

**SECTION 96 MODIFICATION TO
SSD6801**

**DEVELOPMENT CONSENT FOR
QUARRYWEST ESTATE**

Ref. 16079r

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Prepared By

TRANSPORT & URBAN PLANNING PTY LTD
Traffic Engineering, Transport Planning
Road Safety & Project Management Consultants
5/90 Toronto Parade
P.O. Box 533
SUTHERLAND NSW 2232
Tel: (02) 9545-1411
Fax: (02) 9545-1556
Email: terry@transurbanplan.com.au

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1.0 INTRODUCTION

The QuarryWEST Estate Masterplan was approved by the Minister for Planning on 20 October 2015. Consent Approval SSD6801 refers.

Dexus is proposing minor modifications to some of the warehouse development within QuarryWEST Estate, namely warehouse buildings for Lot A (Lot 1), Lot B (Lots 4 and 5) and Lot E (Lot 6). **Figure 1** shows the location of QuarryWEST.

This report has been prepared to address the traffic and parking issues associated with the modification of the warehouse developments.

Section 2 of this report examines the traffic and parking and other impacts of proposed changes to the warehouse developments; and

Section 3 provides conclusions.

2.0 ASSESSMENT OF IMPACTS OF SECTION 96 MODIFICATIONS

2.1 QuarryWEST Approved Development

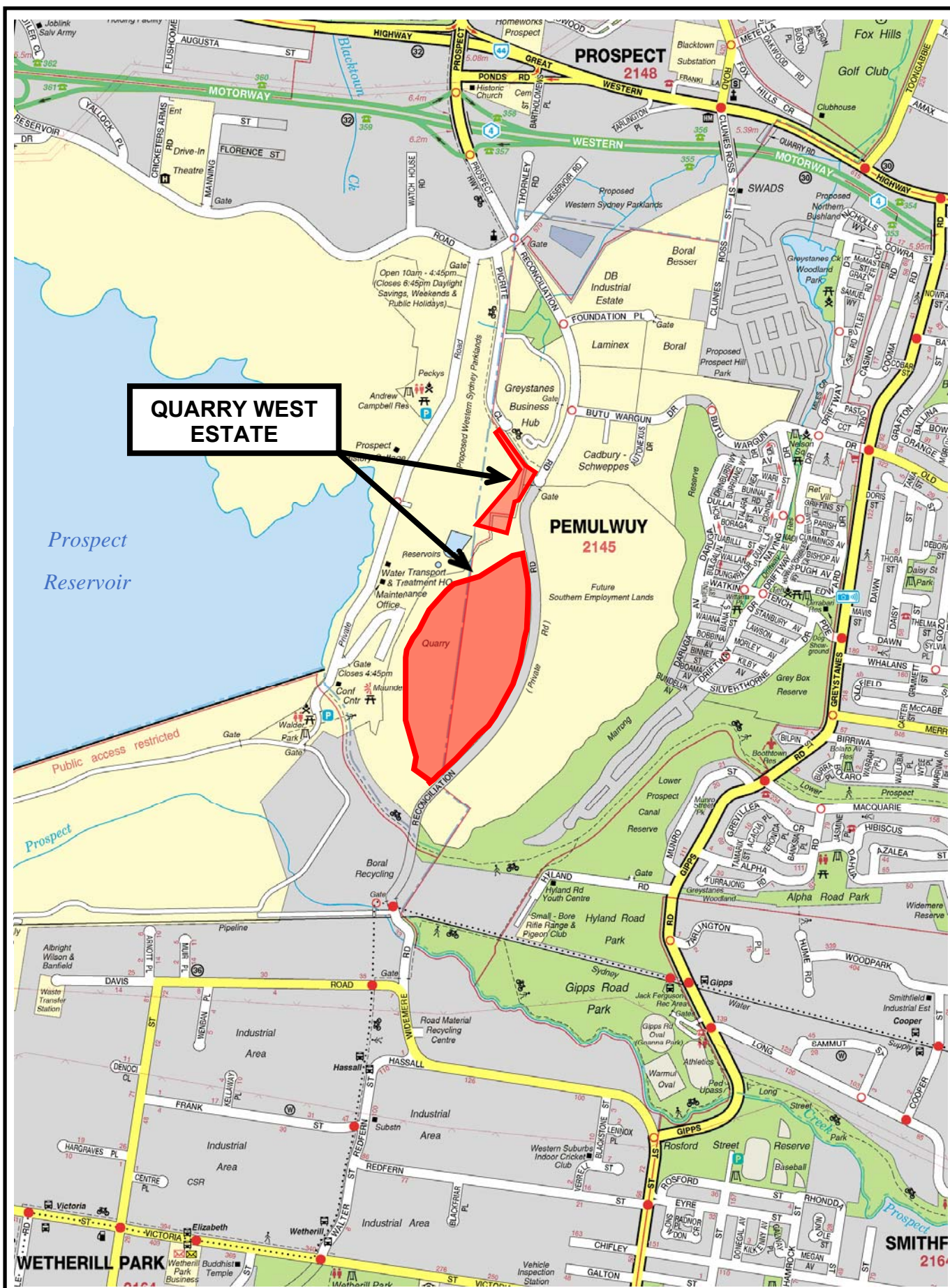
SSD6801 provided development consent for the entirety of the QuarryWEST Development which included;

- Subdivision of the site to create nominally eight development lots and roads;
- Construction of internal roads and site services;
- Detailed earthworks;
- Construction and use of industrial (warehouse and distribution centre) and business facilities (retail facilities) across the site with a total GFA of 127,765m² across the site including 2,870m² of retail GFA and 350m² of shop (fast food/petrol); and
- Ancillary development including hardstand, carparking and landscaping with a nominal car parking provision in the QuarryWEST Estate Masterplan of 989 car spaces, as well as bicycle parking.

The approval also included vehicle access to QuarryWEST from Prospect Highway (formerly Reconciliation Road) via the following signalised and unsignalised intersections.

- Bellevue Circuit Cul-de-Sac, which is a new road opposite Bellevue Circuit;
- Basalt Road West which is an existing road previously constructed opposite Basalt Road East;
- Dolerite Close which is partly constructed at Prospect Highway opposite Turnbull Close and would become a signalised intersection;
- Picrite Close (for Lot F only) which is an existing cul-de-sac accessed off Reservoir Road.

Figure 2 shows the approved road network and access intersections for QuarryWEST.

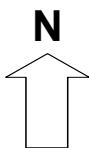


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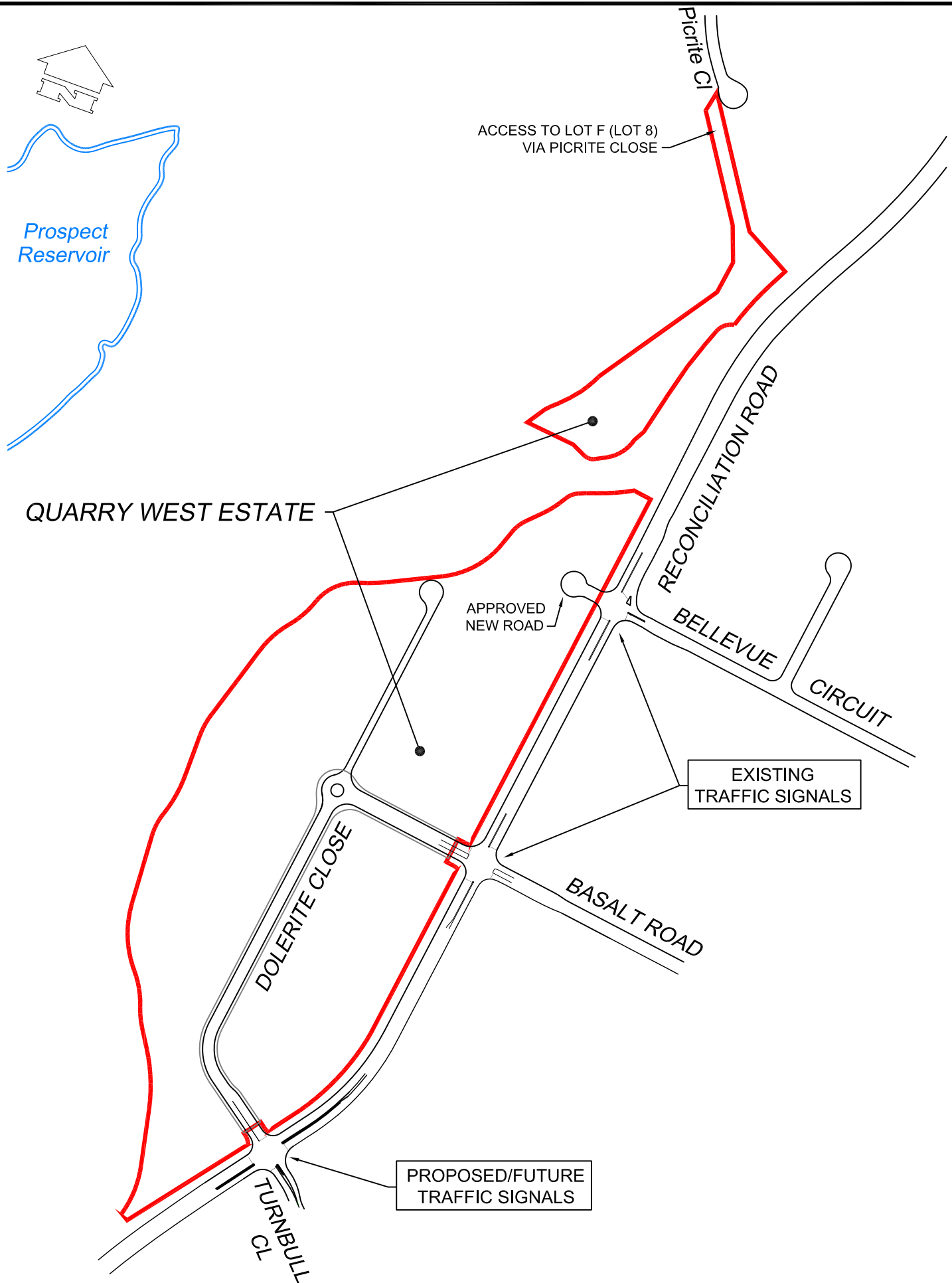
5/90 Toronto Parade, Sutherland NSW 2232
Phone 02 9545 1411 Fax 02 9545 1556

tupa@tpgi.com.au www.transurbanplan.com.au



NOT TO SCALE

FIGURE 1
QUARRYWEST ESTATE,
RECONCILIATION RD, PEMULWUY
SECTION 96 MODIFICATION
SITE LOCATION
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5/90 Toronto Parade, Sutherland NSW 2232
Phone 02 9545 1411 Fax 02 9545 1556
admin@transurbanplan.com.au

FIGURE 2

QUARRYWEST ESTATE, RECONCILIATION RD, PEMULWUY
SECTION 96 MODIFICATION

APPROVED ROAD NETWORK & ACCESS INTERSECTIONS FOR QUARRYWEST

JOB NO.16079

2.2 Section 96 Modification to Approved Development

The Section 96 changes are relatively minor and include variations to the floor space for the warehouse buildings for Lot A (Lot 1), Lot B (Lots 4 and 5) and Lot E (Lot 6), as well as changes to the parking and hardstand areas.

There will be no change to the total approved floor area of 127,765m² GFA, which is retained in the Section 96 modification.

Table 2.1 sets out the floor space of QuarryWEST with the Section 96 modification.

TABLE 2.1

FLOOR SPACE OF QUARRYWEST WITH SECTION 96 MODIFICATION

Developable Lot	Proposed Use and Floor Space (GFAm ²)						
	Warehouse	Office	Sub Total Warehouse and Office	Retail	Super-market	Petrol	Fast Food
Developable Lot A Lot 1*	8,090	970	9,060				
Developable Lot B Lots 4* & 5*	45,015	3,800	48,815				
Developable Lot C Lot 2				870	2000 ¹	100 ¹	250 ¹
Developable Lot D Lot 3	24,155	2,500	26,655				
Developable Lot E Lots 6* & 7	33,470 ³	4,995	38,465				
Developable Lot F Lot 8	1,200	350	1,550				
TOTAL	111,930	12,615	124,545	3,220²			

* Lots where Section 96 changes are proposed to approved development.

1. Included in total as retail space
2. Includes retail, supermarket, fast food and petrol
3. Includes technical area of 1,500m²

Overall the warehouse component will reduce by a small amount under the Section 96 modification with a corresponding small increase in the office component. The total office floor space (GFA) represents about 10% of the total warehouse buildings (GFA).

Total nominal car parking is provided for 952 cars and bicycle parking for 78 bikes.

Appendix 1 shows the list of the architectural plans for the Section 96 Modifications for QuarryWest Estate Masterplan.

2.3 Assessment of Traffic Impacts of Section 96 Application

There will be no change to the traffic impacts previously assessed for approved development¹. The traffic generation for the Section 96 Modification will be the same as the approved development, which was assessed as 869 two way trips in the AM peak hour and 1158 two way trips in the PM peak hour, with no change in traffic patterns.

Overall the intersections that will provide vehicle access to QuarryWEST will retain the same satisfactory level of service and average vehicle delays as previously assessed for the approved development, as there is no increase in traffic generation for the Section 96 changes and no change in traffic patterns for vehicles accessing QuarryWEST.

The traffic modelling undertaken for the approved QuarryWEST Estate Project and documented in the Traffic Assessment report for the approved development confirmed that the proposed access intersections in Prospect Highway at;

- Bellevue Circuit cul-de-sac/Bellevue Circuit;
- Basalt Road (east and west); and
- Dolerite Close/Turnbull Close.

will have adequate lanes and intersection capacity to accommodate the maximum traffic generation of QuarryWEST (and QuarryEAST).

All the above intersections are predicted to operate at a Level of Service B or C operation in the AM and PM peak hours which is a satisfactory operation. RMS Guidelines indicate that a Level of Service D or better (i.e. A, B, C, or D) is a satisfactory operation).

The Picrite Close/Reservoir Road intersection will operate at a Level of Service A operation, as will the internal QuarryWEST Estate roundabout intersection at Basalt Road West/Estate Road. Level of Service A is representative of good operation at the these intersections.

2.4 Parking Provision

2.4.1 Car Parking

The approved Modified Concept Plan for Greystanes SEL and Holroyd Council's DCP requires the car parking to be provided in accordance with the following rates:

- | | | |
|---------------------|---|---|
| • Warehouse | - | one (1) space per 300m ² GFA |
| • Commercial/office | - | one (1) space per 40m ² GFA |
| • Retail | - | one (1) space per 20m ² GFA |
| • Industrial | - | one (1) space per 77m ² GFA |
| • Shop | - | one (1) space per 8m ² GFA |

¹ *Traffic Assessment Report for Proposed QuarryWEST Estate Southern Employment Lands Greystanes. Ref 134136r1, Revision 1, 19 March 2015. Transport and Urban Planning Pty Ltd.*

Table 2.2 shows the parking calculation for the QuarryWEST Estate broken down for the development lot areas. Reference to Table 2.2 shows that the parking requirement is satisfied for each of the development lot areas including those development where changes are proposed and therefore the proposed car parking provision complies with the Modified Concept Plan for Greystanes SEL.

In total a nominal 952 car parking spaces are shown on the Section 96 Modification to QuarryWEST Estate Masterplan and the total required parking is 892 car spaces.

TABLE 2.2**PARKING CALCULATION FOR QUARRYWEST**

Developable Lot	Floor Space (GFAm ²)						
	Warehouse	Industrial	Office	Retail	Shop	Required Parking	Parking Provision
Developable Lot A Lot 1*	8,090		970			52	52
Developable Lot B Lots 4* & 5*	45,015		3,800			245	248
Developable Lot C Lot 2				2,870	350	187	188
Developable Lot D Lot 3	24,155		2,500			143	143
Developable Lot E Lots 6* & 7	31,470	1,500	4,995			250	270
Developable Lot F Lot 8	1,200		350			13	51
TOTAL	110,430	1,500	12,165	2,870	350	892	952

* Lots where Section 96 changes are proposed to approved development.

The car parking areas are and will be designed to comply with the requirements of AS2890.1 and AS2890.6 with regard to space size, aisle widths and grades. Driveways to car park areas will be designed to AS2890.1 standards and will provide sufficient sight distance in accordance with AS2890.1.

2.4.2 Bicycle Parking

Bicycle parking provision requirements are;

- 2 spaces; plus
- 5% of car park spaces if development exceeds 4,200m² floor area.

Based on this, a total of 48 bicycle parking spaces are required.

The Section 96 Modification will provide a total 78 spaces for bicycles and therefore the requirements of bicycle parking are easily met.

2.5 Internal Manoeuvring within Warehouse Developments and Truck Parking

The modified warehouse layouts and hard stand areas will be designed to accommodate the largest vehicle, which will use each warehouse.

The truck fleet that will operate from QuarryWEST in the next 10 years will be rigid trucks (8.8 metres to 12.5 metres long), 19 metre long articulated vehicles (semi trailers) and 25-26 metre B-doubles. The majority of the truck fleet will be 19 metre

articulated vehicles (i.e. semi trailers). Rigid trucks and B-doubles will represent smaller proportions of the truck fleet.

Separate hard stand areas for loading and truck parking are provided within each warehouse development site, as well as for the retail development.

All driveways and internal roads that will provide access to hard stand areas are/will be designed to fully comply with AS2890.2 requirements for the largest vehicle that will visit the development. Driveway locations will provide adequate sight distance. The hard stand areas are/will be designed to comply with AS2890.2 requirements with respect to manoeuvring, grades etc.

2.6 QuarryWEST Estate Road Network

In accordance with the approved conditions, the public roads within QuarryWEST subdivision are designed to the relevant standards (ie. Austroad and Holroyd City Council standards). These public roads and new access intersections are designed to accommodate a PBS Level 2 B vehicles (up to 30 metres in length) using these roads. Vehicle turnpath (swept path) diagrams for these roads were provided during the approval process for the approved QuarryWEST Development Masterplan.

2.7 Construction Impacts

The Section 96 Modification to the warehouse buildings will not change the construction impacts previously assessed for the approved QuarryWEST Development.

The construction impacts are being managed through the Construction Traffic Management Plan for QuarryWEST Estate, Revision 2 dated 15 December 2015.

2.8 Public Transport, Bicycle Network, Pedestrian Network

The Section 96 Modification will have no impact on existing and future public transport services, the bicycle network or the pedestrian network at QuarryWEST.

3.0 CONCLUSIONS

Dexus is proposing minor modifications to the approved QuarryWEST Estate Masterplan which was approved by the Minister for Planning 20 October 2015.

The proposed changes are part of a Section 96 Application which involves modifications to a number of the warehouse developments.

An assessment of the traffic impacts for the Section 96 Modification indicates that these impacts will be the same as for the approved development, with no change to the traffic patterns.

QuarryWEST Estate will have sufficient car and bicycle parking for each individual development and for the QuarryWEST Estate as a whole and meets the parking requirements of the approved Modified Concept Plan for Greystance SEL.

Car parking and vehicle access driveways, as well as the hard stand areas for truck loading and manoeuvring are and will be designed to AS2890.1 and AS2890.2 as

appropriate. Disabled parking spaces will be provided in all developments and will be designed to comply with AS2890.6.

The Section 96 Modification does not propose any changes to the QuarryWEST Estate road network which was previously approved.

There will be no change to the construction impacts previously assessed for the approved development and the construction impacts will continue to be managed through the Construction Traffic Management Plan for QuarryWEST Estate.

APPENDIX 1

LIST OF PLANS FOR SECTION 96 MODIFICATION PLANS FOR QUARRYWEST ESTATE MASTERPLAN

Architectural Drawing Number	Drawing Title
3966_MP-001[D]	Quarry Masterplan
3966_MP-002[D]	Quarry West – Overall Site Plan
3966_MP-003[D]	Subdivision Plan
3966_MP-0011[D]	Developable Lots A, C & D Plan
3966_MP-0012[D]	Developable Lot B Plan
3966_MP-0013[D]	Developable Lot E Plan