

31 May 2021

info@asongroup.com.au

+61 2 9083 6601

Suite 17.02, Level 17, 1 Castlereagh Street

Sydney, NSW 2000

www.asongroup.com.au

Goodman Property Services (Aust) Pty Limited
The Hayesbery 1-11 Hayes Rd,
Rosebery, NSW, 2018

Attn: Stephanie Partridge, Senior Development Manager

RE: Oakdale West Industrial Estate (SSD 7348) Modification 7 – Transport Statement

Dear Stephanie,

I refer to the proposed amendments made to the Concept Plan (SSD 7348, approved on 13 September 2019) of the Oakdale West Industrial Estate, Kemps Creek (the Site).

Modification 7 to the Oakdale West Estate Concept Approval (SSD 7348 MOD 7) seeks approval for a minor change to building layouts across Precinct 3 and 4, namely Building 3B, 3C, and 4E. The result of these changes sees minor amendments to the estate infrastructure including bulk earthworks in both precincts, the removal of an Estate Road in Precinct 4, and inclusion of additional retaining walls in Precinct 3 & 4.

There are no changes sought to development controls or the Gross Lettable Area of the Estate. Changes will be made to the Ultimate Lot Layout and Staging plan to accommodate the above.

The proposal also includes a modification to Stage 1 of SSD 7348 to construct a 2.4 m high boundary fence between Lot 1A and Lots 1B/1C in Precinct 1 and minor changes to the office design of this development precinct.

In this context, Ason Group has been tasked to review the following revision of the plans and to assess the potential transport impacts of the proposed modification:

- SBA Architects, *21116_MOD_7_OAK MP 02_(P4)_Estate Masterplan*, dated 08 April 2021

A reduced copy of the Modification (the MOD 7) Site plan accompanying the submission is included in the **Attachment A**.

It has been considered that the abovementioned amendments do not involve any material changes relating to floor area of the warehouses and accompanying structures. Notwithstanding, the transport impact of the proposed modification has been assessed against the latest approved Transport Assessment supporting the Modification 6 (SSD 7348 MOD 6, approved on 10 March 2021), which includes the latest transport related modifications:

- Ason Group, *P1507r01v01 SSD 7348 MOD 6 Transport Statement_Oakdale West Estate*, dated 09 November 2020

The following table outlines a comparison between areas schedule between the proposed Concept Plan MOD 7 and the approved Concept Plan MOD 6.

Table 1: Area Comparison

Precinct No.	MOD 6 Approval (GFA, m ²)	MOD 7 Proposal (GFA, m ²)	Difference (GFA, m ²)
Precinct 1	125,198	125,198	-
Precinct 2	269,390	269,390	-
Precinct 3	56,759	57,204	(-) 445
Precinct 4	112,123	111,678	445
Precinct 5	35,640	35,640	-
Amenities Lot	345	345	-
Total	599,455	599,455	0

As indicated in the table above, the proposed MOD 7 does not seek changes to the total GFAs of the Oakdale West Estate. Therefore, it is expected that the resultant vehicular trip generation of MOD 7 will be generally consistent with the approved MOD 6 vehicular trip generation.

Notwithstanding, Ason Group has been advised of the exact traffic generation forecast of the Building 4E tenancy agreement (within Precinct 4 and subject to a separate SSD application), as summarised in below table.

Table 2: Forecast Traffic Generation of Building 4E¹

Periods	AM Peak	PM Peak	Daily
Light Vehicle	9	9	252
Heavy Vehicle	9	28	276
Total	18	37	528

Note: 1) Operational details are included as part of the Transport Assessment supporting the separate Building 4E SSD Application.

Accordingly, traffic generation of the proposed MOD 7 has been assessed under “worst-case” scenario by adopting first-principles assessment - as discussed in the approved MOD 3 and subsequent MOD 6 TA reports - based on known operational requirements of specific tenants (Building 1A, Building 2B and Building 4E), including ‘seasonal peak factors’. For those buildings where a tenant is unknown, the generic ‘approved rates’ which reference standard RMS data for large format industrial warehouses are adopted.

Table 3: MOD 7 First-Principles Traffic Generation Assessment

Building	GFA	MOD 7 Forecast		
		Trip Generation		
		AM	PM	Daily
Building 1A ^{1&2}	107,212	79	54	2,222
Building 2B ^{1&3}	206,968	823	532	3,781
Building 4E	35,560	18	37	528
Other Buildings	249,370	406	406	4,718
Amenity Building	345	-	-	-
Total	599,455	1,326	1,029	11,249

Note: 1) Traffic generation during 'seasonal peak' as 'worst-case' scenario.

2) Ason Group, P0950r01v12 SSD MOD 2 TIA_Oakdale West, dated 21 November 2019

3) Ason Group, P1086r01v7 SSD 7348 MOD 3 & Stage 2 DA TIA_Oakdale West Estate, dated 15 January 2020

Traffic generation comparison between the approved MOD 6 and the proposed MOD 7 is provided in **Table 4**, including a detailed breakdown for each precinct.

Table 4: Vehicular Trip Generation Comparison¹

Precinct	MOD 6 Approval				MOD 7 Estimated			
	GFA	Trip Generation			GFA	Trip Generation		
		AM	PM	Daily		AM	PM	Daily
1	125,198	108	83	2,562	125,198	108	83	2,562
2	269,390	925	634	4,962	269,390	925	634	4,962
3	56,759	92	92	1,074	57,204	93	93	1,082
4	112,123	183	183	2,121	111,678	142	161	1,968
5	35,640	58	58	674	35,640	58	58	674
Amenity Building	345	-	-	-	345	-	-	-
Total	599,455	1,366	1,050	11,394	599,455	1,326	1,029	11,249

Note: 1) Traffic generation during 'seasonal peak' as 'worst-case' scenario for Building 1A and Building 2B.

Table 4 indicates that the proposed MOD 7 is estimated to result in less vehicular trip generation comparing to the approved MOD 6 at both a daily and peak period level.

Having regard to the above, the traffic impact of proposed MOD 7 is expected to have no significant departure from the approved MODs 3 and 6, and do not warrant any further traffic modelling assessment.

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,



Sara Hu
Traffic Engineer – Ason Group
Email: sara.hu@asongroup.com.au

Attachment 1

MOD 7 Concept Plan

Legend	
	Site Boundary
	Lot Boundary
	3.75m Landscape Setback
	7.50m Building Setback
	7.15 m Landscape Setback along Main Roads
	17.15m Landscape Setback along Main Roads



Site Area Schedule	
Total Site Area	154.12 ha
Less:	
Non Developable Land	21.08 ha
Easements	22.38 ha
Regional Roads	7.51 ha
Services Lot	1.23 ha
Estate Roads	7.011 ha
E2 Zone non developable	1.43 ha
	60.64 ha
Development Areas	
Precinct 1	21.80 ha
Precinct 2	26.69 ha
Precinct 3	11.10 ha
Precinct 4	22.81 ha
Precinct 5	6.01 ha
Proposed Future Development	4.82 ha
Amenities Lot	0.25 ha
Total Developable	93.48 ha
Precinct 1 GLA	88,867 sqm
Precinct 2 GLA	263,090 sqm
Precinct 3 GLA	57,204 sqm
Precinct 4 GLA	111,678 sqm
Precinct 5 GLA	35,640 sqm
Amenities Lot GLA	345 sqm
Total GLA	556,824 sqm
Total Warehouse	529,265 sqm
Total Office	22,570 sqm
Others	4,989 sqm
Total GLA	556,824 sqm
Precinct 1 GFA	125,198 sqm
Precinct 2 GFA	269,390 sqm
Precinct 3 GFA	57,204 sqm
Precinct 4 GFA	111,678 sqm
Precinct 5 GFA	35,640 sqm
Amenities Lot GFA	345 sqm
Total GFA	599,455 sqm
Total Warehouse	529,265 sqm
Total Office	22,570 sqm
Others	4,989 sqm
Mezzanines (for Site 1A & 2B)	42,631 sqm
Total GFA	599,455 sqm

PRELIMINARY