



Reference: 12.415L01v01

12th December 2012

Hansen Yuncken
Level 6, 15 Bourke Road
Mascot NSW 2020

Attention: Mr Chris Lykoudis

Re: Precinct C Access Road to Lots 13, 14 & 15

Dear Chris,

We refer to the subject application and recent correspondence concerning the construction of the access road that will provide access to Lots 13, 14 and 15 located in Precinct C within the Greystanes Industrial Estate. In this regard, we have reviewed all relevant plans (provided in **Attachment 1**) and other documentation provided to us and we now advise as follows:

➤ Intersection of Reconciliation Drive & Proposed Access Road

The swept path analysis undertaken demonstrates satisfactory operation by the largest design vehicle being a B-Double vehicle. This analysis is provided in **Attachment 2** and demonstrates the spatial requirements for both a B-Double vehicle and a 19m Articulated Vehicle. It is evident from the analysis that the proposed layout is sufficient.

➤ Lots 13 – Roche Development

The access and internal design for the proposed Roche development has been undertaken separately by TRAFFIX and submitted to the DOPI. Nevertheless, swept path analysis provided in Attachment 2 demonstrates that B-Double vehicles and 19m Articulated Vehicles can access the loading area from the proposed access road and associated turning head. In addition, access to the car park of the Roche Lot 13 development is designed in accordance with AS 2890.1 (2004).

➤ Lots 14 & 15

The detailed design for Lots 14 & 15 will be undertaken at a future stage. Notwithstanding this, it is evident from the analysis undertaken that the proposed access road will allow truck access to the proposed loading areas. In addition, swept path analysis demonstrates that two-way flow is available to both car parks. Again reference should be made to the swept path analysis provided in Attachment 2.

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📌 Conclusions

The proposed access road providing access to Lots 13, 14, and 15 has been assessed and demonstrates that the layout is sufficient to accommodate truck access (B-Double & 19m Articulated Vehicle) in accordance with AS 2890.2 and 'Austroads' Guidelines. In summary, the proposed access road is considered satisfactory and will ensure safe and efficient manoeuvring of vehicles throughout the car parks and loading areas.

Please contact the undersigned should you have any queries or require any further information regarding the above.

Yours faithfully,

traffix

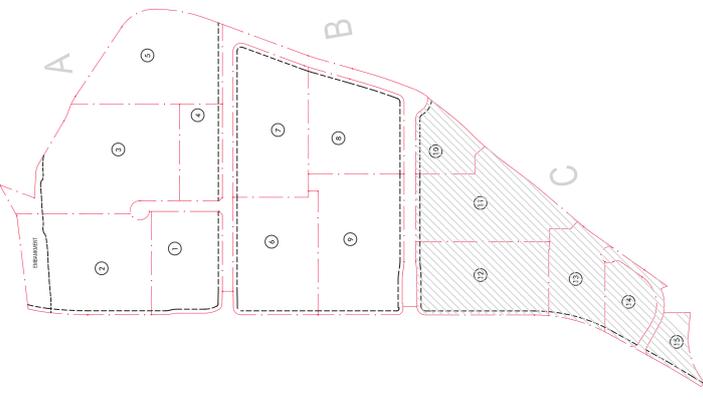
Andrew Johnson
Associate Engineer

Attachment 1: Reduced Plan

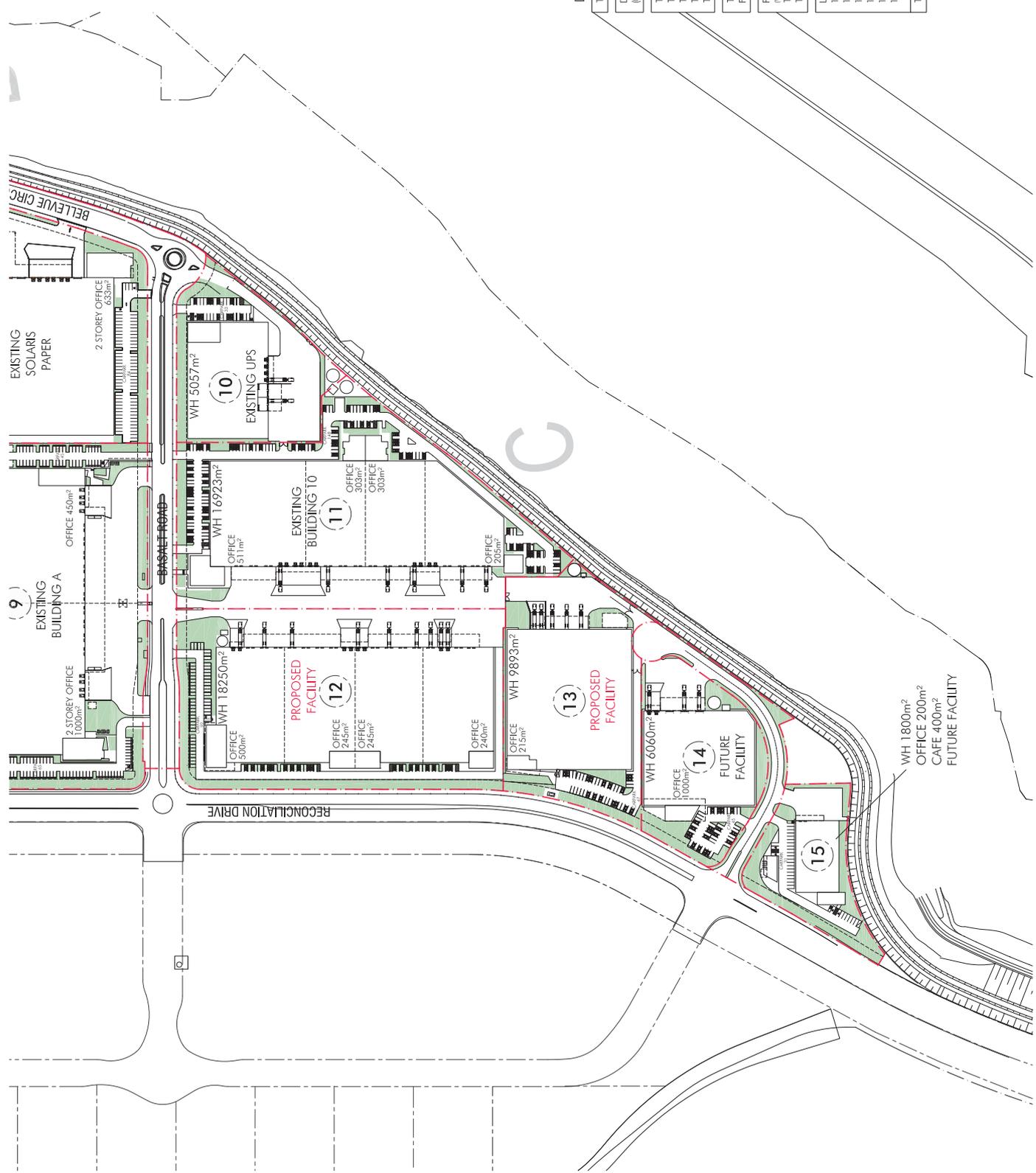
Attachment 2: Swept Path Analysis



Attachment 1



02 SUBDIVISION PLAN
SCALE 1:500(000/0A1)



DEVELOPMENT DATA

TOTAL SITE AREA		122433m ²	122433m ²
DEVELOPABLE SITE (INC. LANDSCAPE AREA)		122433m ²	
TOTAL BUILDING AREA	43459m ²		
TOTAL ANNING AREA	4621m ²		
TOTAL HEAVY DUTY AREA	22135m ²		
TOTAL LIGHT DUTY AREA	14613m ²		
TOTAL LANDSCAPING AREA	17471m ² (14.3%)		
TOTAL SITE COVER (INC. ANNING)	55.5%		
FSR	51.8%		
PARKING CONTROLS (OFFICE 1.400m ² / RETAIL 1.200m ²)		313	
TOTAL PARKING REQUIRED		396	
TOTAL PARKING PROVIDED			396
LOT	REQUIRED	PROVIDED	
10	27	33	
11	89	148	
12	92	92	
13	39	47	
14	45	45	
15	21	31	
TOTAL	313	396	

PROPOSED DEVELOPMENT AREAS		BLG AREA	SITE AREA
PRECINCT C			12450m ²
LOT 10	OFFICE	380m ²	
	WAREHOUSE	5057m ²	
LOT 11	OFFICE	1300m ²	
	WAREHOUSE	1688m ²	
LOT 12	OFFICE	1230m ²	
	WAREHOUSE	18250m ²	
LOT 13	OFFICE	215m ²	
	WAREHOUSE	9893m ²	
LOT 14	OFFICE	1000m ²	
	WAREHOUSE	6060m ²	
LOT 15	OFFICE	600m ²	
	WAREHOUSE	1800m ²	
TOTAL		4725m ²	57941m ²
			122433



PRECINCT C
1:1500(0A1)
December 2012
3888_MP08.05-A

TKA
Scale
Date
Number

MODIFICATION MASTERPLAN

GREYSTANES ESTATE
SOUTHERN EMPLOYMENT LANDS, GREYSTANES NSW

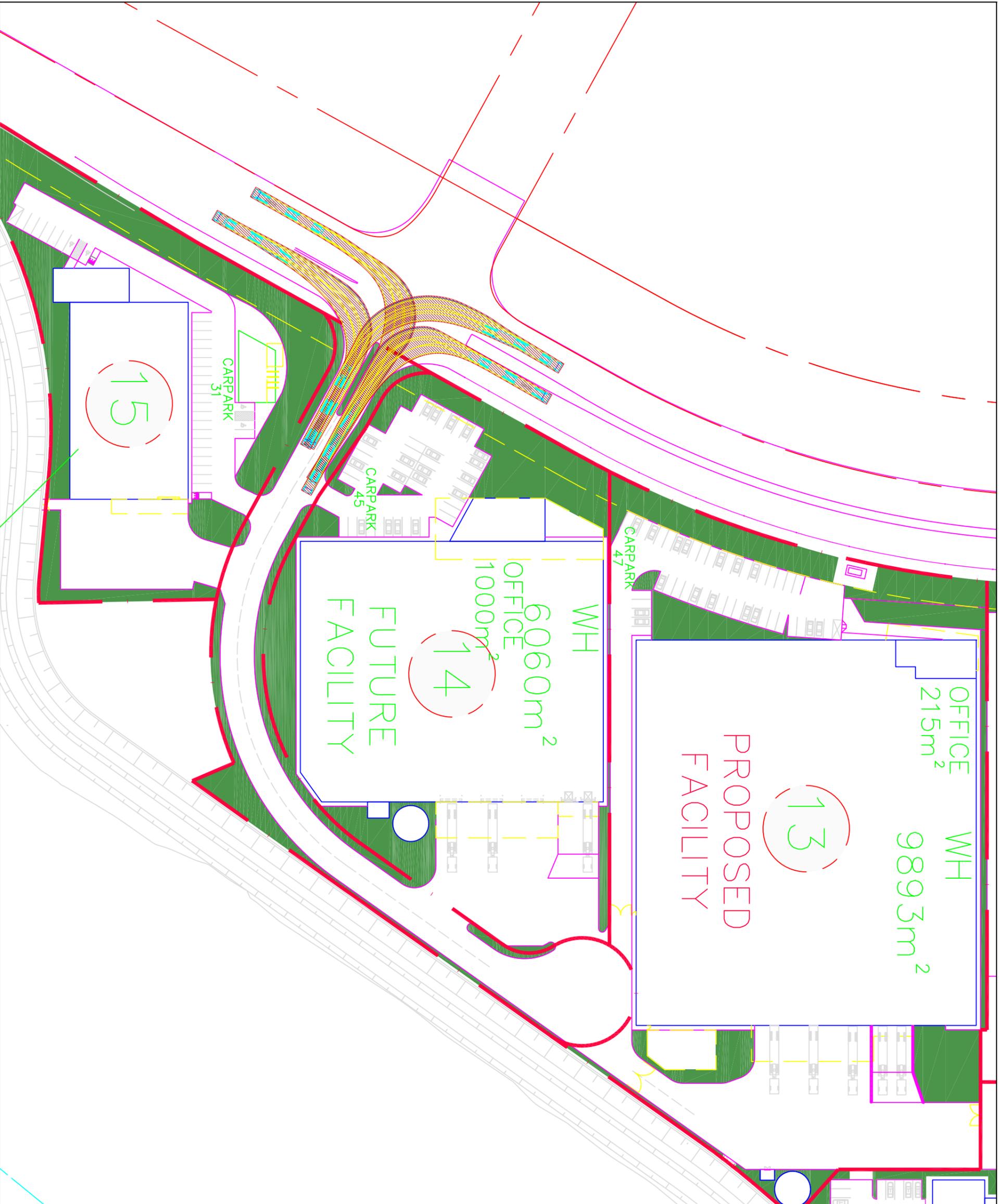




Attachment 2

notes
 This drawing is prepared for information purposes only. It is not to be used for construction.

no. revision note by. date



client
 Hansen Yuncken

scale



project
 Precinct C - Greystanes Estate
 Access Road to future facilities 14 & 15 and
 Proposed facility 13
 Swept Path Analysis

drawing prepared by
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drawing title
 Swept Path - B-Double Access:
 Reconciliation Drive & Proposed Access Road

drawn: JM checked: GP date: 12-12-12

project no. 12.415 drawing phase. drawing no. TX.01 rev

notes
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scale
 1:1000 @ A3



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drawing title
 Swept Path - 19m AV Access:
 Lots 13, 14, 15 & turning head

drawn: JM checked: GP date: 12-12-12

project no. 12.415 drawing phase. TX.02 rev -

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drawing title
 Swept Path - Car Park Access

drawn: JM checked: GP date: 12-12-12

project no. 12.415 drawing phase. TX.03 rev -