



ACN: 146 035 707 ABN: 54 146 035 707  
Level 6, 189 Kent Street, Sydney NSW 2000  
P 02 8298 6800  
cwilson@willowtreeplanning.com.au

Kate MacDonald – Team Leader Industry Assessments  
NSW Department of Planning & Environment  
23-33 Bridge Street  
Sydney, NSW 2001

**State Significant Development 7078  
Horsley Drive Business Park –Proposed Warehouse/Distribution and Industrial Facility  
Corner of The Horsley Drive and Cowpasture Road, Wethwerill Park**

Dear Kate,

Please find below the response on behalf of Frasers Property Australia in relation to the submissions received from Transport for NSW and NSW Department of Primary Industries (Water) in relation to State Significant Development 7078.

**Transport for NSW dated (12 October 2015)**

***A. Swept Paths and Heavy Vehicles***

Attached is a swept path of larger vehicle being 30m in length which demonstrates suitable maneuvering and circulation can be achieved within the site. Notwithstanding, based on the tenant requirements specified by Martin Brower as part of the design brief, the maximum size vehicle that will enter the site is a B Double. The Swept paths therefore demonstrate that the site is more than capable of accommodating heavy vehicle movements as required by TfNSW.

***B. Construction Traffic Management Plan***

Frasers Property accepts the condition proposed by TfNSW in respect of a Construction Management Plan. It is requested that NSW DP&E require this plan to be completed prior to commencement of works, and not prior to issue of Construction Certificate as this will result in delays to the construction programme.

***C. Road Occupy Licence***

Frasers Property accepts the condition proposed by TfNSW in respect of a Road Occupy Licence. Again, it is requested that any condition that forms part of the Instrument of Approval not be required until prior to occupation of the building.

***D. Cyclist and Pedestrian Facilities***

- *Existing and future demand for walking and cycling and assess how well the networks service this demand*

The site is well located with respect to the existing cycle networks which links the site to the major residential land areas to the east. A major north-south cycle route also exists directly to the west of the site linking it with Eastern Creek and the regional cycle network.

Cycleway / shared path upgrades are proposed by the RMS on Lenore Lane and Erskine Park Link Road (Northern Link Road) in Erskine Park and on The Horsley Drive. These will provide links to the Horsley Drive Business Park, existing commercial centres, the M7 motorway and provide a framework for the future cycleway development. It is noted that future cycleway development is dependent on future road construction and progressive development of the region.

There are existing connections in the vicinity of the site at The Horsley Drive, Cowpasture Road, Chandos Road, The Austral Bricks access road, Wallgrove Road and Old Wallgrove Road. These connections provide a basis for potential future cycleway upgrades and linkages.

Given the estate is in the early stages of development and only one other warehouse facility has been approved, it is considered that bicycle usage will be relatively low which does not necessitate additional bicycle networks under this application.

- *The details of End of Trip facilities such as showers, lockers, change rooms that will be made available to all users of the development*

Showers and lockers are proposed to be provided within the facility as shown on Drawing MB-WSPT-DA-110 Rev B that was submitted with the application. Further detail will be provided at the construction certificate stage regarding exact dimensions and design details.

- *The number and location of bicycle parking spaces required for the development*

A total of five bicycle parking spaces will be provided adjacent to the ancillary office space included as part of the development. Given the proposed use of the site and the number of employees, the provision of five spaces is considered ample.

#### **NSW DPI Water (14 October 2015)**

Frasers have reviewed the comment provided by DPI Water dated 14 October 2015 and raise no objection to the condition proposed in respect of groundwater. All bulk earthworks for the site have been approved under SSD 5169 which are the subject of specific condition related to groundwater; only minor regarding is required under the subject application to facilitate construction of the facility.

*Should excavation intercept groundwater at the subject site DPI Water requests to be consulted for consideration of the need for a hydrogeological assessment and water entitlement requirements.*

Based on the above, it is considered that sufficient information is provided to enable DP&E to issue the draft conditions for review. It is requested that DP&E confirm there are no outstanding issues in relation to the proposal.

Should you require further information, please contact the undersigned.

Regards,



Andrew Cowan  
Senior Associate  
Willowtree Planning  
ACN 146 035 707