

3 July 2020

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Goodman Property Services (Aust) Pty Limited
Level 17, 60 Castlereagh Street,
Sydney NSW 2000

Attn: Rob Moody, Senior Project Manager

RE: Oakdale West Industrial Estate (SSD 7348) Modification 5 – Transport Statement

Dear Rob,

I refer to the recent revisions being made to the Lot 1A Site, located within Precinct 1 of the Oakdale West Estate, Kemps Creek (the Site). The revision relates to Modification 5 (MOD 5) to the original State Significant Development (SSD 7348) approved on the 13th September 2019 and involve several changes to the Site layout.

These changes include:

Changes to Facilities

- Minor layout adjustments to the locations of the energy complex, truck wash, workshop, and refuelling areas.

Changes to Hardstand Area

- Minor layout adjustments to truck entry weighbridges, and
- Layout changes to trailer parking areas, prime mover parking areas.

Changes to Parking Lots

- Adjustment of eastern retaining wall to accommodate amendments to parking lot, and
- Addition of 3 entry lanes and 3 security checkpoints at the car park entry.

It has been considered that the abovementioned amendments do not involve any material changes relating to floor area of the warehouse and accompanying structures, or the parking yield which remains consistent with the approved 466 spaces.

In this context, Ason Group has been tasked to review general parking compliance of the following revision of the plans and to assess the trafficable impacts of the modification -

- SBA Architects, 15117_OAK_DA-10_Z_Site Plan, Revision Z, dated 1st July 2020.

A reduced copy of the Site plans accompanying the submission is included in the **Attachment A**.

1 Traffic Impacts

The MOD5 does not seek changes to the provision of floor space or operational traffic movements for the Site. As a result, there will not be any changes to traffic generation of the Site to the MOD 2 approval related to the Site, which was subsequently approved on the 21st April 2020.

2 Parking Impacts

Similarly, the modification does not seek changes to the approved parking provisions of the Site. However, it is noted that several changes have been implemented for the parking lot, which have accordingly been assessed against *AS2890.1 – Off Street car parking* for general compliance.

3 Design

3.1 Car Parking Facilities

The undertaken review of the of the Lot 1A access and car parking area demonstrate general compliance in accordance with the requirements of *AS2890.1*. Notwithstanding, full compliance with *AS2890.1* would be expected to form a standard condition of consent for approval and can readily be provided as part of the Construction Certificate stage of the project.

A queueing analysis of the additional security checkpoints has been undertaken to determine that there would be no substantial queueing of vehicles entering the parking lots that may impact traffic on the road frontage. Notwithstanding, the sliding gate located at the entry crossover shall remain open during operational hours.

3.2 Hardstand Area

Swept path analysis has been undertaken for 26.0 metres B-Double (design vehicle) to assess the design the revised sections of the commercial hardstand area. In this regard, consideration should be given to the swept path analysis included in **Attachment B** of this Transport Statement. In general, the revised hardstand area works satisfactorily, and the swept path analysis are supportive of the revised design.

We trust the above is of assistance and please contact either the undersigned or Ali Rasouli should you have any queries or require further information in relation to the above.

Yours sincerely,



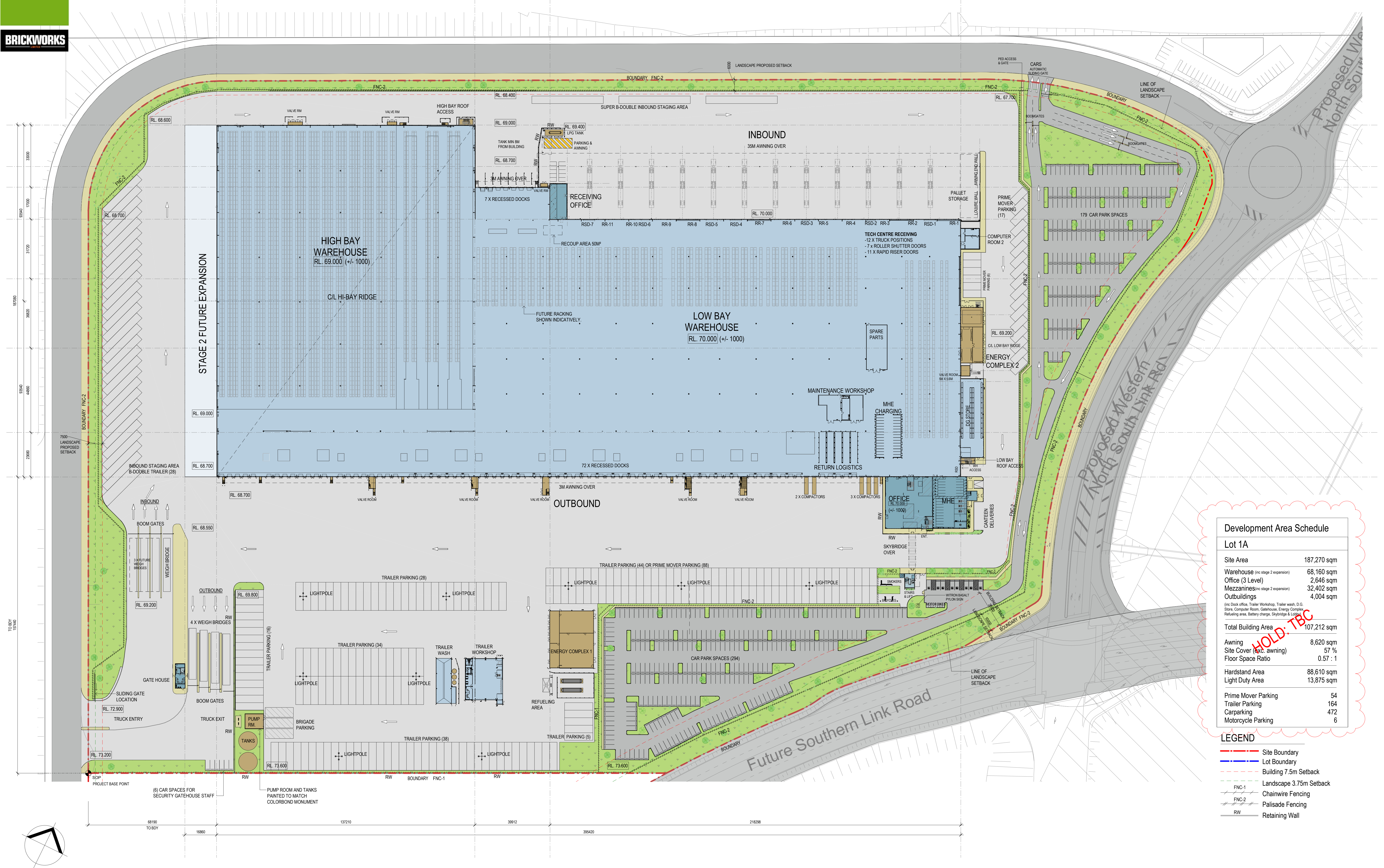
Matthew Tangonan

Traffic Engineer – Ason Group

Email: matthew.tangonan@asongroup.com.au

Attachment 1

Site Plan



Development Area Schedule	
Lot 1A	
Site Area	187,270 sqm
Warehouse (inc stage 2 expansion)	68,160 sqm
Office (3 Level)	2,646 sqm
Mezzanines (inc stage 2 expansion)	32,402 sqm
Outbuildings	4,004 sqm
<small>(inc Dock office, Trailer Workshop, Trailer wash, D.G. Store, Computer Room, Gatehouse, Energy Complex, Refueling area, Battery charge, Skybridge & Lobbies)</small>	
Total Building Area	107,212 sqm
Awning	8,620 sqm
Site Cover (exc. awning)	57 %
Floor Space Ratio	0.57 : 1
Hardstand Area	88,610 sqm
Light Duty Area	13,875 sqm
Prime Mover Parking	54
Trailer Parking	164
Carparking	472
Motorcycle Parking	6

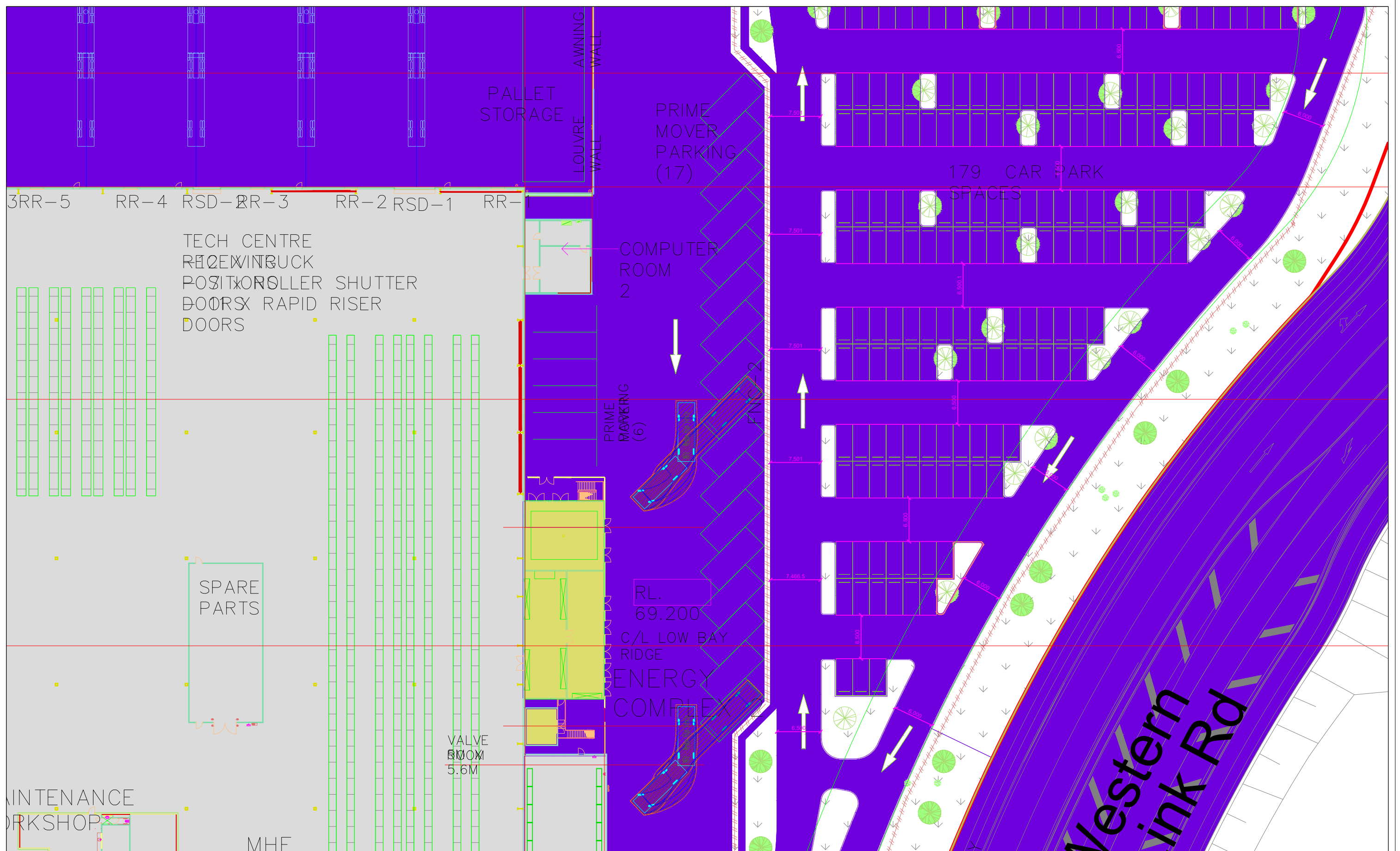
- LEGEND**
- Site Boundary
 - Lot Boundary
 - Building 7.5m Setback
 - Landscape 3.75m Setback
 - Chainwire Fencing
 - Palisade Fencing
 - Retaining Wall

Attachment 2

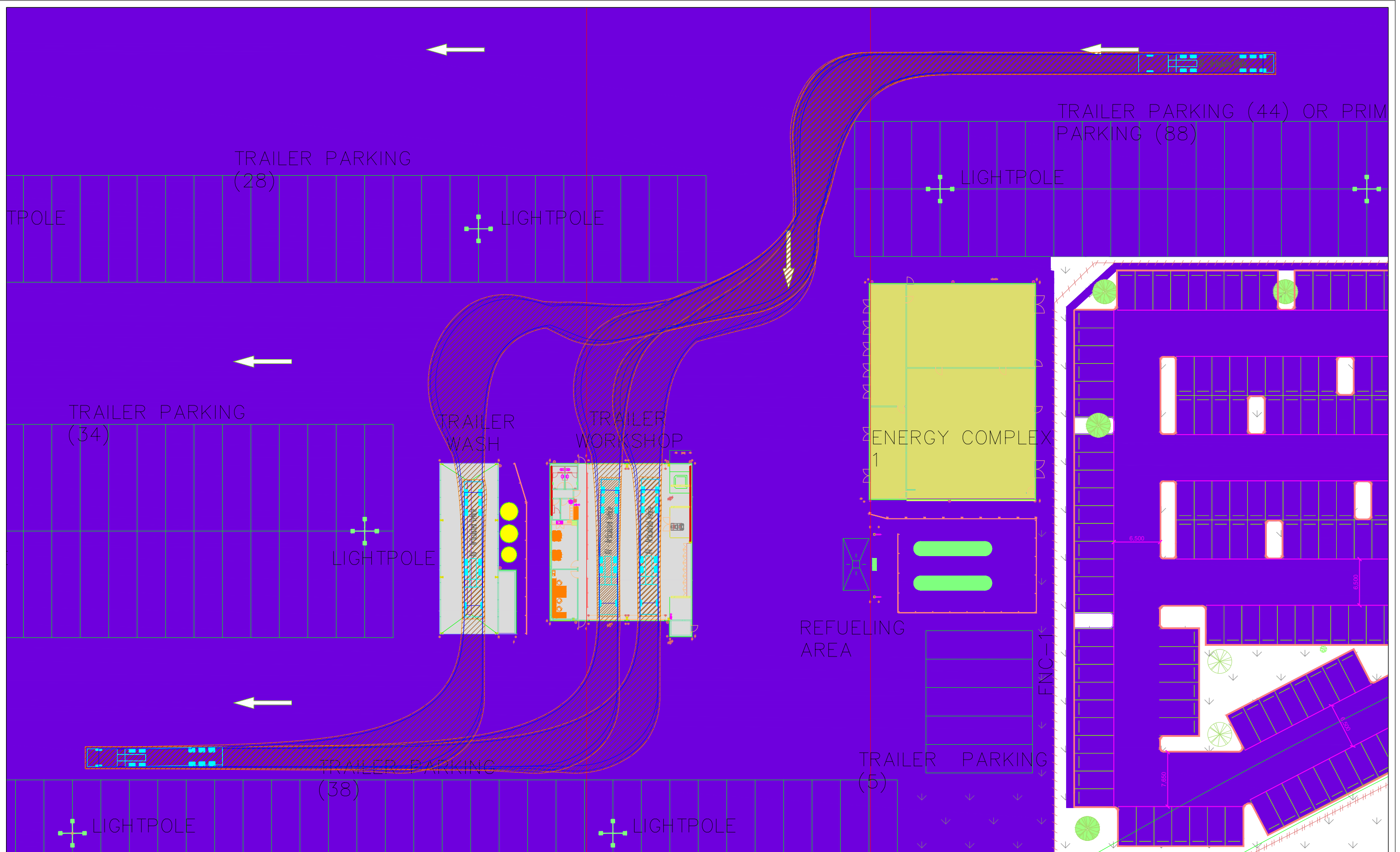
Swept Paths



<p>Notes:</p> <p>This drawing is provided for information purposes only and should not be used for construction.</p>	<p>Document Info:</p> <p>Drawn by: MatthewTanganan File name: P0950d09_Design Advice.dwg</p> <p>Client:</p> <p>Goodman</p>	<p>Project:</p> <p>P0950 Proposed Coles Distribution - Oakdale West Estate</p> <p>Drawing Title:</p> <p>Amended Weighbridges 26m B-Double</p>	<p>Date:</p> <p>1 - July - 2019</p> <p>Scale @ A3:</p> <p>NTS</p> <p>Drawing Number:</p> <p>SK00</p>	<p>asongroup</p> <p>Suite 5.02, Level 5, 1 Castlereagh Street Sydney NSW 2000 info@asongroup.com.au</p>
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Client: Goodman		Drawing Title: Primer Mover Angled Parking		Scale @ A3: NTS		Drawing Number: SK01	
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	<div>Client:</div> <div>Goodman</div>	<div>Drawing Title:</div> <div>Trailer Wash and Workshop Access</div> <div>19m AV</div>	<div>Scale @ A3:</div> <div>NTS</div>		<div>Drawing Number:</div> <div>SK02</div>

