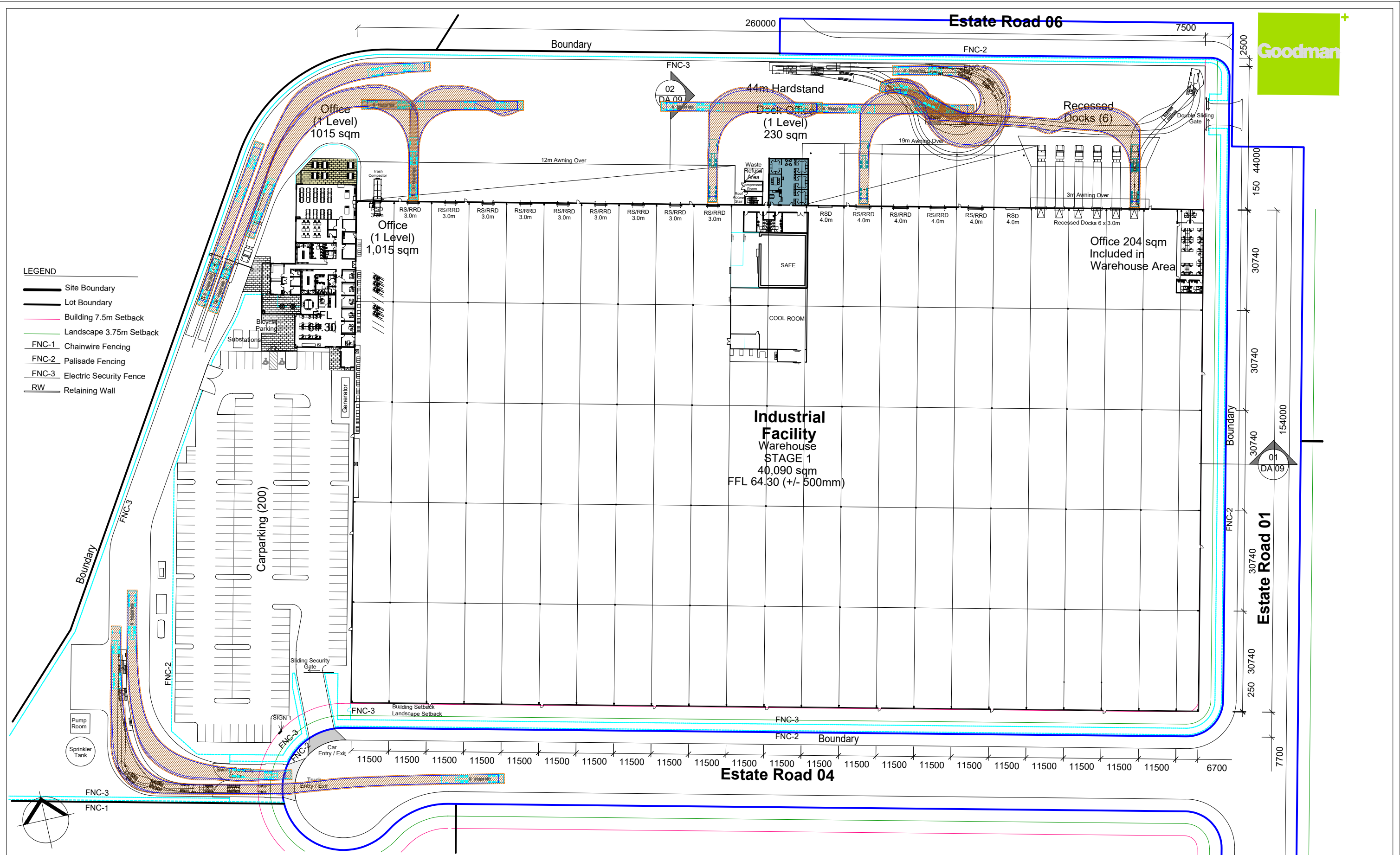
Attachment(s): 1) Swept path analysis


Attachment 1

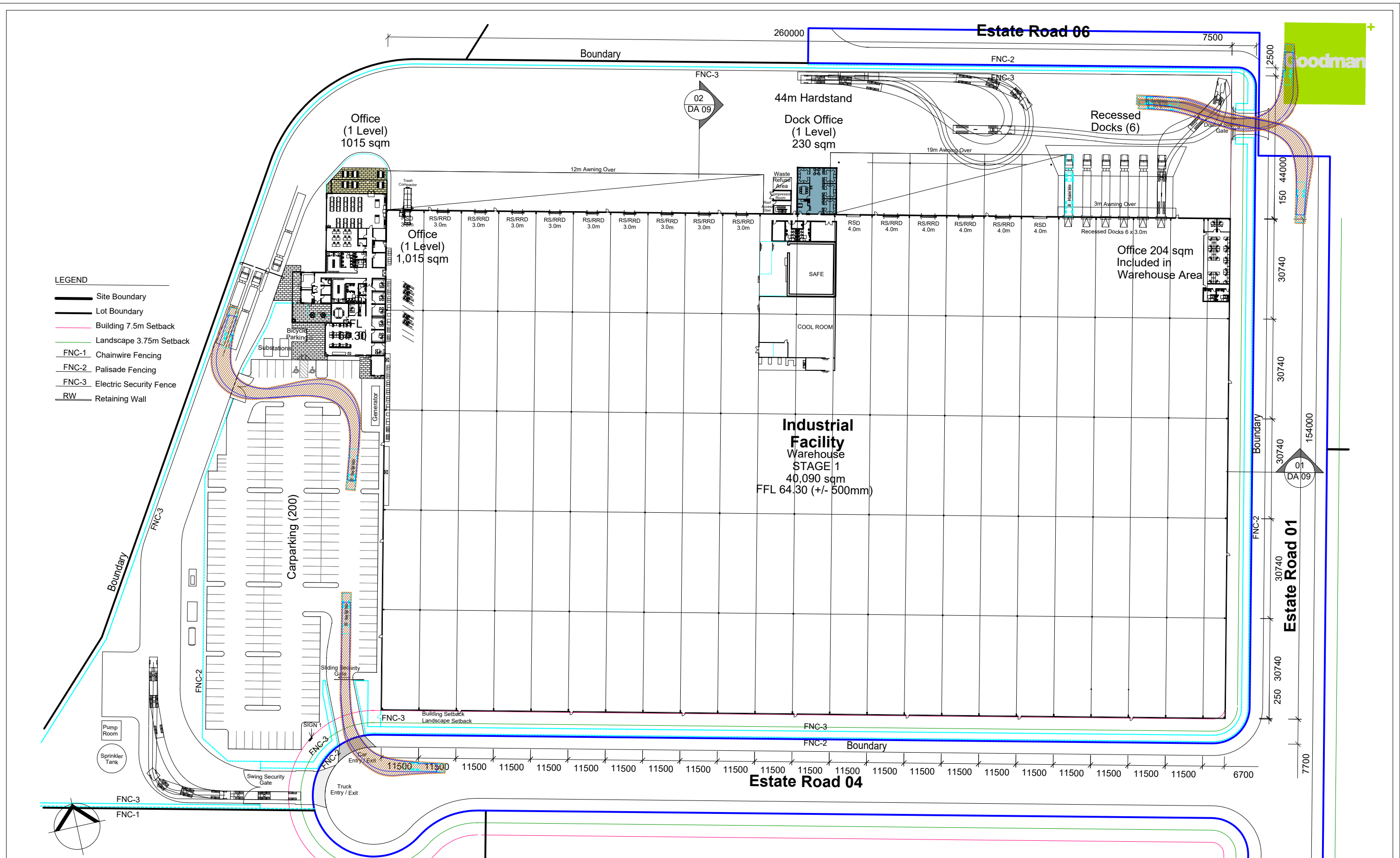
Swept Paths




Revision notes:			Drawn By:		Project:		Date:		<div>asongroup</div> <div>Suite 1202, Level 12, 220 George Street, Sydney NSW 2000</div> <div>info@asongroup.com.au</div>	
Rev:	Date:	Notes:	JL		0548 Lot 3A, Oakdale South Industrial Estate		6-Dec-17			
01	26/08/16	Updated swept path analysis					Scale @ A3:			
			Client:		Drawing Title:		Drawing No:			
			Goodman Property Services		B-double Movements		0548101			



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