

17 August 2022

**asongroup**

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Rosebery NSW 2018

Attn: Guy Smith

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1 Castlereagh Street,  
Sydney, NSW 2000  
ABN: 81 168 423 872

## **RE: Lots 2C & 2D, Oakdale West Estate (SSD-9794683) Modification 1 – Transport Statement**

Dear Guy,

I refer to the State Significant Development (SSD-9794683) in relation to Lots 2C & 2D (the Site) at Oakdale West Industrial Estate, Kemps Creek (OWE). In this regard, Goodman has requested Ason Group to conduct an assessment on the relocation of the proposed car parking access crossover as part of this Modification 1 (MOD 1) submission.

Accordingly, the proposed MOD 1 plan is attached in **Appendix A** and the approved Site plan related to the original SSD-9794683 is shown in **Appendix B**. It is recognised that this TS only assesses the relocation of the car entry/exit and GFA in regard to access, parking and traffic impacts as shown below.

### **Access**

The car entry/exit driveway of Lot 2C has been shifted further southeast by approximately 31.2 metres. A review of driveway width and sight distance at the access crossover against AS2890.1:2004 demonstrates that vehicle manoeuvres across this crossover can still be accommodated and adequate sight distance can be achieved as shown in **Appendix C**.

### **Parking**

The total building area of 16,800m<sup>2</sup> at the Site remains the same as the original approval despite revised warehouse GFAs of each building. Therefore, parking requirements at the Site is unchanged from what has been approved as part of the original submission and complies with the conditions of consent of SSD-9794683. This means, Lots 2C and 2D has been approved for 108 car parking spaces and the MOD 1 does not change this supply of on-site parking.

### **Traffic**

Similarly, noting that the total warehouse and office areas at the Site has not changed, the MOD 1 traffic generation of the Site aligns with the traffic generation approved as part of the original submission and will not cause additional traffic impact onto the surrounding road network, from what has already been approved.

## **Summary and Conclusion**

In summary, the proposed relocation of the car entry/exit driveway of Lot 2C under MOD 1 is supportable on traffic grounds. Further the parking and traffic generation aligns with the latest SSD-9794683 approval to date.

Should you require further information or clarification, please do not hesitate to contact the undersigned or James Laidler.

Yours sincerely,



**Dr. Ali Rasouli**

*Principal Traffic Engineer*

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***Attachments:***

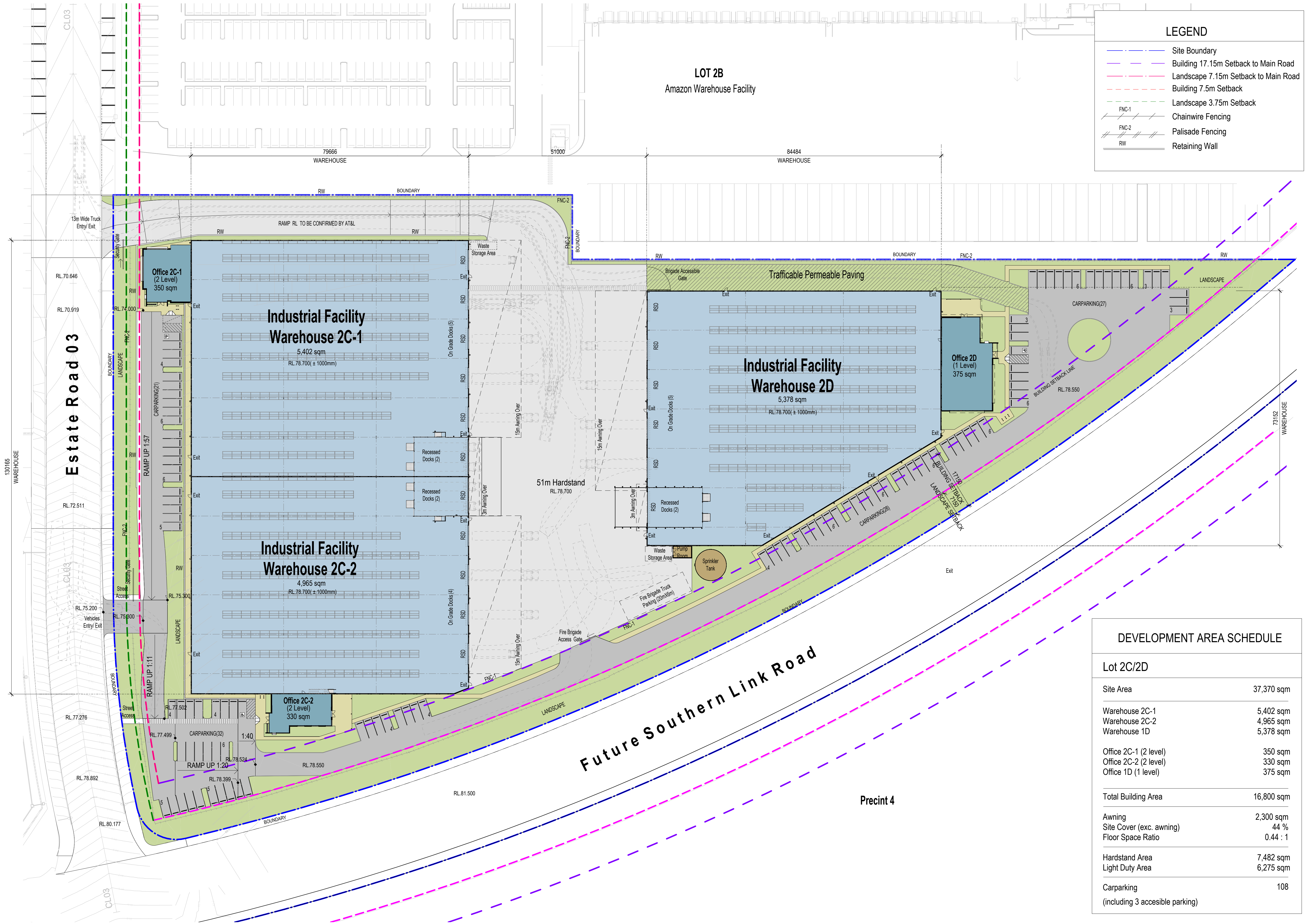
**Appendix A. Modification 1 Site Plan**

**Appendix B. Approved SSD-9794683 Site Plan**

**Appendix C. Sightline Analysis**

## **Appendix A. Modification 1 Site Plan**



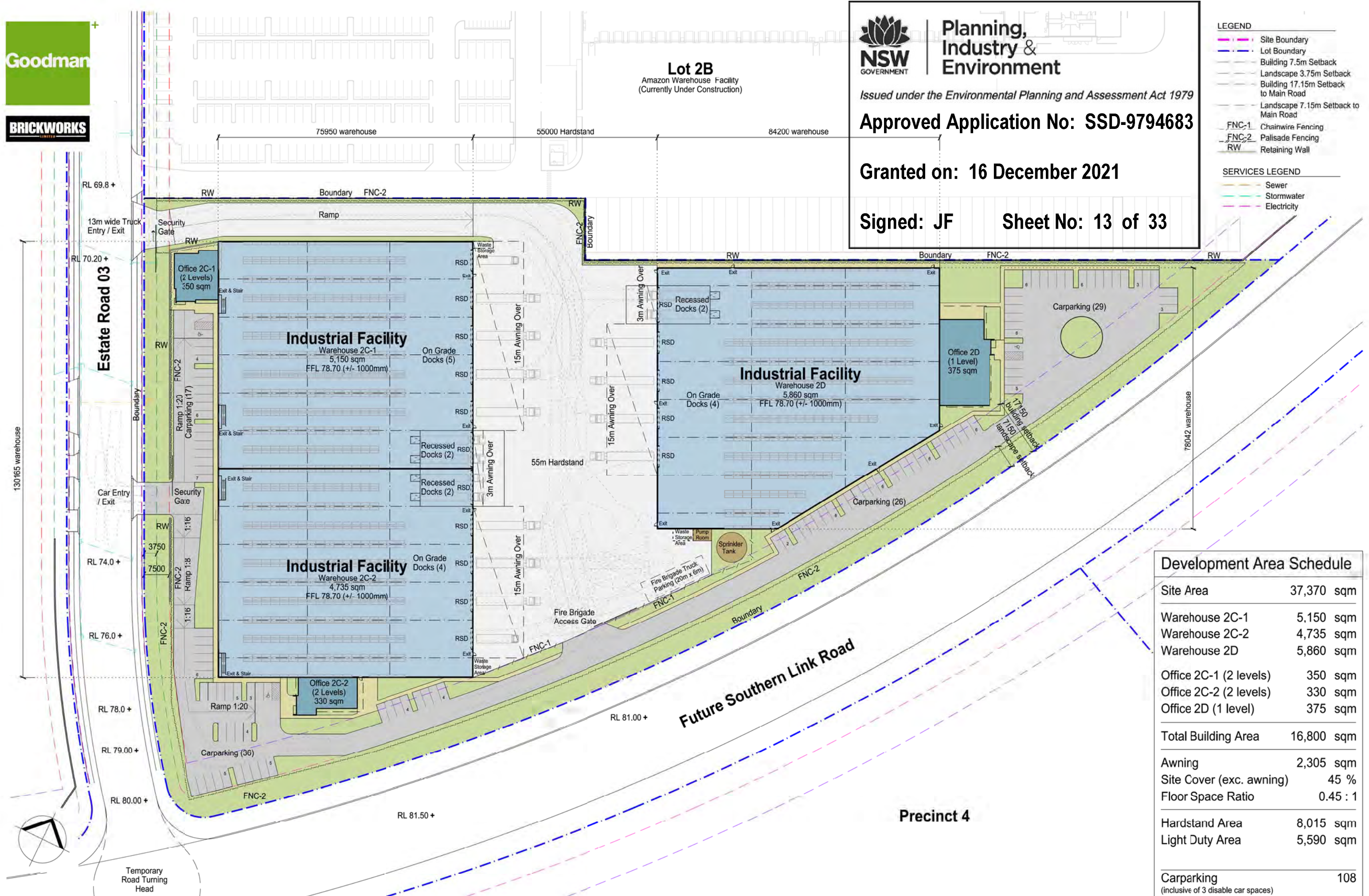


## **Appendix B. Approved SSD-9794683 Site Plan**



- Site Boundary
- Lot Boundary
- Building 7.5m Setback
- Landscape 3.75m Setback
- Building 17.15m Setback to Main Road
- Landscape 7.15m Setback to Main Road
- FNC-1 Chainwire Fencing
- FNC-2 Palsade Fencing
- RW Retaining Wall

- Sewer
- Stormwater
- Electricity



**Development Area Schedule**

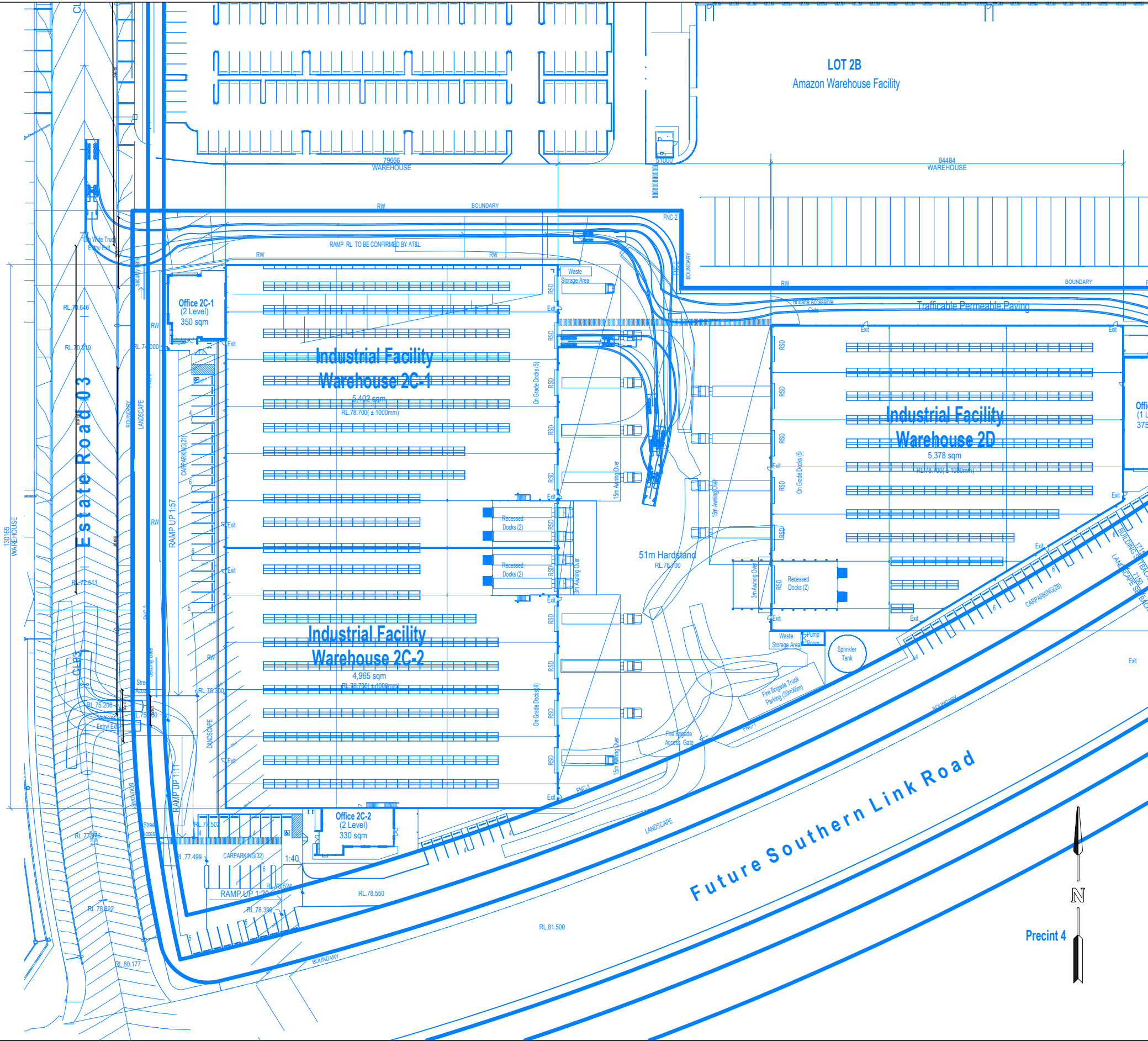
Site Area	37,370 sqm
Warehouse 2C-1	5,150 sqm
Warehouse 2C-2	4,735 sqm
Warehouse 2D	5,860 sqm
Office 2C-1 (2 levels)	350 sqm
Office 2C-2 (2 levels)	330 sqm
Office 2D (1 level)	375 sqm
<b>Total Building Area</b>	<b>16,800 sqm</b>
Awning	2,305 sqm
Site Cover (exc. awning)	45 %
Floor Space Ratio	0.45 : 1
Hardstand Area	8,015 sqm
Light Duty Area	5,590 sqm
<b>Carparking</b> (inclusive of 3 disable car spaces)	<b>108</b>



**Appendix C. Sightline Analysis**

NOTE:

- ACCESS CROSSOVERS SHOWN ON THIS SITE PLAN HAVE BEEN REVIEWED FOR 26.0m B-DOUBLES.
- SIGHTLINE ASSESSMENTS HAVE BEEN UNDERTAKEN AT BOTH ACCESS CROSSOVERS.



GENERAL NOTES

This drawing is provided for information purposes only and should not be used for construction.  
Base Plan prepared by SBA Architects, received 10.08.2022.  
Estate Road 03 has a speed limit of 50 km/h.  
Swept path assessments completed at 10 km/h and 300mm clearance.  
Design vehicle: 26.0m B-Double

DESIGNED	PAPER SIZE
Jasmine Wong	A3
APPROVED BY	DATE
X.XXXX	10.08.2022
SCALE	
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Goodman
PROJECT
1518
Oakdale West Estate

DOCUMENT INFORMATION	
DESIGN REVIEW	
SITE OVERVIEW	
FILE NAME	SHEET
AG1518-04-v01.dwg	AG01

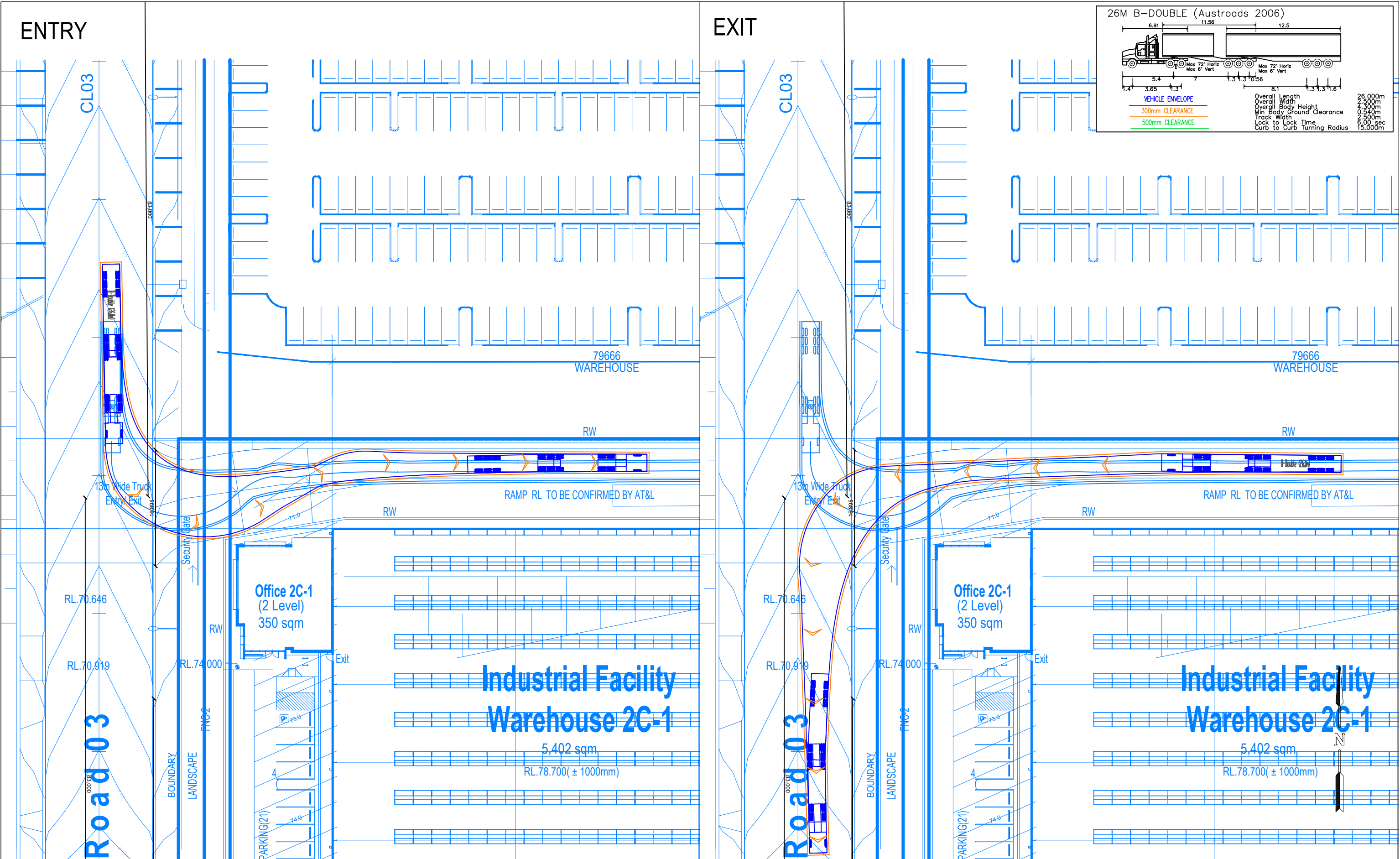
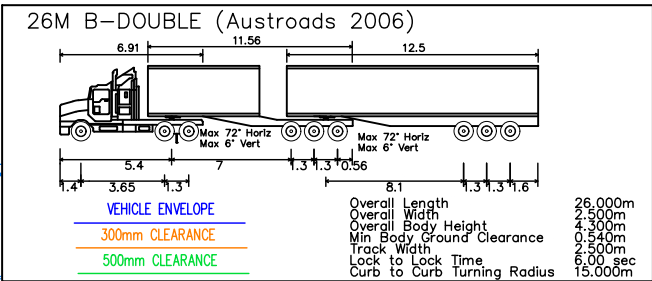


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ENTRY

EXIT



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Oakdale West Estate	

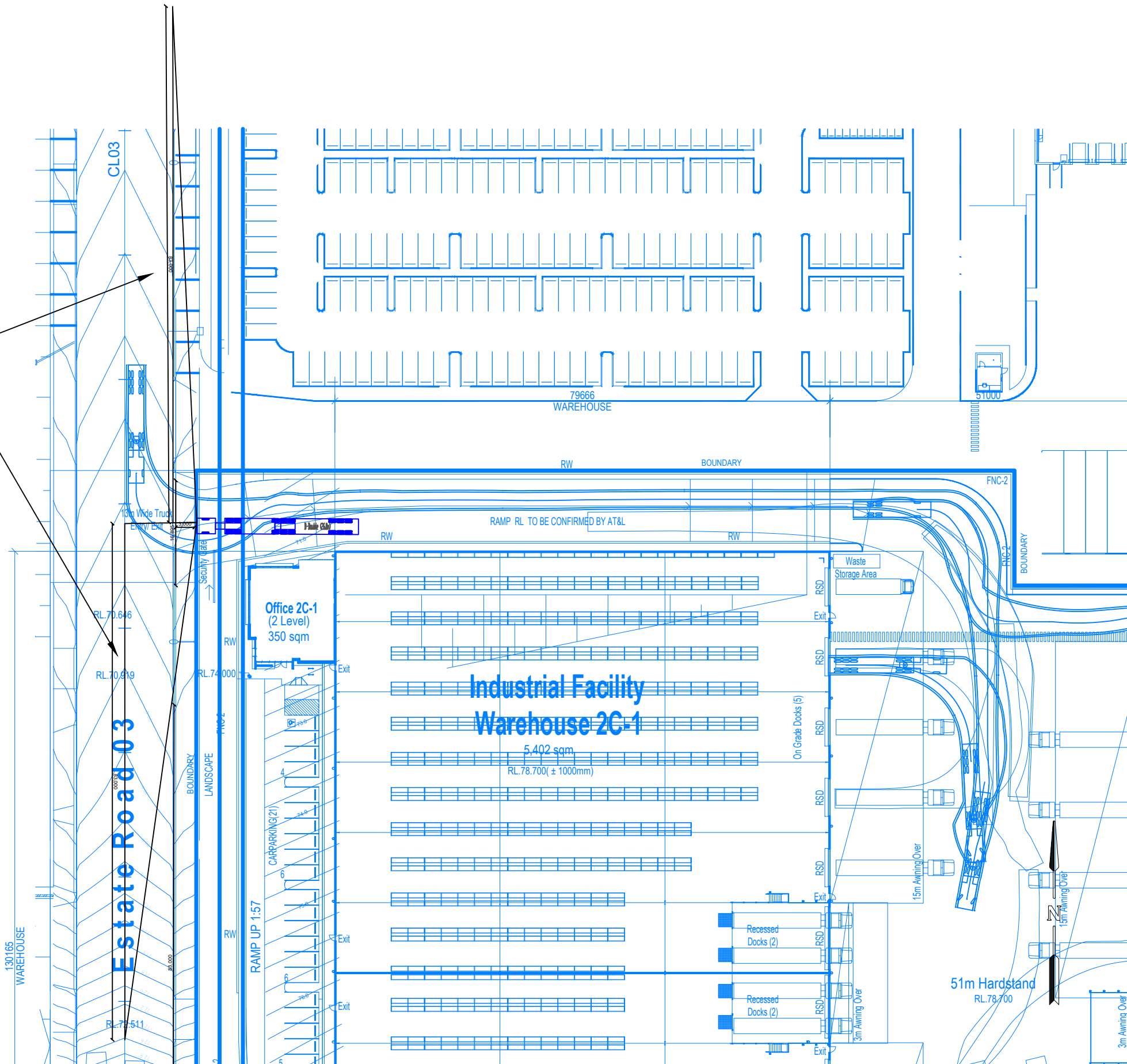
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26m B-DOUBLE	
FILE NAME	SHEET
AG1518-04-v01.dwg	AG02

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THE SIGHTLINE ASSESSMENT HAS BEEN UNDERTAKEN BASED ON A FRONTAGE ROAD SPEED OF 60km/h WHICH REQUIRES 83m SIGHT DISTANCE.

ENSURE NO OBSTRUCTIONS GREATER THAN 1.15m ARE PLACED WITHIN THE BLACK TRIANGLES TO COMPLY WITH AS2890.2:2018.



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DESIGNED Jasmine Wong	PAPER SIZE A3
APPROVED BY X.XXXX	DATE 10.08.2022
SCALE 1:700	NTS

CLIENT Goodman
PROJECT 1518 Oakdale West Estate

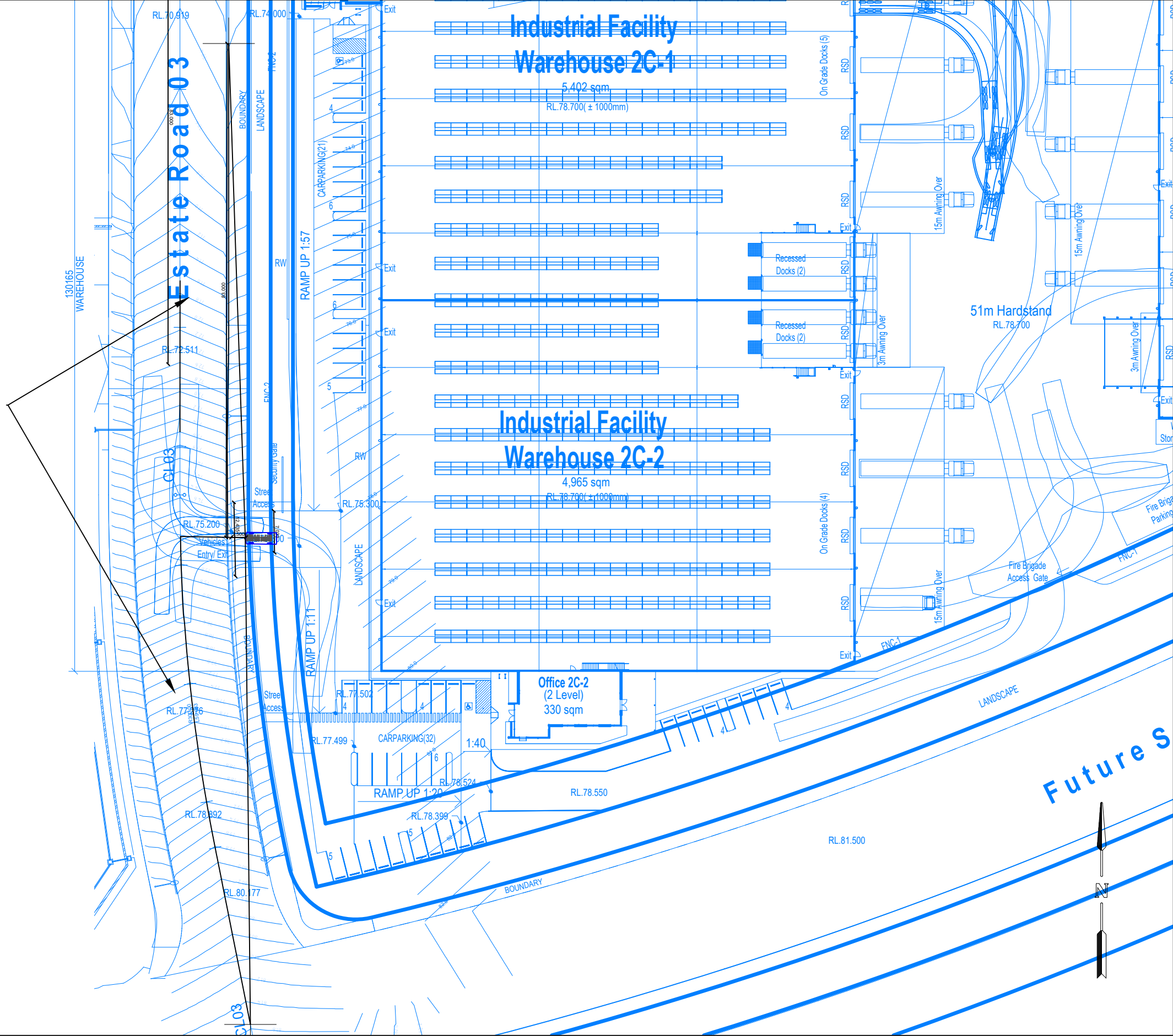
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SIGHT LINE ASSESSMENT	
FILE NAME AG1518-04-v01.dwg	SHEET AG03

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#### DOCUMENT INFORMATION

DESIGN REVIEW

SIGHT LINE ASSESSMENT

#### FILE NAME

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#### SHEET

AG04

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