Our Ref: 24242

25 February 2025

Great River NSW Pty Ltd
Level 1, 2 Barrack Street
Sydney NSW 2000 Australia

Attention: The Directors

RE: NEPEAN BUSINESS PARK, PENRITH – SUBDIVISION LOT AMALGAMATION - TRAFFIC STATEMENT

The Transport Planning Partnership (TTPP) has prepared this traffic assessment for the proposed subdivision lot amalgamation within the approved industrial and warehouse subdivision located at 14-98 Old Castlereagh Road, Penrith known as the Nepean Business Park.

Lot Amalgamation Proposal

The approved and proposed subdivision site layout plans are included in Attachments One and Two respectively. The proposal site layout seeks changes to lot boundaries and the amalgamation of various lots that results in the total number of proposed lots reducing from 93 to 71 lots.

The proposed layout also results in more than half of an internal road, Road 2, being absorbed into three new larger lots, with a cul-de-sac proposed to allow U-turn manoeuvres. Although Road 2 no longer provides a public road link between Road 1 and Road 3, an easement for drainage is retained through the larger lots, which would largely offset any increased developable area created by the amalgamations.

For the purposes of this subdivision lot amalgamation assessment, it is assumed that the type of future land uses will not change compared to those permitted and envisaged as part of the approved development. The impacts of the individual larger lots will be assessed as part of future development applications prepared by the lot purchasers for their specific development proposals.

Traffic Assessment

The Penrith Lakes Traffic and Transport Investigation – Traffic Modelling Report prepared by GHD dated 25 May 2022 is referred to for this traffic assessment as Transport for NSW and NSW Department of Planning, Housing and Infrastructure had requested for the approved subdivision DA. Figure 1 presents the relevant land use and traffic generation information from the GHD Report applicable to the site.

Figure 1: GHD Land Use Assumptions and Traffic Generation

Precinct ID	Indicative Land Use	AM peak hour period Trip Generation			PM peak hour period Trip Generation			Weekend Peak hour period Trip Generation			Zoning / Use Status	Assumptions and Source
		In	Out	Total	In	Out	Total	In	Out	Total		
Employment Land	Industrial	749	187	**936**	202	807	**1,008**	0	0	**0**	Zoned land Likely use known	GFA is 55% of total land area, based on an economic report by the developer of the employment land detailing the likely development of the site 80% of the Area is industrial uses and 20% of the Area is office GFA were provided by DPIE: 75,000m2 for office and 180,000 for industrial Business parks and industrial estates peak hour trip generation rates for AM (0.52) and PM (0.56) from Page 2 in RMS TDT2013/04a Office blocks peak hour trip generation rates for AM (1.6) and PM (1.2) from Page 2 in RMS TDT2013/04a Assume no weekend trips due to land use type *Important note: previously DPE advised a 70% and 30% split of industrial and office. In the current revision supplied to GHD it was updated to 80% and 20%, hence updating total trips.*
	Office	1,080	120	**1,200**	90	810	**900**	0	0	**0**		
	Total	1,829	307	**2,136**	292	1,617	**1,908**	0	0	**0**		

Given this is a subdivision lot amalgamation assessment, all the assumptions in Figure 1 are still relevant, including that 55% of the total land area should be considered as GFA. With the total land area remaining the same, there would be no increase in the assumed GFA expected as a result of the subdivision lot amalgamation hence no increase in traffic generation would be expected based on the GHD methodology.

On this basis, the subdivision lot amalgamation is not expected to result in any additional impact on the surrounding road network compared to that assessed for the approved subdivision from a traffic generation and impact perspective.

The proposed subdivision lot amalgamation does require a new cul-de-sac to be introduced for Road 2, with the suitability of the design to be confirmed by the civil engineers for all relevant design vehicles as part of this amalgamation proposal.

Conclusion

This traffic statement examines the impacts of the proposed subdivision lot amalgamation for the for approved Nepean Business Park located at 14-98 Old Castlereagh Road, Penrith.

Overall, there would be no adverse traffic impacts resulting from this subdivision lot amalgamation proposal given there is no increase in total land area, hence no change to potential GFA achievable based on the GHD methodology to determine traffic generation. Therefore, the proposal can be supported from a traffic perspective.

We trust the above provides the information you require. Should you have any queries or require further information, please do not hesitate to contact us on 8437 7800.

Yours sincerely

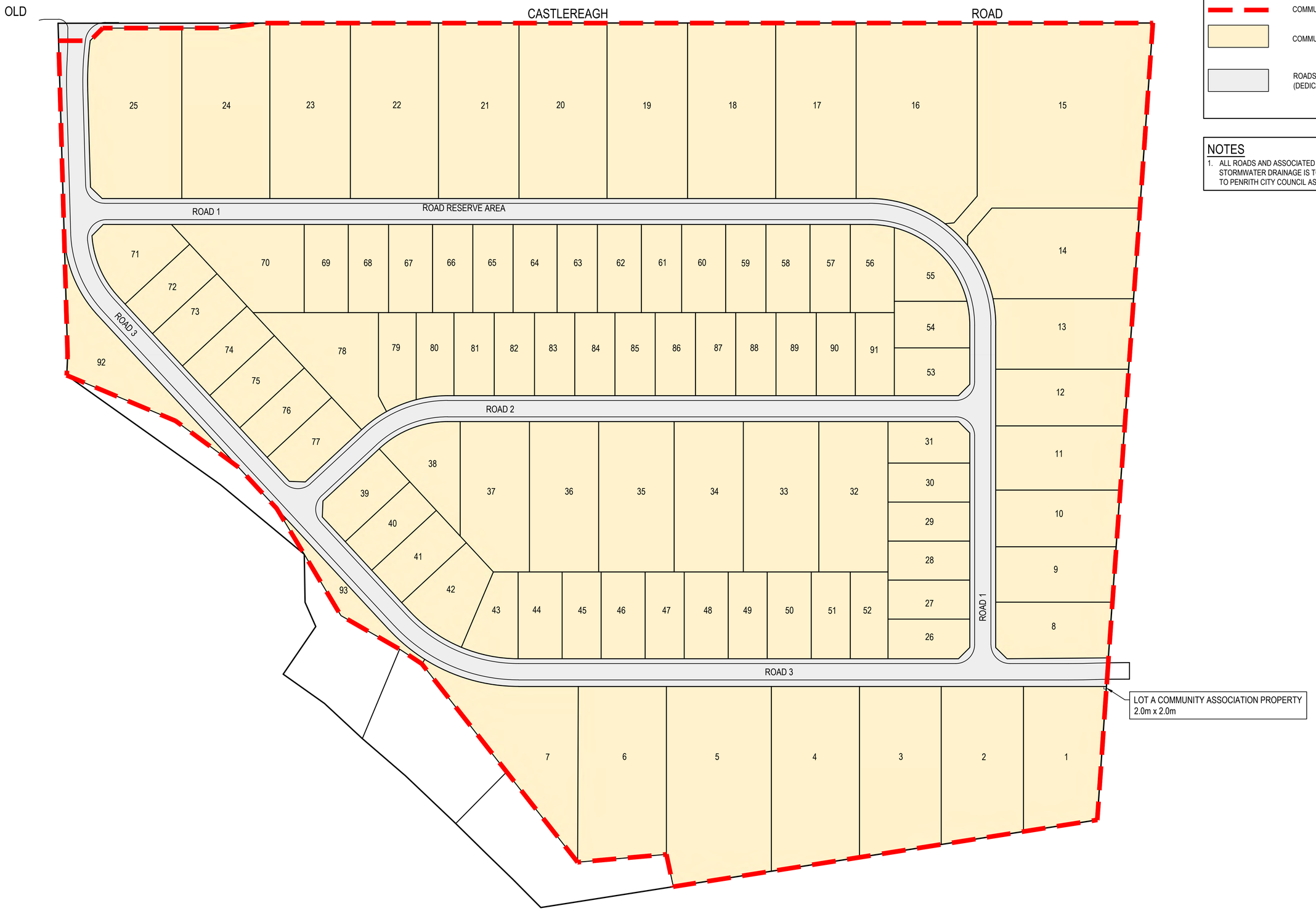
Ashish Modessa
Associate

Attachment One – Approved Subdivision Layout Plan

Attachment Two – Proposed Subdivision Layout Plan

Attachment One

Approved Subdivision Layout Plan



LEGEND

- COMMUNITY TITLE EXTENT
- COMMUNITY TITLE
- ROADS (DEDICATED TO COUNCIL)

NOTES

1. ALL ROADS AND ASSOCIATED TRUNK STORMWATER DRAINAGE IS TO BE DEDICATED TO PENRITH CITY COUNCIL AS PUBLIC ROADS.

REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPD.
1	02/03/2022	ISSUED FOR INFORMATION	MDH	AD	MKH	

Client: NEPEAN BUSINESS PARK

Scale: 0 50 100 150m — SCALE 1:1500 @A1

North

enspire
Enspire Solutions Pty Ltd
205/275 Alfred Street N, North Sydney NSW 2060
ABN: 71 624 801 690
Phone: 02 9922 6135

Project: NEPEAN BUSINESS PARK

Title: COMMUNITY TITLE PLAN

Scale: 1:1500

Date: 28/02/2022

Size: A1

Datum:

Status: FOR INFORMATION ONLY
NOT TO BE USED FOR CONSTRUCTION

Project Number/Drawing Number: 200044-DA-C01.90

Revision: 1

DATE PLOTTED: 2 March 2022 8:47 AM BY : MARK HENNESSEY

CAD File: P:\200044 NepeanBusinessPark\D-Civil\01-Subdivision\Drawings\6-DACC\3-DA COURT DRAWINGS\200044-DA-C01.90 COMMUNITY TITLE SUBDIVISION PLAN.dwg

Attachment Two

Proposed Subdivision Layout Plan

OLD CASTLREAGH ROAD

NEPEAN BUSINESS PARK
TO BE RETAINED AS
APPROVED UNDER DA 9876

ROAD 01

ROAD 02

ROAD 03

LUGARD STREET

EASEMENT TO DRAIN
WATER 5m WIDE

SEE INSET A

1	2847.34m²	67.46m
2	10170.24m²	117.69m
3	19020.69m²	109.28m
4	8814.92m²	120.00m
5	2002.56m²	28.30m
6	2114.08m²	32.00m
7	54352.04m²	257.37m
8	11940.32m²	275.00m
9	7182.99m²	133.38m
10	3770.37m²	58.00m

INSET A
SCALE 1:250

ROAD 03

REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPD.
2	24/02/2025	ISSUED FOR DEVELOPMENT APPLICATION	JSH	AL		MKH
1	04/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	DK	AL		MKH

Client: NEPEAN BUSINESS PARK

Scale: SCALE 1:250 @A1; SCALE 1:2000 @A1

North

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Project: NEPEAN BUSINESS PARK
PENRITH

Title: SUBDIVISION PLAN

Scale: AS SHOWN
First Issue Date: 04/12/2024
Size: A1
Datum: AHD

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

Project Number/Drawing Number: 200044-09-DA-C01.81

Revision: 2

DATE PLOTTED: 24 February 2025 1:01 PM BY - JOSEPH SHELAYMOON

CAD File: P:\200044 NepeanBusinessPark\D-Civil\09-S4.55 DA Update\Drawings\6-DACC\200044-09-DA-C01.81 SUBDIVISION PLAN.dwg