

TRAFFIC AND PARKING ASSESSMENT
FOR
SECTION 96 MODIFICATION 5
TO SSD6801
DEVELOPMENT CONSENT FOR
QUARRYWEST ESTATE

Ref. 17178r Mod 5

9 October 2017

Prepared By

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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 modifications to the approved development for Lot C (Lot 2) and Lot D (Lot 3) within QuarryWest Estate. The modification includes replacing the approved service station, supermarket, retail and fast food development on Lot C (Lot 2) with a warehouse use and changes to the approved warehouse buildings on Lot D (Lot 3). **Figure 1** shows the location of QuarryWest.

This Section 96 application is for Modification No. 5. Four (4) previous Section 96 applications sought modifications to

- Lot A (Lot 1), Lot B (Lots 4 and 5) and Lot E (Lot 6) – Modification 1;
- Lot B (Lots 4 and 5) – Modification 2;
- Lot B (Lots 4 and 5) – Modification 3; and
- Lot A (Lot 1) – Modification 4.

Modifications 1, 2, 3 and 4 have been approved.

This report has been prepared to assess and address the traffic and parking issues associated with Modification 5 for the proposed changes to Lot C (Lot 2) and Lot D (Lot 3).

Section 2 of this report provides details of the approved development with the previously approved Modifications 1, 2, 3 and 4, as well as the changes proposed in this Section 96 Modification 5.

Section 3 of this report examines the traffic and parking and other impacts of proposed changes for Modification 5; and

Section 4 provides conclusions.

This report is an addendum report to the previous traffic and parking assessment reports^{1,2, 3, 4 & 5} prepared for QuarryWest.

1. *Traffic Assessment Report for QuarryWest Estate Southern Employment Lands Greystanes. Ref. 14136r-1 Revision 1, 19 March 2015, Transport and Urban Planning Pty Ltd.*
2. *Section 96 Modification to SSD6801 Development Consent for QuarryWest Ref. 16079r, 3 May 2016. Transport and Urban Planning Pty Ltd.*
3. *Traffic and Parking Assessment for Section 96 Modification 2 to SSD6801 Development. Consent for QuarryWest Estate 16079r Mod 2 19 July 2016. Transport and Urban Planning Pty Ltd.*
4. *Traffic and Parking Assessment for Section 96 Modification 3 to SSD6801 Development Consent for QuarryWest Estate 17032r Mod 3, 14 February 2017.*
5. *Traffic and Parking Assessment for Section 96 Modification 4 to SSD6801 Development Consent for QuarryWest Estate Ref. 17100r Mod 4, 5 June 2017.*

2.0 QUARRY WEST DEVELOPMENT AND PROPOSED CHANGES WITH SECTION 96 MODIFICATION 4

2.1 QuarryWest Approved Development and Approved Section 96 Modifications 1, 2 and 3

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 (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.

Approved Section 96 Modification 1

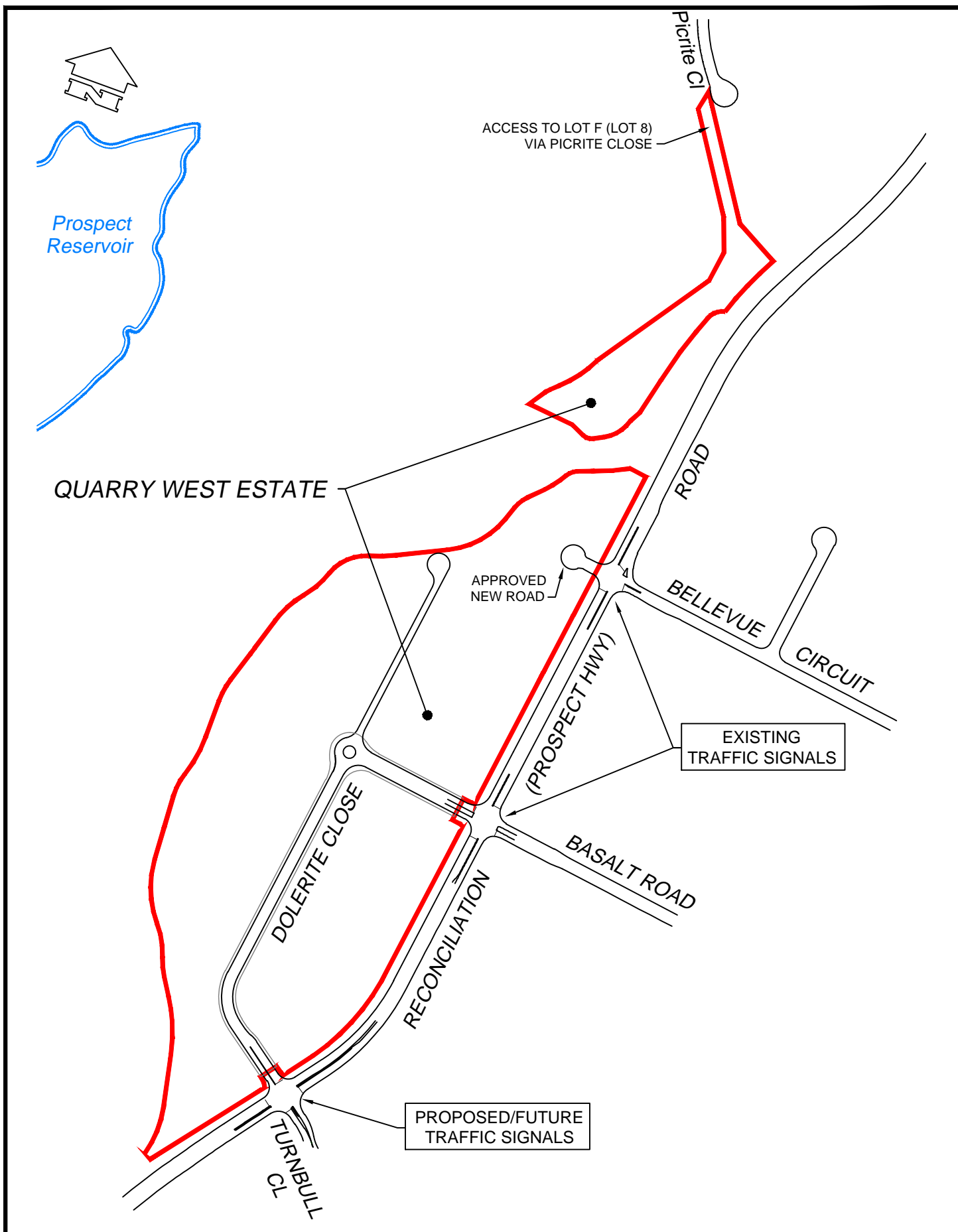
The Section 96 Modification 1 included variations to the floor space for the warehouse buildings for Lot A (Lot 1), Lot B (Lots 4 and 5) and Lot E (Lot 6), as well as changes to the parking and hardstand areas.

There was no change to the total approved floor area of 127,765m² GFA and total nominal car parking was provided for 952 cars and bicycle parking for 78 bikes.

Approved Section 96 Modification 2

The Section 96 Modification 2 involved a reduction in the floor area of the warehouse buildings for Lot B (Lots 4 and 5), together with a reduction in parking and changes to the loading areas.

Total warehouse floor area for Lot B (Lots 4 and 5) is 43,020m² GFA and the total office area is 2,380m².



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FIGURE 2

QUARRYWEST ESTATE, RECONCILIATION RD, PEMULWUY
SECTION 96 MODIFICATION 5

APPROVED ROAD NETWORK &
ACCESS INTERSECTIONS FOR QUARRYWEST

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The required car parking for Lot B (Lots 4 and 5) is 203 spaces and 206 spaces are approved.

Overall the total warehouse and office space for QuarryWest with the Section 96 Modification 2 is 121,130m² GFA which is a reduction of 3,415m² of floor area from the previously approved development.

Approved Section 96 Modification 3

The Section 96 Modification 3 involved changes to the warehouse buildings for Lot B (Lots 4 and 5) as follows:

- A reduction in warehouse floor area from 43,020m² GFA to 40,500m² GFA
- An increase in the office area from 2,380m² GFA to 2,780m² GFA
- An increase in required car parking from 203 car spaces to 205 car spaces;
- An increase in proposed parking provision from 206 car spaces to 272 parking spaces, with reconfigured parking areas for both warehouse buildings; and
- Modifications to the truck loading areas for the warehouse building located in Lot B (Lots 4 and 5), as well as changes to entry/exit driveways.

Approved Section 96 Modification 4

The approved Section 96 Modification 4 involved changes to the warehouse buildings for Lot A (Lot 1) as follows:

- A reduction in the warehouse area of the two buildings from 8,090m² to 7,271m² and office area from 970m² to 745m² with a total reduction of floor area of the buildings of 1,044m² from 9,060m² to 8,016m².
- Warehouse Building A1 to be used as Bunnings Trade Centre with car parking for 30 cars, as well as truck parking for tradesman and deliveries etc.
- Warehouse Building A2 to be used as a Reece Plumbing Trade Centre (A2A) and Hally Labels (A2B) with car parking for 41 cars as well as separate hard stand areas for trucks and deliveries.

Overall, the total warehouse and office space for QuarryWest with the approved Section 96 Modification 4 is 117,966m² GFA. In addition, there is 3,220m² of retail, including a super market, petrol station and fast food uses approved. In total a nominal 995 car parking spaces are proposed in the approved Section 96 Modification 4.

2.3 Proposed Section 96 Modification 5 Changes

The proposed Section 96 Modification 5 changes involves:

- Replacing the retail, supermarket, petrol station and fast food development on Lot C (Lot 2) with a warehouse building with a total area of 6,405m² GFA, including 700m² GFA of office. Parking for 40 cars is proposed as well as a hard stand area for truck deliveries.

- Changes to the two approved warehouse buildings on Lot D (Lot 3) to provide a total floor area of 24,115m², including 2,200m² GFA of office and car parking for 145 cars. Separate hard stand areas are provided for trucks and deliveries.

Total car parking for QuarryWest with the proposed Section 96 Modification 5, will be 849 spaces.

Table 2.1 shows the total floor area for QuarryWest with the proposed Section 96 Modification 5, will be 125,701m² GFA with 113,931m² of warehouse space and 11,770m² of office space.

TABLE 2.1

FLOOR SPACE OF QUARRYWEST WITH SECTION 96 MODIFICATION 5

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	7,271 ¹	745	8,016				
Developable Lot B Lots 4 & 5	40,500	2,780	43,280				
Developable Lot C *Lot 2	5,705	700	6,405				
Developable Lot D *Lot 3	21,915	2,200	24,115				
Developable Lot E Lots 6 & 7	33,470 ²	4,995	38,465				
Developable Lot F Lot 8	1,200	350	1,550				
TOTAL	110,061	11,770	121,831				

* Lot where Modification 5 changes are proposed

1. Includes production area of 100m²

2. Includes technical area of 1,500m²

The architectural plans for the Modification 5 are listed in Appendix 1.

3.0 ASSESSMENT OF TRAFFIC IMPACTS OF SECTION 96 MODIFICATION 5

3.1 Assessment of Traffic Impacts

3.1.1 Traffic Generation of Modification 5

There will be a significant reduction in the traffic generation of QuarryWest with the Section 96 Modification 5 changes as compared to the approved development due to the replacement of the retail, super market, petrol station and fast food uses, with a warehouse use.

The approved retail type uses above would generate 246vph trips in the AM peak hour and up to 515vph trips in the PM peak hour.

Adopting the peak hour traffic generation rate of 0.5 trips per 100m² GFA for warehouse uses as adopted from the RMS Guide to Traffic Generating Developments (2002)

- The proposed warehouse use for Lot C (Lot 2) would generate 37.3 (say 38) trips in the AM and PM peak hour; and
- The modified warehouses in Lot D would generate 134.7 (say 135) trips in the AM and PM peak hours.

3.1.2 Assessment of Traffic Impacts

Table 3.2 below shows the traffic generation of QuarryWest as assessed under the original approval and for each of the approved Modifications including the proposed Modification 5.

Reference to Table 3.2 shows that the Section 96 Modification 5 changes will reduce the traffic generation of QuarryWest by 207vph (trips) in the AM peak hour and 476vph trips in the PM peak hour, as compared to approved development with Modification 4.

The reduction in vehicle trips would mostly occur at the Reconciliation Road/Dolerite Way/Turnbull Close and Reconciliation Road/Basalt Road intersections. There will also be a reduction in overall traffic using Reconciliation Road at the Bellevue Circuit/Charley Close intersection.

TABLE 3.2

TRAFFIC GENERATION OF QUARRY WEST

	AM Peak Hour Two Way Trips	PM Peak Hour Two Way Trips
QuarryWest proposal*	888	1158
Approved Development	869	1158
Modification 1	869	1158
Modification 2	852	1141
Modification 3	842	1131
Modification 4	860	1136
Proposed Modification 5	653	660

**Traffic Modelling for Original Proposal is based on this traffic generation*

The traffic modelling that was undertaken for the QuarryWest Estate at the future three signalised intersections along Reconciliation Road namely at Dolerite Way/Turnbull Close, Basalt Road and at Bellevue Circuit/Charley Close showed that all these intersections would operate at a satisfactory level of service (i.e. Level of Service B or C operation in the AM and PM peak hours) with satisfactory average vehicle delays. RMS Guidelines indicate that a Level of Service D or better (i.e. A, B, C or D) is a satisfactory operation.

As noted above, the changes as proposed under Modification 5 reduce the overall traffic generation of QuarryWest and will improve the operation of the above intersections (i.e. lower vehicle delays), as compared to the original approved development.

In concluding, the traffic impacts of Modification 5 changes will be satisfactory and the Reconciliation Road/Dolerite Way/Turnbull Close intersection, as well as the other adjacent intersections will continue to operate in a satisfactory manner, with lower vehicle delays, as compared to the approved QuarryWest development.

3.2 Assessment of Parking Provision

3.2.1 Car Parking

It is proposed to provide;

- 40 car parking spaces including one (1) accessible space for Warehouse C on Lot C (Lot 2) plus a car turn area at the end of the car park.
- 145 car parking spaces including 2 accessible spaces for Warehouses D1 and D2, on Lot D (Lot 3), as well as car turn areas at the western and northern ends of the car park.

The required parking rates for the proposed warehouse, industrial and office uses for the Section 96 Modification 5 application are based on Condition C5 of the QuarryWest Project Approval and the SEPP (State Significant Precincts) 2005, which are as follows:

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

Table 3.2 sets out the parking calculation for the warehouse buildings on Lots C (Lot 2) and Lot D (Lot 3) as proposed in Modification 5.

Reference to Table 3.2 shows that warehouse C on Lot C (Lot 2) requires a total of 37 car spaces and warehouses D1 and D2 on Lot D (Lot 3) requires a total of 129 spaces.

As noted above the Modification 5 proposes 40 car spaces for the warehouse on Lot C (Lot 2) and 145 car spaces for the warehouses on Lot D (Lot 3) and therefore meets the requirements of Condition C5 of the Project Approval.

TABLE 3.2

**CAR PARKING ASSESSMENT BASED ON PROJECT APPROVAL
SEPP (STATE SIGNIFICANT PRECINCTS) 2005**

Building	Floor Area m ² GFA		Total Required Spaces
	Warehouse	Office	
Warehouse C Lot C (Lot 2)	5,705m ² 19 spaces	700m ² 17.5 spaces	37 spaces
Warehouse D1&D2 Lot D (Lot 3)	21,915m ² 73.1 spaces	2,200m ² 55 spaces	129 spaces

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. The total car parking for QuarryWest will be 849 spaces and based on Condition C5 of the Project Approval, 695 car spaces are required.

3.2.2 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 54 bicycle parking spaces are required for the QuarryWest development.

For the proposed Section 96 Modification 5 changes to Lot C (Lot 2) and Lot D (Lot 3) the required bicycle parking for both lots is 13 bicycles and a total of 13 bicycle parking spaces will be provided. Lot C (Lot 2) will have 4 bicycle parking spaces and Lot D (Lot 3) will have 9 bicycle parking spaces.

The overall QuarryWest development with the Section 96 Modification 5 will provide a total 73 spaces for bicycles, and therefore the requirements of bicycle parking are easily met for QuarryWest

3.3 Internal Manoeuvring within Warehouse Developments and Truck Parking

The warehouse layouts and hard stand areas for Lot C (Lot 2) and Lot D (Lot 3) will be designed to accommodate the largest vehicle which will use these warehouses.

The driveways to the warehouse buildings located on Lots C and D (Lots 2 and 3) are located in Dolerite Way.

All driveways and internal roads that will provide access to hardstand areas for the Lot C (Lot 2) and Lot D (Lot 3) warehouse sites are/will be designed to fully comply with AS2890.2 requirements for the largest vehicle that will visit the development, which is a B Double. Driveway locations will provide adequate sight distance.

Warehouse D1 and D2 will generally accommodate 19 metre articulated vehicles and B doubles. Warehouse C will accommodate 12.5 metre Heavy Rigid Vehicles (HRV), 19 metre articulated vehicles and B doubles.

B Doubles may use loading docks in each warehouse, but will also unload in the yard (hard stand area) so that unloading from the side of the trucks can occur.

Figures 3A to 3C show the truck swept paths for a 19 metre articulated vehicle and a B double using the driveways and the loading docks for Warehouse D2.

Figures 4A to 4D show the truck swept paths for a 19 metre articulated vehicle and a B double using the driveways and the loading docks for Warehouse D1.

Figure 5A to 5E show the truck swept paths for a 12.5 metre HRV, a 19 metre articulated vehicle and a B double using the driveways and the loading docks for Warehouse C.

Reference to the above figures show that all truck manoeuvring for the three warehouses (D1, D2 & C) is satisfactory and fully in accordance with AS2890.2.

As noted above the hardstand areas are/will be designed to comply with AS2890.2 requirements with respect to manoeuvring, grades etc.

3.4 QuarryWest Estate Road Network

In accordance with the approved conditions, the public roads within QuarryWest subdivision are designed to the relevant standards (i.e. Austroad and Cumberland 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.

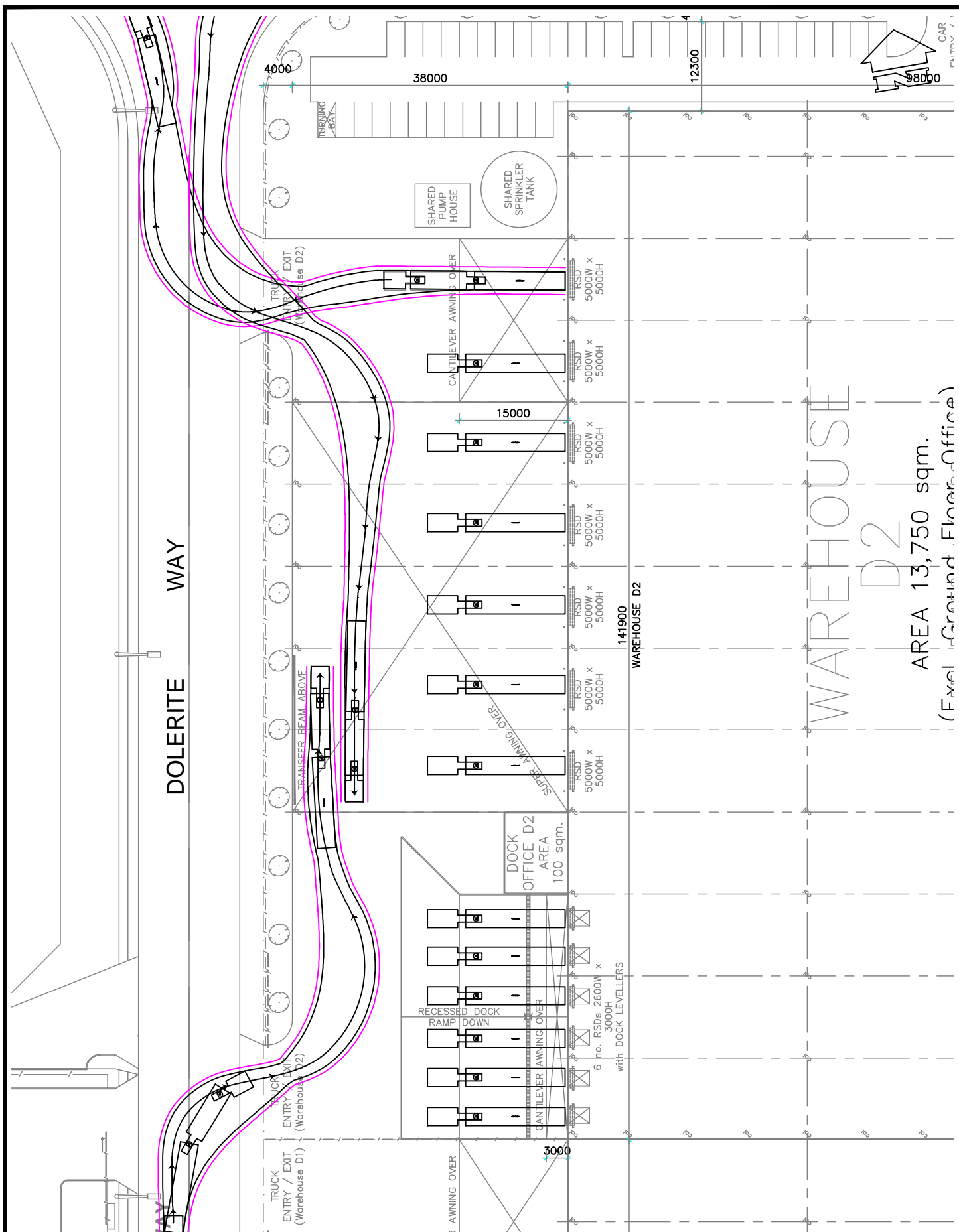
3.5 Construction Impacts

The Section 96 Modification 5 to the warehouse buildings for Lot C and D (Lots 2 and 3) 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.

3.6 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.



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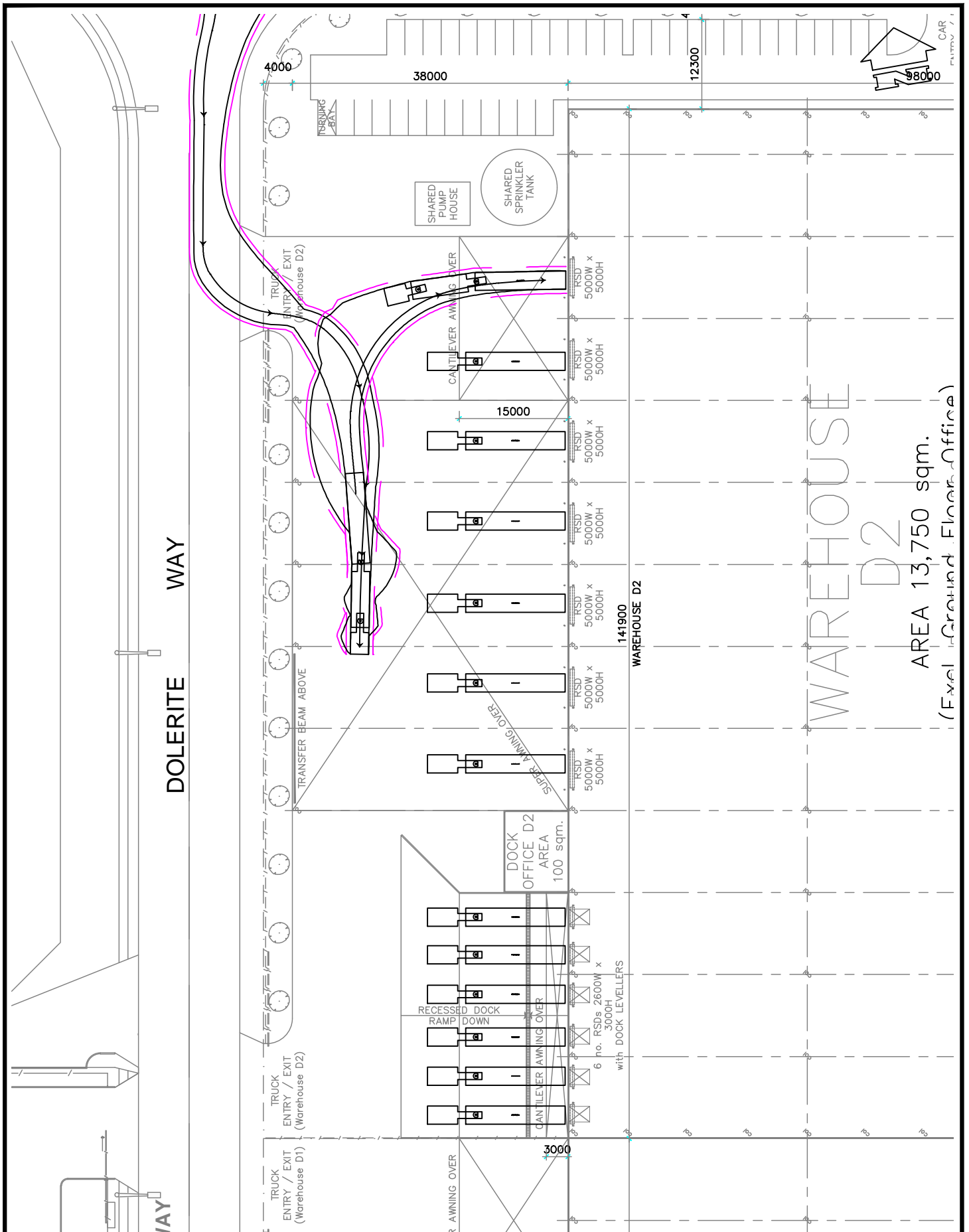
FIGURE 3A

QUARRYWEST ESTATE, RECONCILIATION RD, PEMULWUY
SECTION 96 MODIFICATION 5

WAREHOUSE D2 - B-DOUBLE TURNPATHS ENTRY & EXIT AT DRIVEWAYS

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WAREHOUSE
D2
AREA 13,750 sqm.
(Excl. Ground Floor Office)

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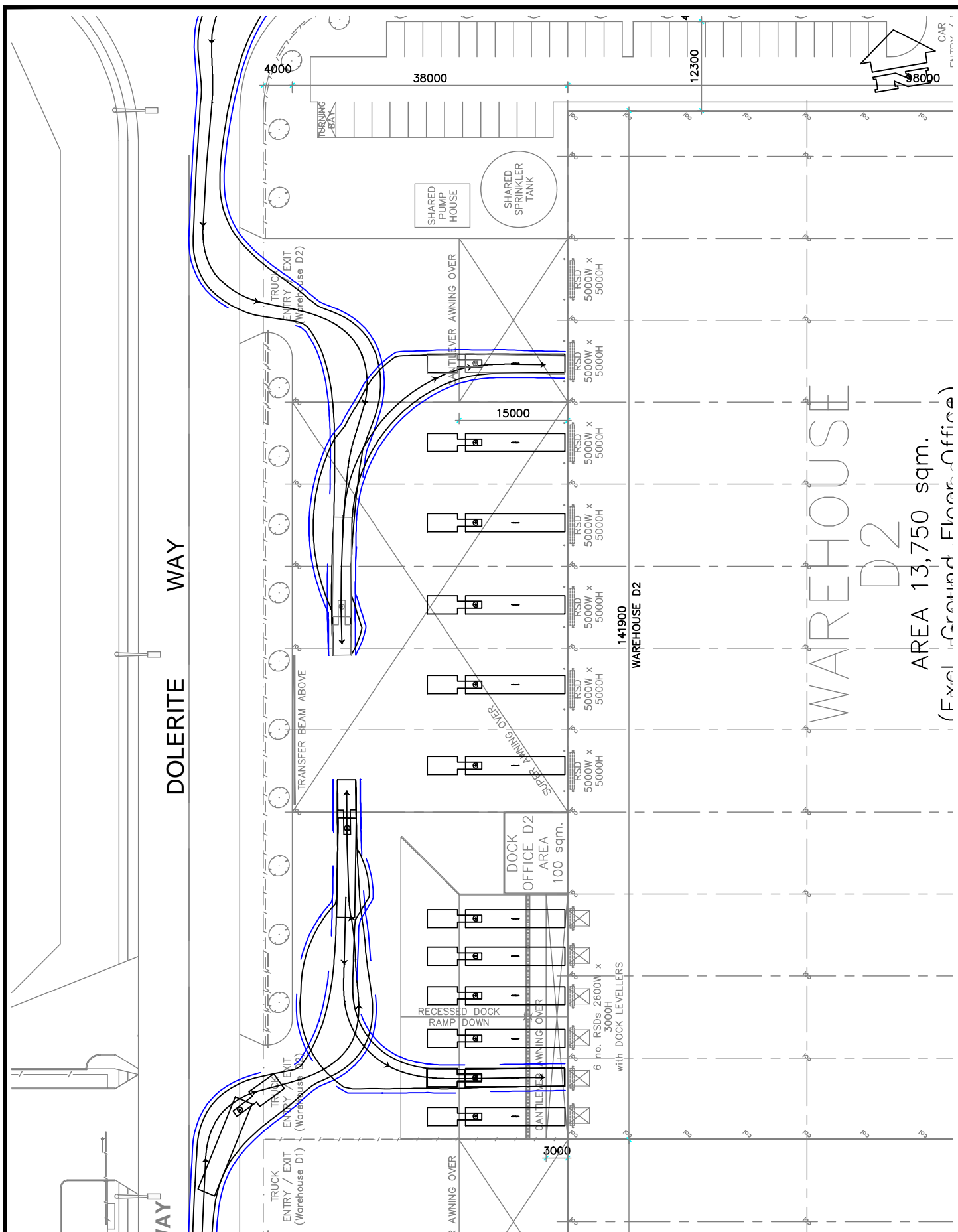
FIGURE 3B

QUARRYWEST ESTATE, RECONCILIATION RD, PEMULWUY
SECTION 96 MODIFICATION 5

WAREHOUSE D2 - B-DOUBLE TURNPATHS MANOEUVRING TO LOADING DOCKS

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09/10/17



WAREHOUSE
D2
AREA 13,750 sqm.
(Excl. Ground Floor Office)

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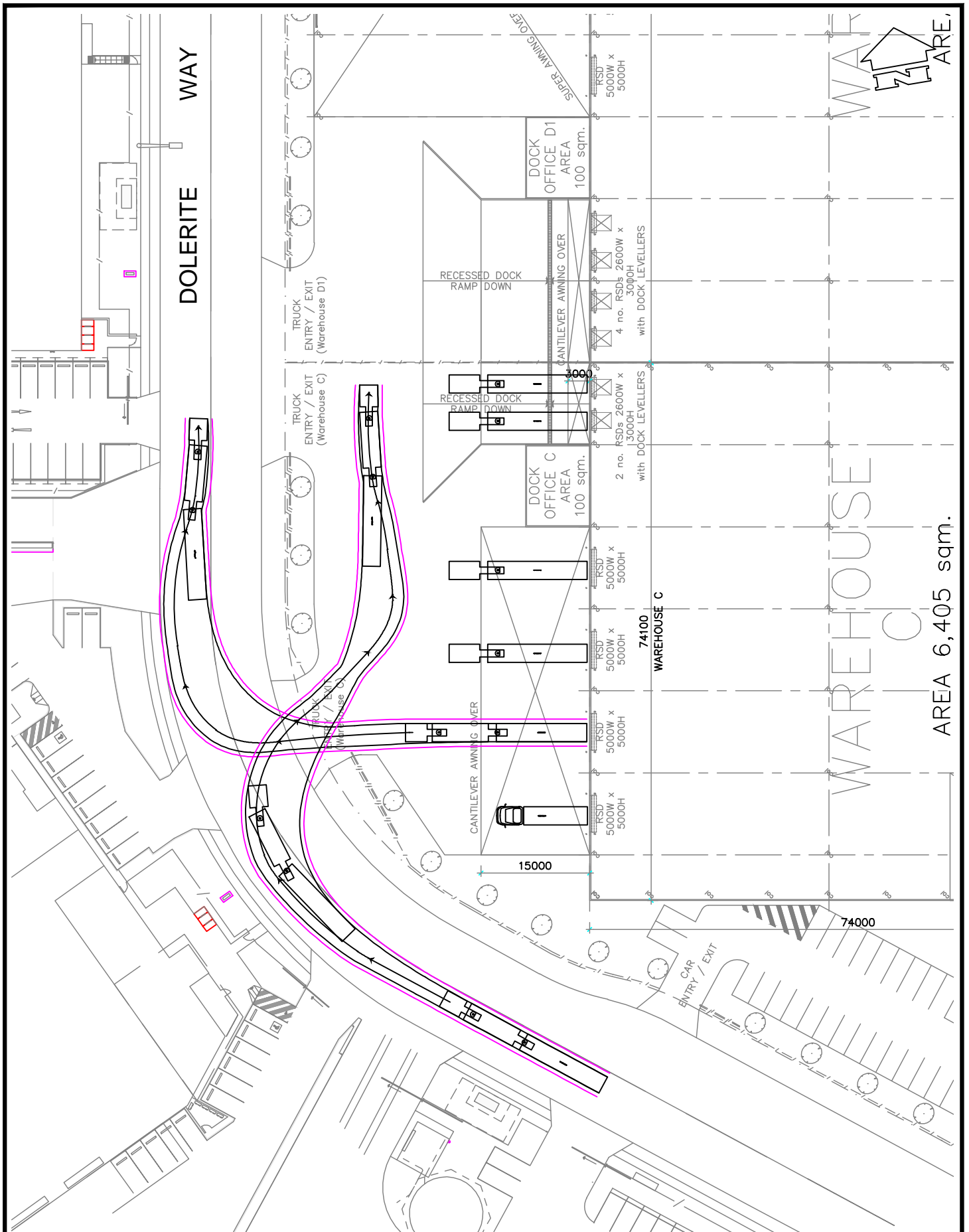
FIGURE 3C

QUARRYWEST ESTATE, RECONCILIATION RD, PEMULWUY
SECTION 96 MODIFICATION 5

WAREHOUSE D2 - 19m ARTICULATED TURNPATHS MANOEUVRING TO LOADING DOCKS

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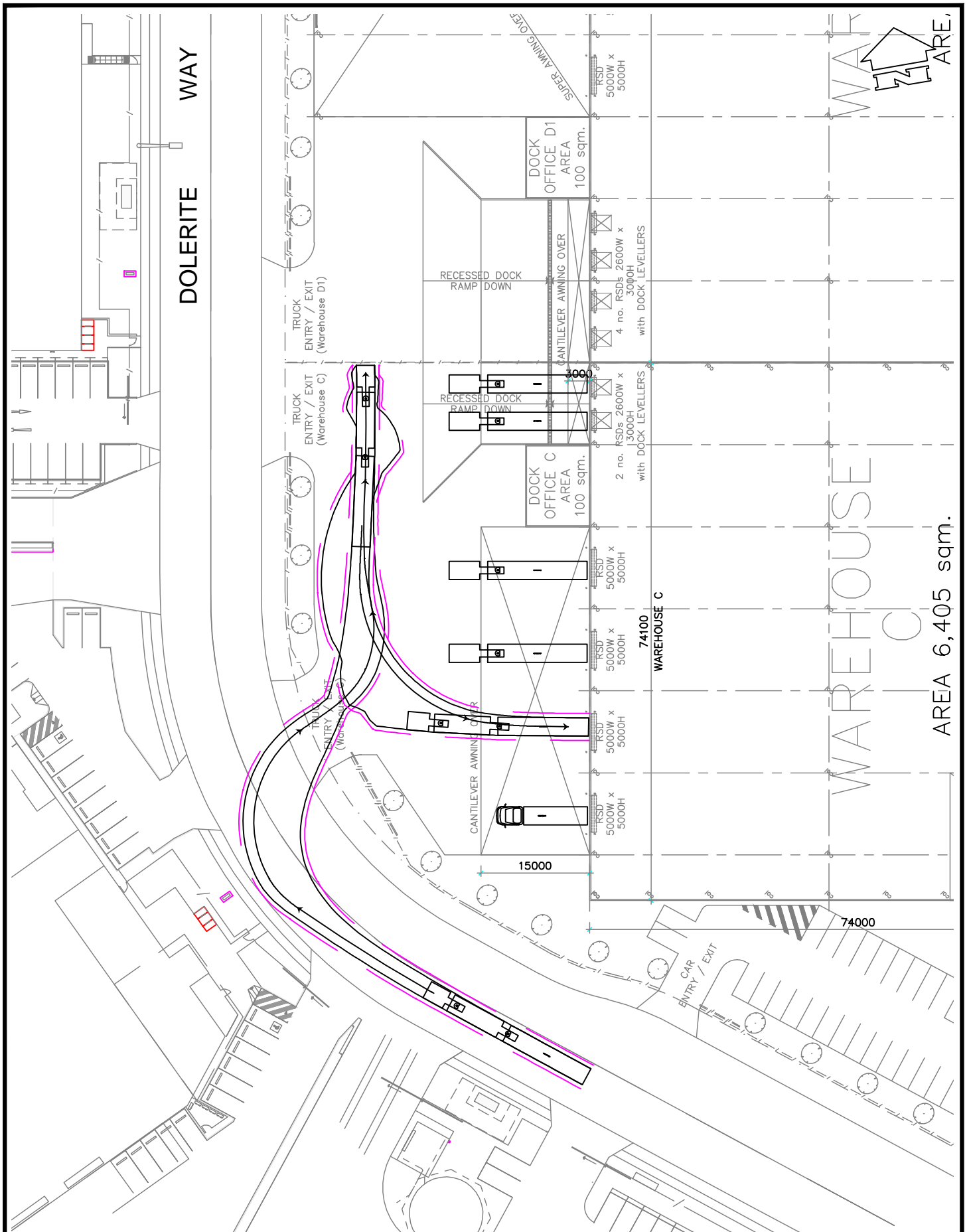
FIGURE 5A

QUARRYWEST ESTATE, RECONCILIATION RD, PEMULWUY
SECTION 96 MODIFICATION 5

WAREHOUSE C - B-DOUBLE TURNPATHS ENTRY & EXIT AT DRIVEWAYS

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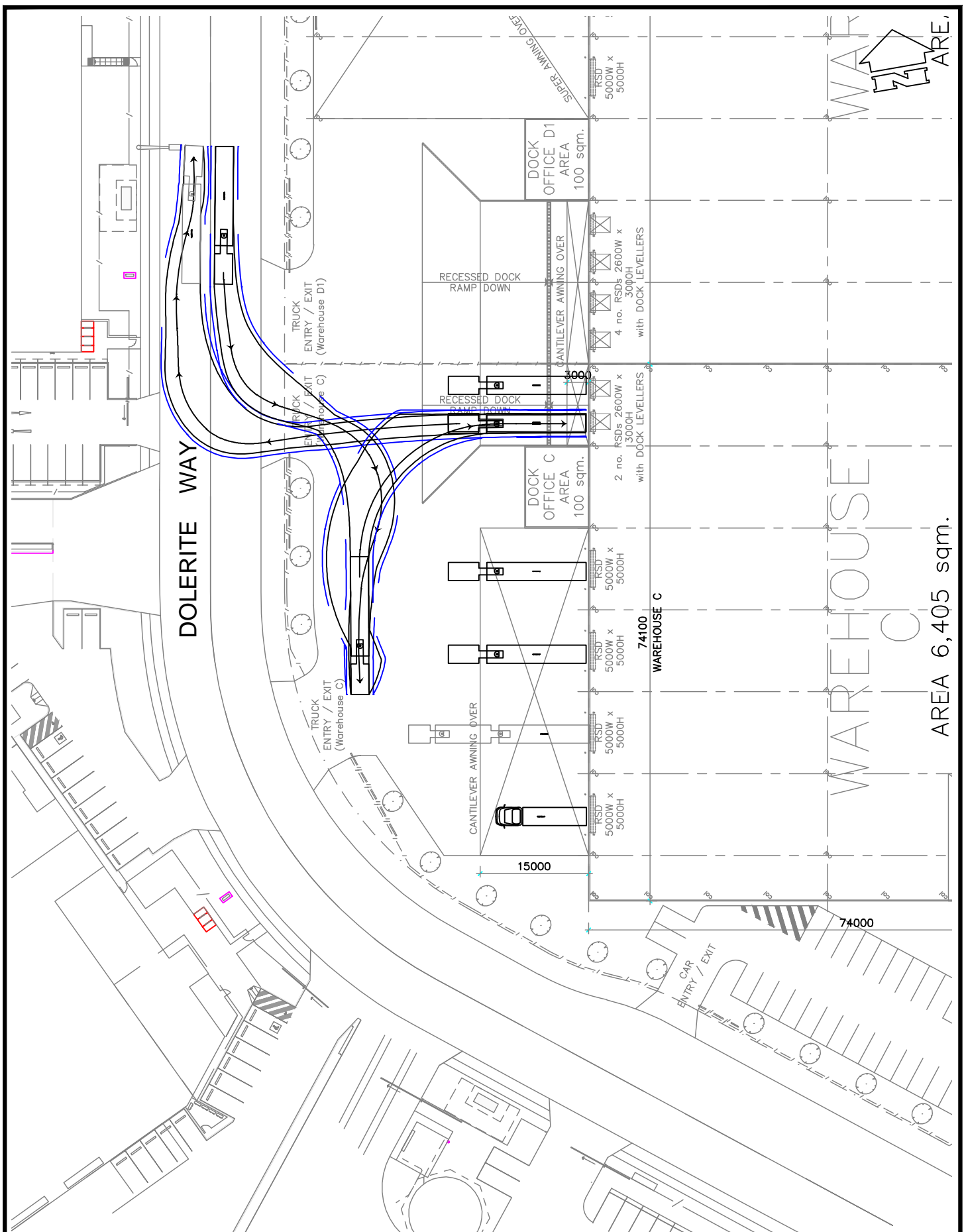
FIGURE 5B

QUARRYWEST ESTATE, RECONCILIATION RD, PEMULWUY
SECTION 96 MODIFICATION 5

WAREHOUSE C - B-DOUBLE TURNPATHS MANOEUVRING TO LOADING DOCKS

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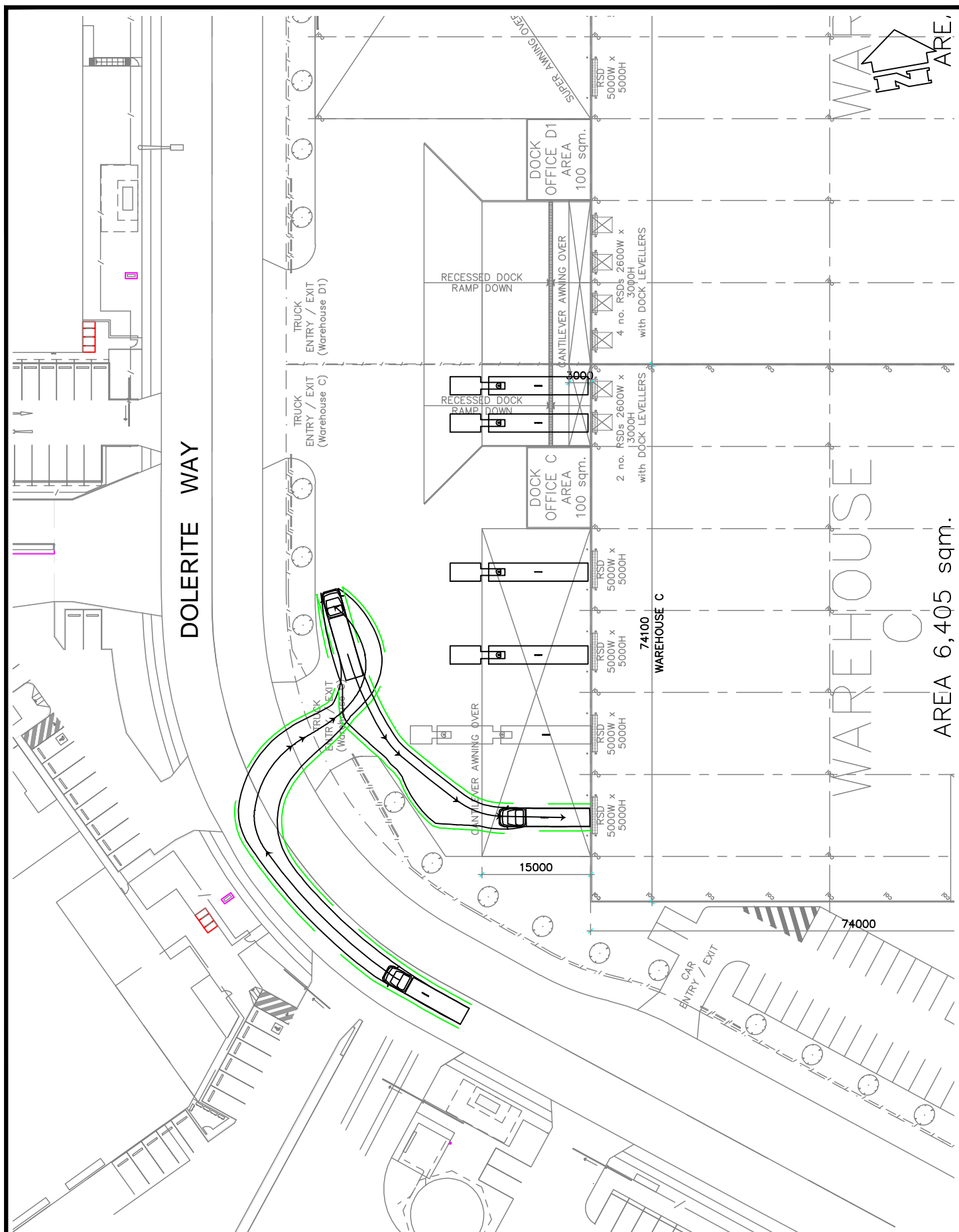
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FIGURE 5D

QUARRYWEST ESTATE, RECONCILIATION RD, PEMULWUY
SECTION 96 MODIFICATION 5
**WAREHOUSE C - 19m ARTICULATED TURNPATHS
MANOEUVRING TO LOADING DOCKS**

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FIGURE 5E

QUARRYWEST ESTATE, RECONCILIATION RD, PEMULWUY
SECTION 96 MODIFICATION 5

WAREHOUSE C - 12.5m HRV TURNPATH MANOEUVRING TO LOADING DOCK

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4.0 CONCLUSIONS

Dexus is proposing a fifth modification 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 Modification 5 Application which involves replacing the approved retail, supermarket, petrol station and fast food uses on Lot C (Lot 2) with a warehouse use, as well as modifications to the approved two warehouse buildings for Lot D (Lot 3).

An assessment of the traffic impacts for the Section 96 Modification 5 indicates that there will be a significant reduction in traffic generation from the Modification 5 changes and reduced traffic impacts.

QuarryWest Estate will have sufficient car and bicycle parking for each individual development including Lot C (Lot 2) and Lot D (Lot 3) and for the QuarryWest Estate as a whole and meets the parking requirements of the Project Approval and SEPP (State Significant Precincts) 2005.

Car parking and vehicle access driveways, as well as the hardstand areas for truck loading and manoeuvring for Lots C and D (Lots 2 and 3) are and will be designed to AS2890.1 and AS2890.2 requirements, as appropriate. Accessible parking spaces will be provided as required and will be designed to comply with AS2890.6.

The Section 96 Modification 5 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 5 for QuarryWest Masterplan.

- Quarry Masterplan - 3966_MP.001(K) 19/9/2017
- Overall Site Plan - 3966_MP-002(K) 19/9/2017
- Subdivision Plan - 3966_MP-003(J) 19/9/2017
- Developable Lots C & D Plan - 3966_MP-011(K) 27/9/2017
- Elevations Developable Lots A and B - 3966_MP-021(H) 14/7/2017
- Street Elevations - 3966_MP-024(K) 28/9/2017
- Developable Lots C&D Coloured Elevations_Sheet 1-3966_MP-200(G) 27/9/2017
- Developable Lots C&D Coloured Elevations_Sheet 2-3966_MP-201(G) 27/9/2017