

## Olivia Hirst

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**Subject:** SSD 9153 ASICS Facility - Response to RTS

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**From:** Phil Jones <phil@pjep.com.au>  
**Sent:** Friday, 3 August 2018 10:41 AM  
**To:** Olivia Hirst <Olivia.Hirst@planning.nsw.gov.au>  
**Cc:** Chris Ritchie <Chris.Ritchie@planning.nsw.gov.au>  
**Subject:** HPE CM: RE: HPE CM: FW: SSD 9153 ASICS Facility - Response to RTS

Hi Olivia,

Any update on this requested meeting with Transgrid? Sydney Business Park is keen to close out this issue as soon as possible.

With regard to the other minor issues raised in your email of 26 July below, we note that:

- **Site Plan** – The revised site plan provides a total of approximately 9,650sqm of landscaping, including 4,500sqm associated with the private open space and court in the south-west corner of the site. The court represents approximately 450sqm of this area. The development table on the site plan will be updated to reflect the final areas once the Transgrid issue has been resolved.
- **Traffic Assessment** – The traffic generation for the site and estate is based on the rates for ‘business parks’ and ‘industrial estates’ in the RMS *Technical Direction: Guide to Traffic Generating Developments – Updated Surveys* (May 2013). The applicable daily rate is 4.6 vehicle trips / 100sqm, which equates to some 1,400 trips per day (two way) for the ASICS Facility (ie. 700 in, 700 out). From the same surveys, the daily truck proportion varies from approximately 10% to 30%. Assuming 20% results in 280 heavy vehicle trips and 1,120 car trips per day for the ASICS Facility.
- **Construction Staging** – It is confirmed that earthworks and construction would occur concurrently (ie. Sydney Business Park would complete earthworks and then building construction would follow immediately after). Sydney Business Park is ready to commence construction upon issue of the approval.

Regards  
Phil

**Phil Jones**  
Principal Planner



pjep environmental planning Pty Ltd  
mob. 0400 392 861  
tel. 02 9918 4366  
*striving for balance between economic, social and environmental ideals...*