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 W aurecongroup.com



Memorandum

To	Blacktown City Council	From	Jeremy Tinslay and Alex van Gent
Copy		Reference	507182
Date	2020-02-19	Pages (including this page)	7
Subject	Aurecon Response to Council's Traffic Comments – 10 Eastern Creek Drive		

1 Introduction

This memorandum outlines Aurecon's response to RFIs issued by City of Blacktown (the Council) on 13th February 2020, in relation to traffic accessibility and car parking of the development application for 10 Eastern Creek Drive, Eastern Creek.

Within the memo, the Council's comments and shown in blue, and Aurecon's response is shown in black.

2 Parking

A. Council has requested that 104 car parking spaces be provided in accordance with the parking provision requirement, unless further benchmark examples of similar developments can be provided that justify the parking rate applied.

- A. The maximum parking demand of 56 spaces was calculated based on a first-principles approach, based on operational information provided on staff and visitors. A 90% car modal share was assumed, based on car-pooling arrangements and vicinity of the site to the bus and cycle network. The provision of 60 spaces within the development application was determined to be sufficient to accommodate the max calculated demand with 4 spaces as buffer.

A study was undertaken of similar data centres around Sydney and their parking rates, presented in the table below. From the table, it can be seen that the proposed development at 10 Eastern Creek Drive provides the most parking spaces per square meter of GFA.

Development	Address	DA Number	LGA	GFA (sqm)	Spaces Provided	Parking Rate (sqm/space)
Eastern Creek Data Centre SYD055	10 Eastern Creek Drive, Eastern Creek	DA-19-01886	Blacktown City Council	14,402	60	240
Roberts Road Data Centre Building 3	17 Roberts Road, Eastern Creek	SSD-10330	Blacktown City Council	14,731	28	526
Roberts Road Data Centre Building 3-6	17 Roberts Road, Eastern Creek	SSD-10330	Blacktown City Council	44,113	90	490
Equinix SY4, SY5	200 Bourke Rd, Alexandria	D/2017/1797	City of Sydney	30,610	40	765
Sirius Road Data Centre	1 Sirius Road, Lane Cove West	SSD-9741	Lane Cove Council	34,282	76	451

B. Council has requested that sufficient area be made available on site to satisfy the required car parking rates outlined in Employment Lands Precinct Plan – Eastern Creek Precinct Plan so that car parking provision can be met on site for any future change of use of the site.

B. Stage 2 of the development includes a dedicated space in the south-eastern corner of the site for the development of a future private substation. This location can be repurposed for future car parking provisions should the use of the site change in the future.

C. Council notes the proposal fails to provide the required disabled spaces as outlined in the Eastern Creek (Stage 3) Precinct Plan, which requires at least 2% or part thereof of those spaces for developments of more than 50 car parking spaces to be provided for disabled drivers.

C. Aurecon notes that the current proposal includes provision for 58 car spaces and 2 disabled spaces (equivalent to 3%), which satisfies the requirement of the Eastern Creek Precinct Plan. Should additional parking spaces be requirement as part of DA approval, additional disabled parking spaces will be provided to comply with the requirement (2%).

D. Council notes that it is unclear as to how many parking spaces are allocated to each building.

D. The proposed parking layout will be shared between Building 1 and Building 2. This will increase flexibility and efficiency, as peaks in demand for one building can be covered by lower demand at the other building. As both buildings have equivalent gross floor areas and assumed equivalent operational characteristics, it is expected that each building will be allocated half of the available spaces.

3 Secondary Access Location

E. Due to the proximity of the proposed secondary access to the Old Wallgrove Road and Eastern Creek Drive intersection, council has requested that additional information regarding the purpose/use of the secondary access and details of traffic generation is required.

E. Aurecon notes that the proposed secondary access is located approximately 190m from the intersection of Old Wallgrove Road and Eastern Creek Drive, which is far enough that traffic movements of the access will not negatively impact the intersection operation. Additionally, it is noted the current development application (Figure 2-1) shows a main entrance much closer to the corner that what is proposed for the secondary access.

Moreover, the secondary access is a temporary construction access and will be in operation during the construction phase only. It is expected to carry the normal traffic associated with the construction of a building of this size.

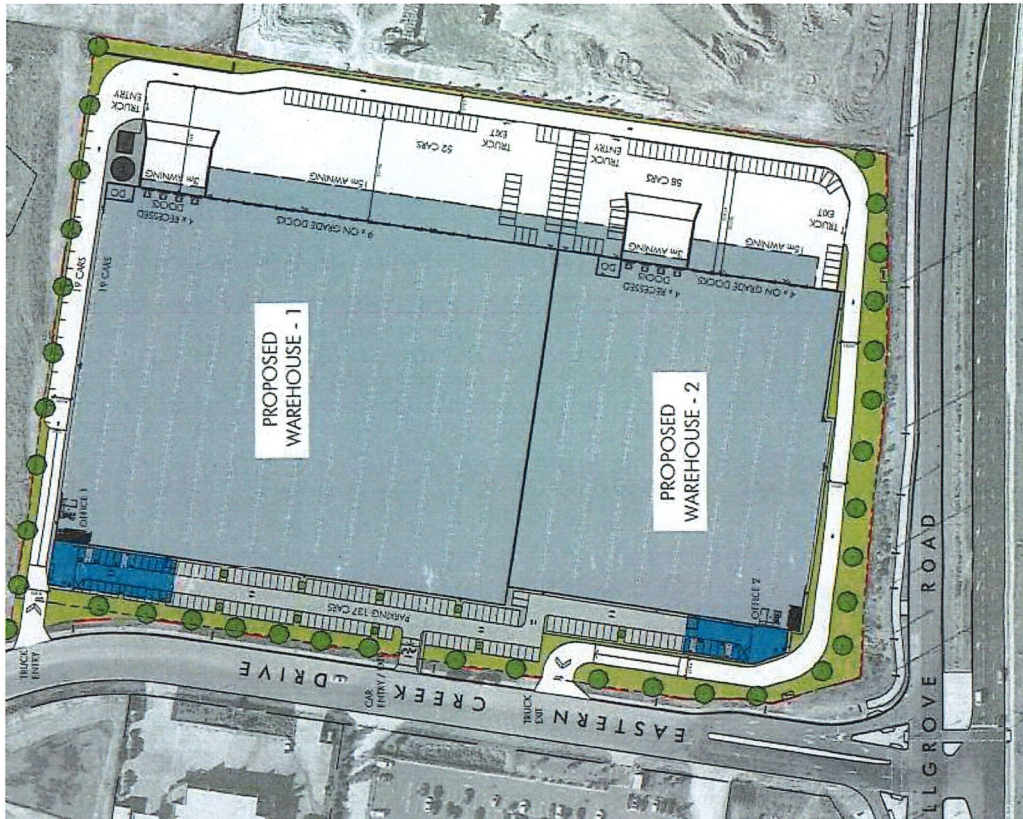


Figure 3-1 Current Development Application Plan

4 Accessibility site for large vehicles

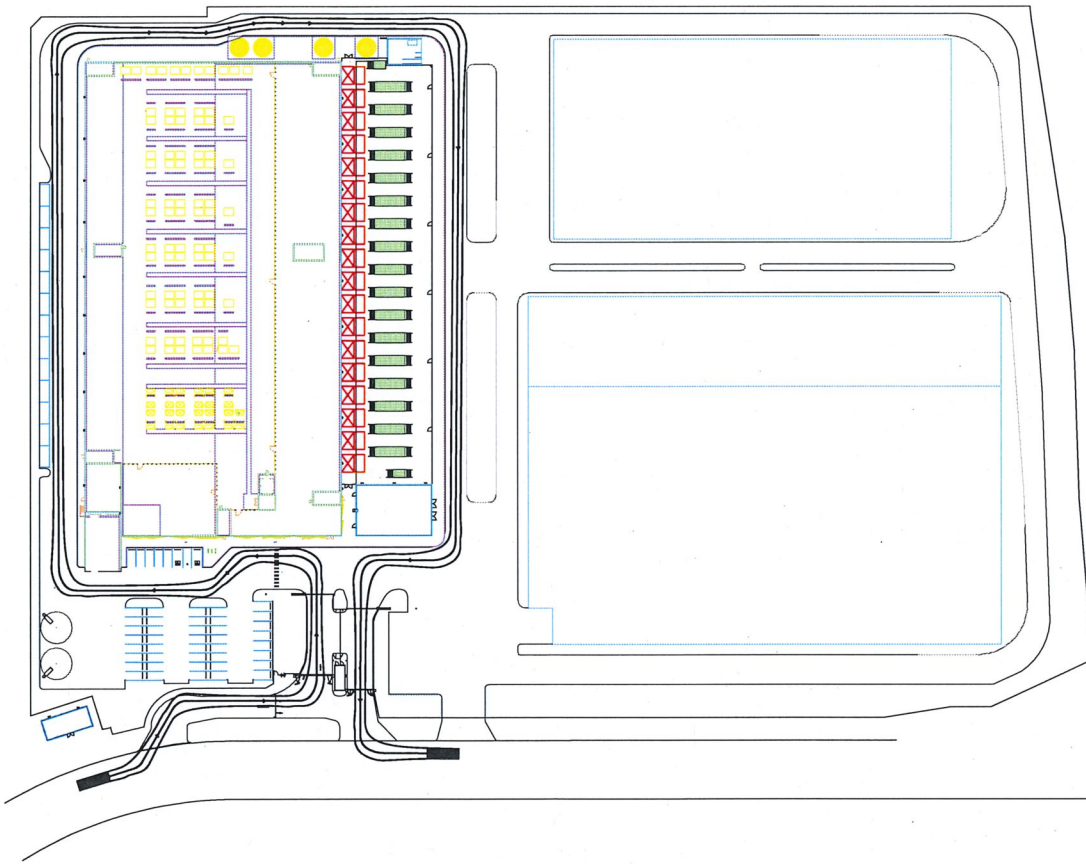
F. Council requests that swept paths be provided for the site to ensure it is suitable for large rigid vehicles and semi-trailers

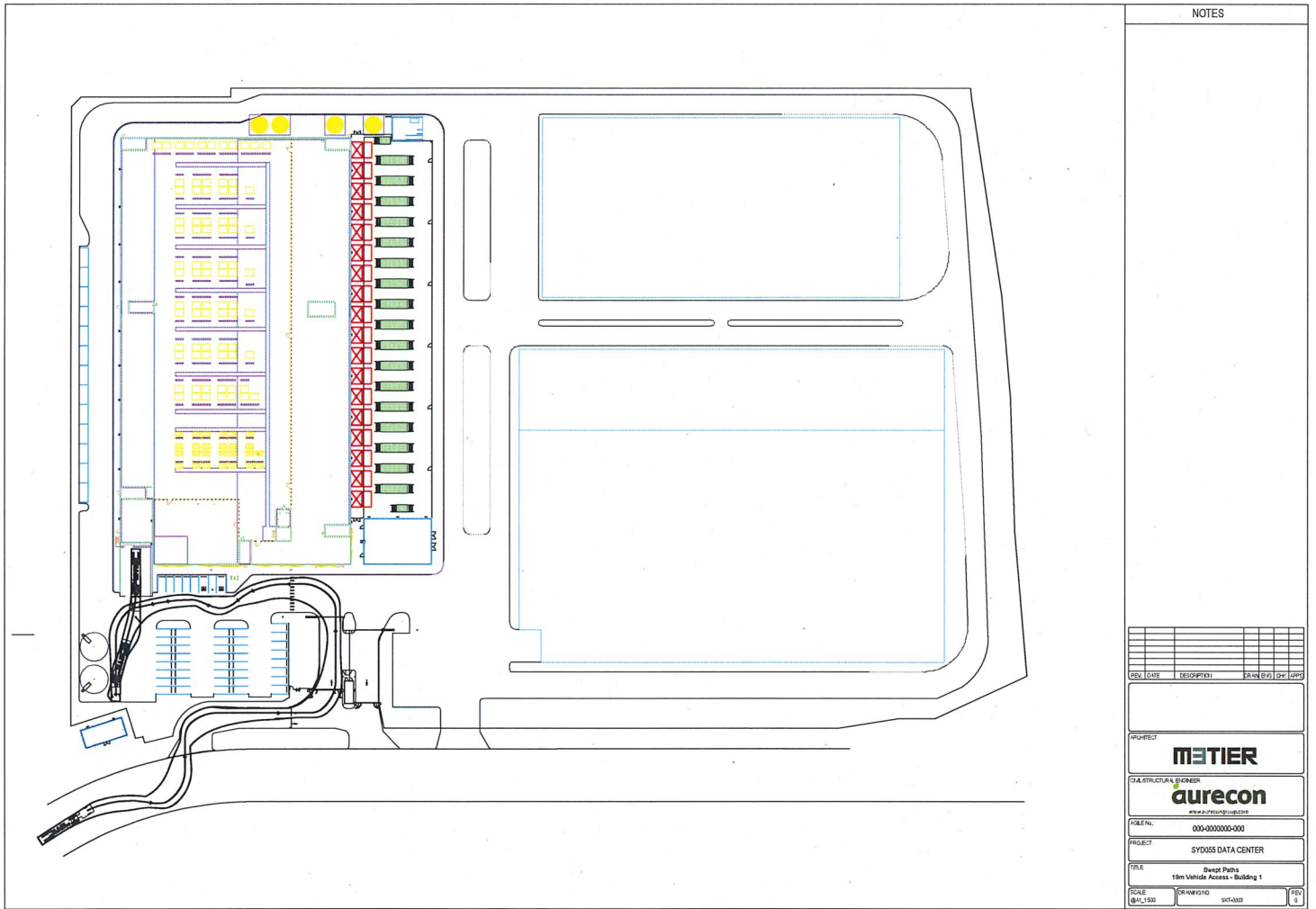
The largest design vehicle which will access the site is the Austroads 19m truck. Swept paths for access and egress manoeuvres for this vehicle, as well as site reticulation movements of an Austroads 8.8m emergency vehicle, are provided below:

NOTES

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

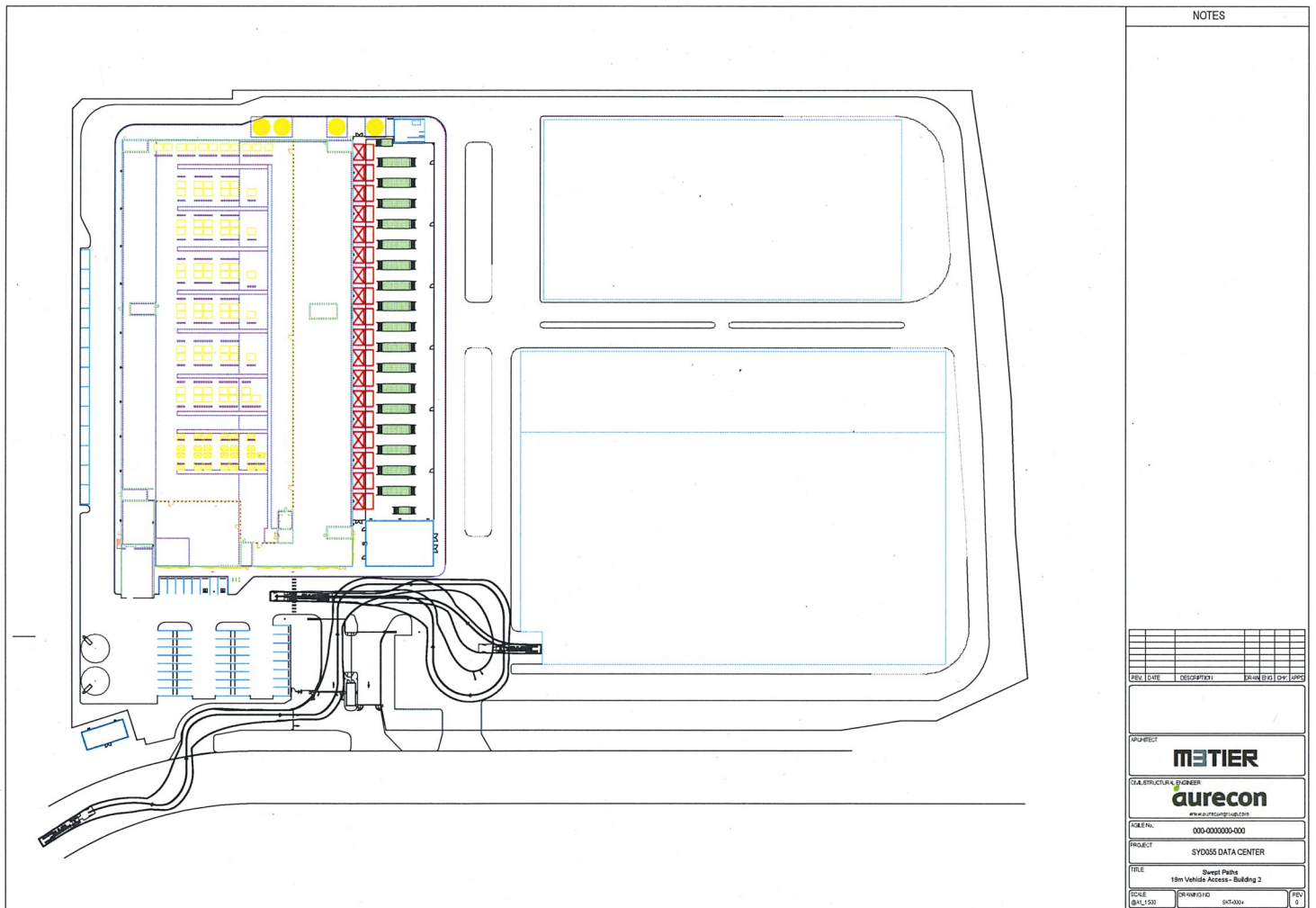
PROJECT	METIER
CLIENT/STRUCTURAL PROVIDER	aurecon www.aurecongroup.com
REF: NO.	000-0000000-000
PROJECT	SYDNEY DATA CENTER
TITLE	Swept Paths 8.6m Emergency Vehicle - Stage 1
SCALE	1:1000
DRAWING NO.	ST-001
REV	8





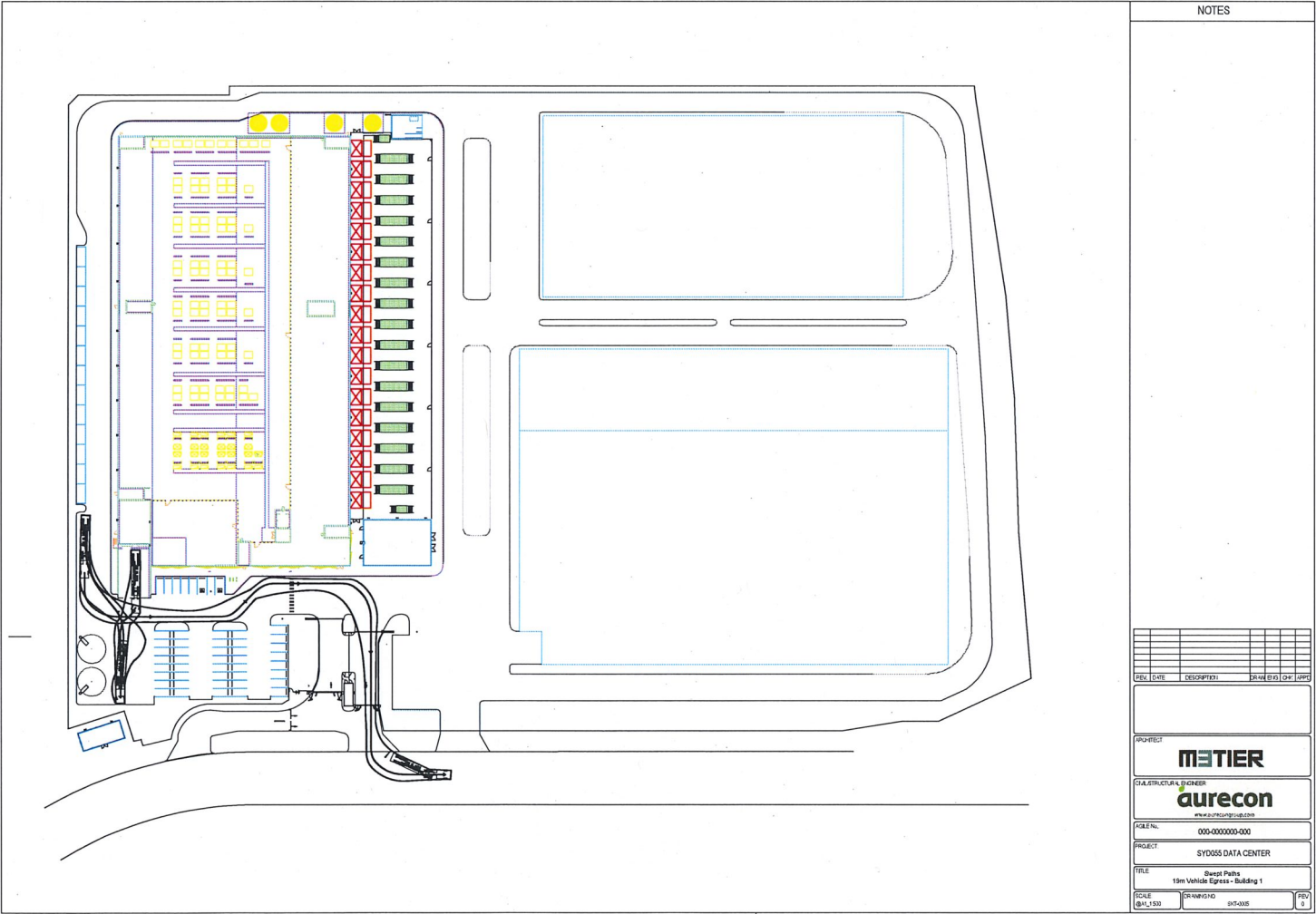
NOTES

REV	DATE	DESIGNER	DRAWN BY	CHECKED BY	DATE
PROJECT					
MÉTIER					
CHA. STRUCTURE & ENGINEER					
aurecon					
www.aurecon.co.za					
FILE NO.					
000-0000000-000					
PROJECT					
SYDNEY DATA CENTER					
FILE					
Sweep Paths					
10m Vehicle Access - Building 1					
SCALE					
1:100	OR 1:100	DATE	01/10/2010	REV	0



NOTES

REV.	DATE	DESCRIPTION	BY	CHKD	DATE
PROJECT					
CLIENT					
PROJECT					
FILE					
SCALE					
DATE					



NOTES

REV.	DATE	DESCRIPTION	PREPARED BY	CHECKED BY	DATE
PROJECT					
METIER					
CLIENT/OWNER					
aurecon					
FILE No.					
000-000000-000					
PROJECT					
SYDNEY DATA CENTER					
FILE					
Stage 1a 10m Vehicle Egress - Building 1					
SCALE	DATE	BY	CHECKED	DATE	BY
1:100	01/10/10	01/10/10	01/10/10	01/10/10	01/10/10

DEVELOPMENT APPLICATION

10 EASTERN CREEK DRIVE, EASTERN CREEK, NSW

29.10.2019



DRAWING LIST

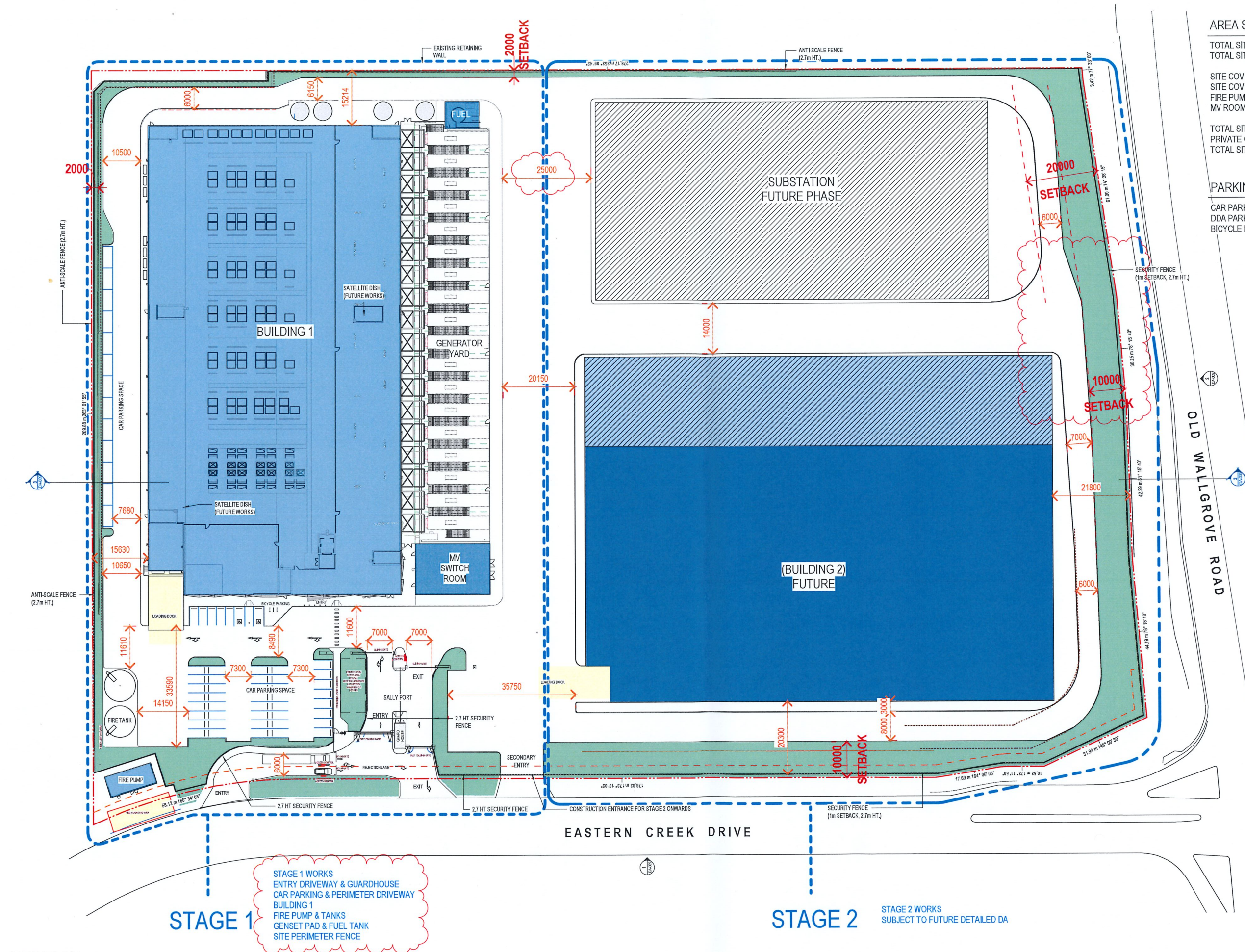
SHEET NO	SHEET NAME	REVISION	DATE	DESCRIPTION
DA-000	COVER SHEET	-	29.10.2019	DA ISSUE
DA-001	SITE ANALYSIS PLAN	-	29.10.2019	DA ISSUE
DA-002	SITE PLAN	A	29.10.2019	DA ISSUE
DA-003	GROUND FLOOR PLAN	-	29.10.2019	DA ISSUE
DA-004	LEVEL 1 PLAN	-	29.10.2019	DA ISSUE
DA-005	ROOF PLAN	-	29.10.2019	DA ISSUE
DA-006	ELEVATIONS	-	29.10.2019	DA ISSUE
DA-007	ELEVATIONS	-	29.10.2019	DA ISSUE
DA-008	SECTIONS	-	29.10.2019	DA ISSUE
DA-009	SITE ELEVATIONS & SECTION	-	29.10.2019	DA ISSUE
DA-010	GUARD HOUSE & ENTRY PLAN	-	29.10.2019	DA ISSUE
DA-011	SHADOW DIAGRAMS	-	29.10.2019	DA ISSUE
DA-012	ARCHITECTURAL VISUALISATION	-	29.10.2019	DA ISSUE

AREA SCHEDULE

TOTAL SITE AREA	56,800 m ²
TOTAL SITE AREA exc. SUBSTATION	50,850 m ²
SITE COVERAGE BUILDING 1	9,225 m ²
SITE COVERAGE BUILDING 2	9,225 m ²
FIRE PUMP/TANKS & FUEL STORE	330 m ²
MV ROOMS BLDG 1 & 2	596 m ²
TOTAL SITE LANDSCAPING (INC. POS)	5,142m ²
PRIVATE OPEN SPACE	100m ²
TOTAL SITE COVERAGE exc. SUBSTATION	35%

PARKING SCHEDULE

CAR PARKING SPACES	58
DDA PARKING SPACES	2
BICYCLE PARKING SPACE	6

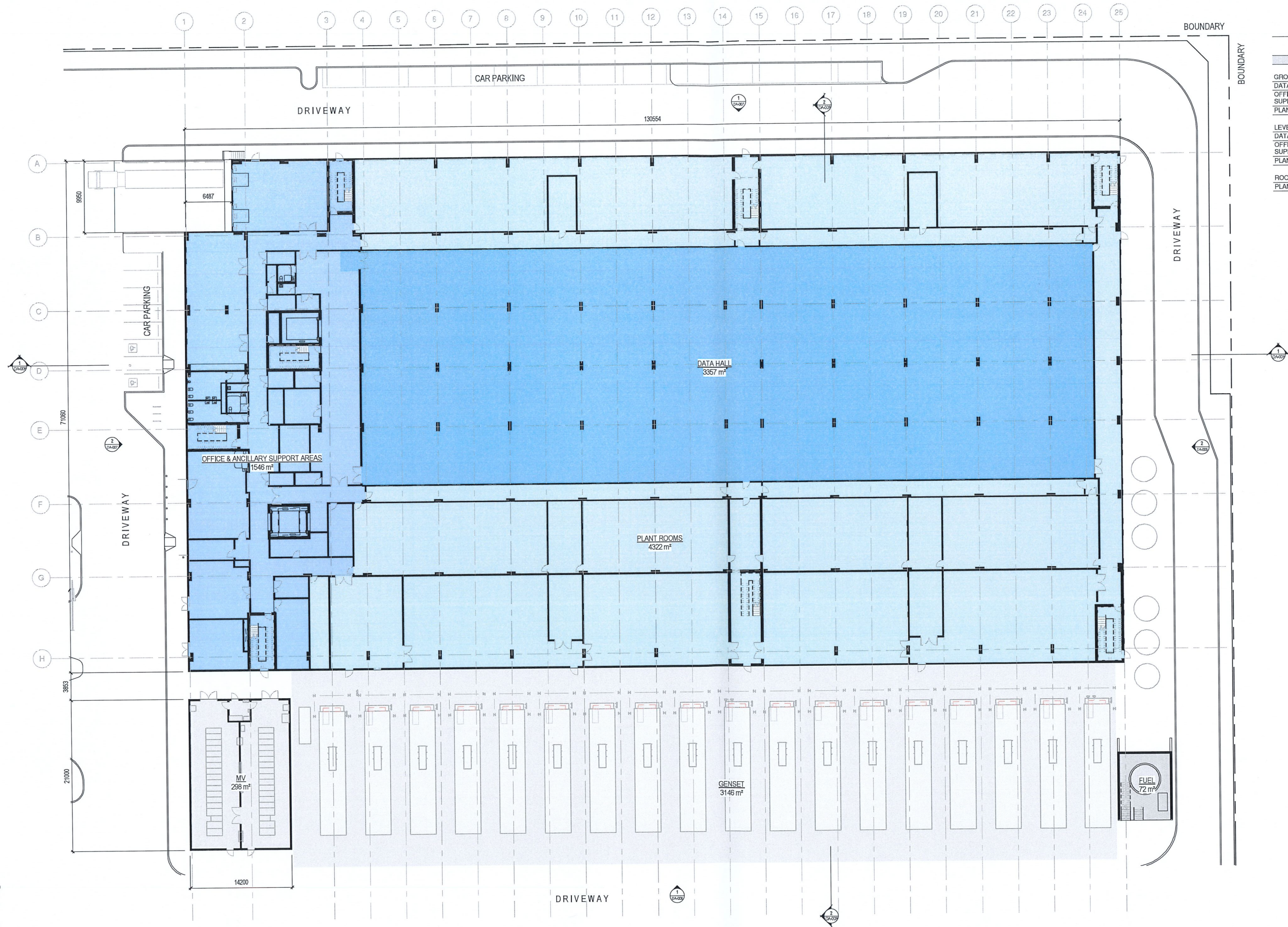


SITE PLAN

10 EASTERN CREEK DRIVE, EASTERN CREEK, NSW

DATE 13.03.2020 PROJECT NUMBER 19021 DRAWING NUMBER DA-002 REV 1

MATIER
 © MATIER PTY LIMITED ARCHITECTS



AREA SCHEDULE	
NAME	AREA
GROUND	
DATA HALL	3357 m ²
OFFICE & ANCILLARY SUPPORT AREAS	1546 m ²
PLANT ROOMS	4322 m ²
LEVEL 1	
DATA HALL	3354 m ²
OFFICE & ANCILLARY SUPPORT AREAS	1465 m ²
PLANT ROOMS	4273 m ²
ROOF LEVEL	
PLANT EQUIPMENT	9092 m ²

GROUND FLOOR PLAN

10 EASTERN CREEK DRIVE, EASTERN CREEK, NSW

DATE 29.10.2019 PROJECT NUMBER 19021 DRAWING NUMBER DA-003 REV -



C:\Users\YD355-MET\OneDrive\Documents\19021_001.dwg



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LEVEL 1 PLAN

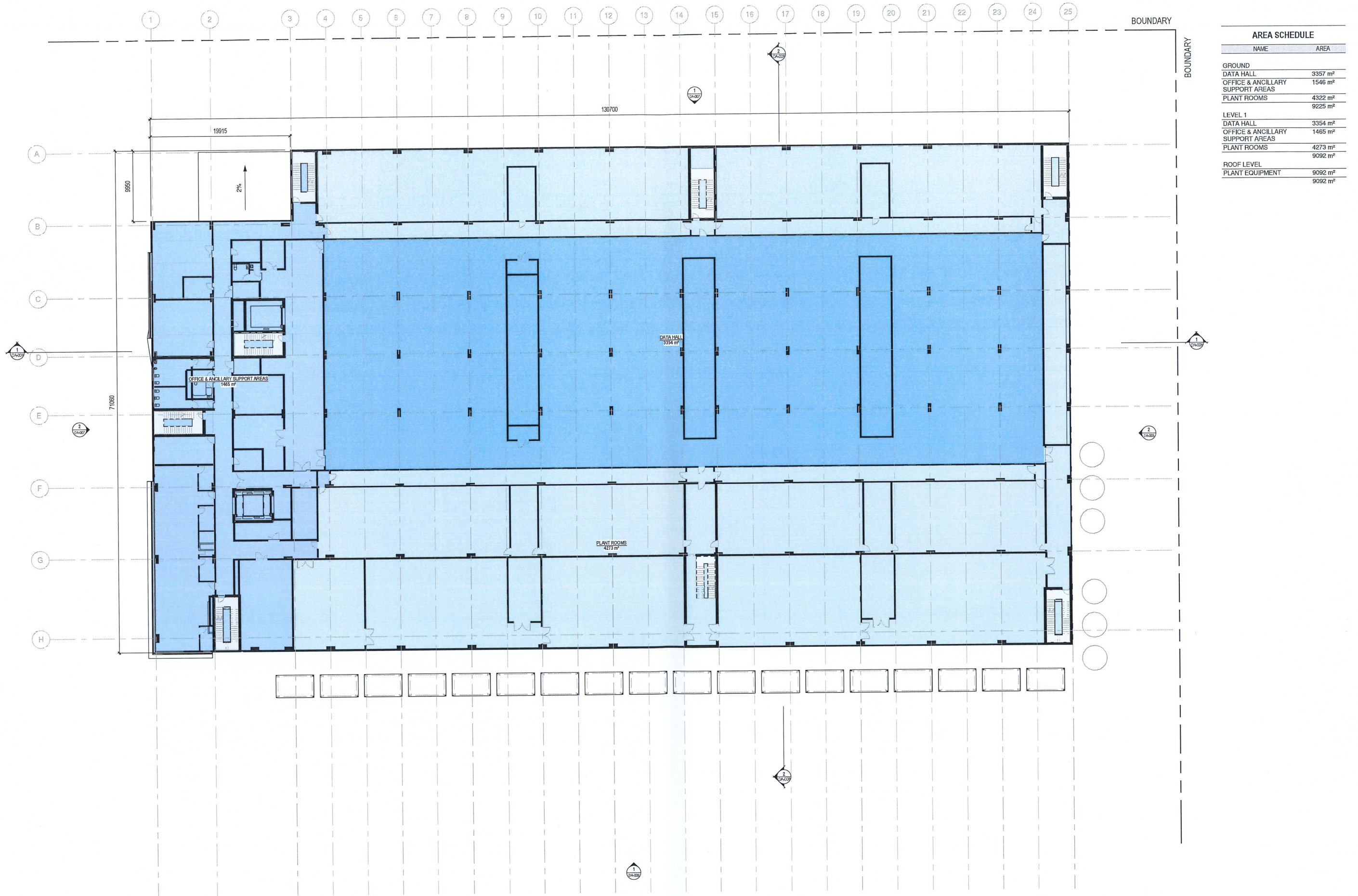


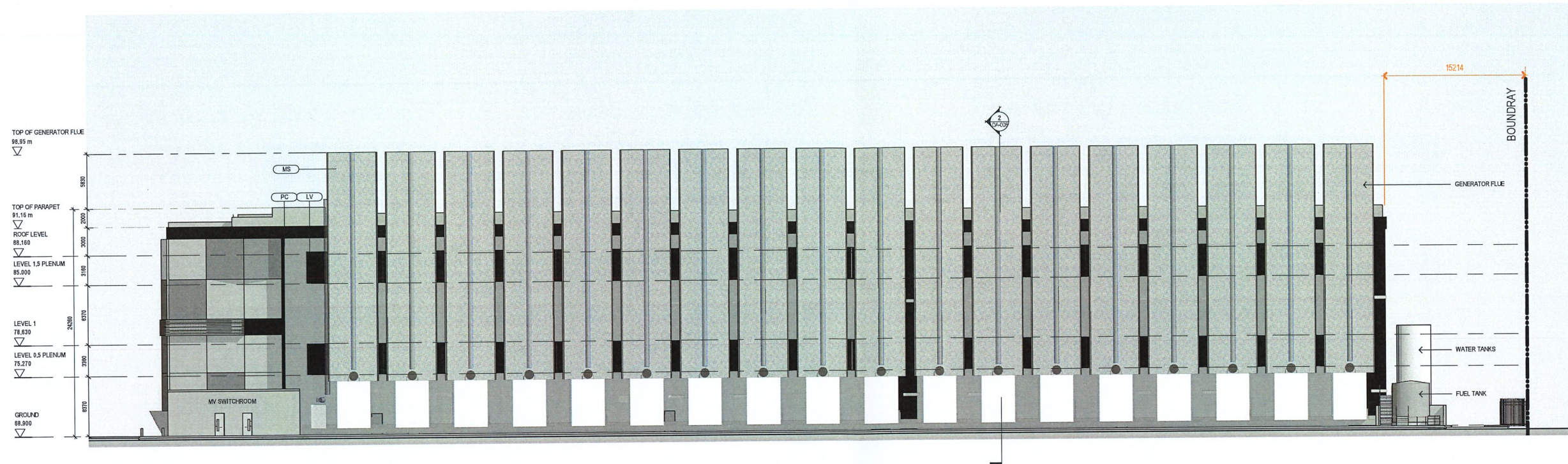
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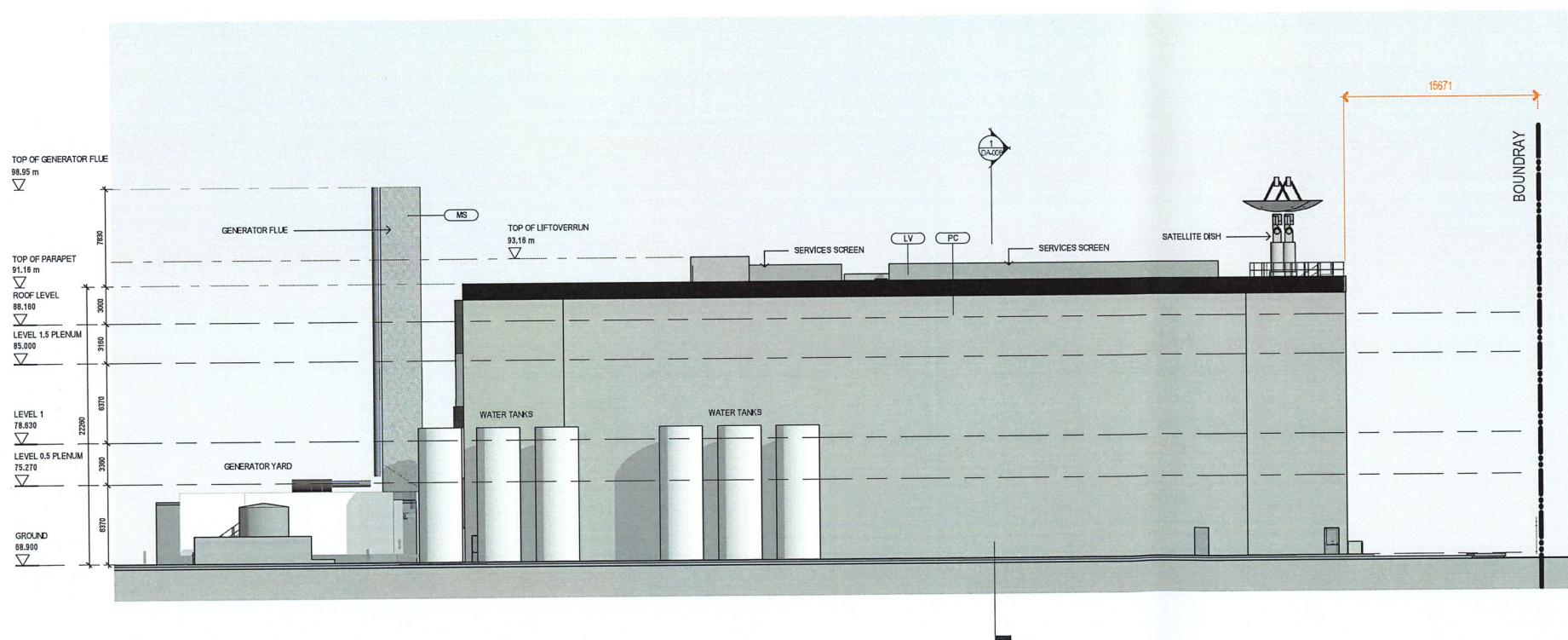
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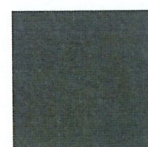


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DA-003 1:250

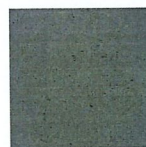


2 ELEVATION_B
DA-003 1:250

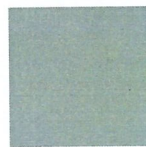
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DARK GREY

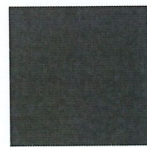


MEDIUM GREY



LIGHT GREY

LV - MECH LOUVRE



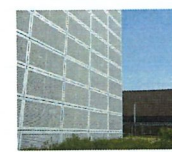
CHARCOAL

MT - METAL FRAMES



CHARCOAL

MS - PERFORATED METAL SCREEN



SILVER GREY

SECURITY FENCE (PERIMETER)



CHARCOAL

ELEVATIONS

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Scale 1:250 @ A1

10 EASTERN CREEK DRIVE, EASTERN CREEK, NSW

DATE 29.10.2019 PROJECT NUMBER 19021 DRAWING NUMBER DA-006 REV -

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DARK GREY

MEDIUM GREY

LIGHT GREY

CHARCOAL

CHARCOAL

SILVER GREY

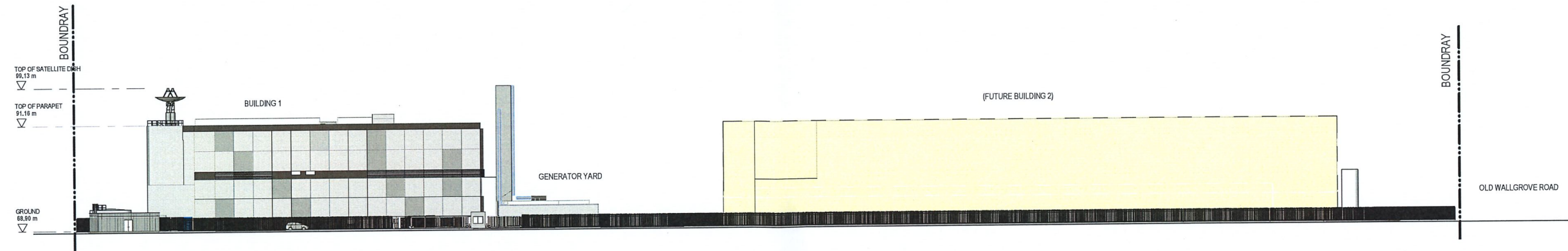
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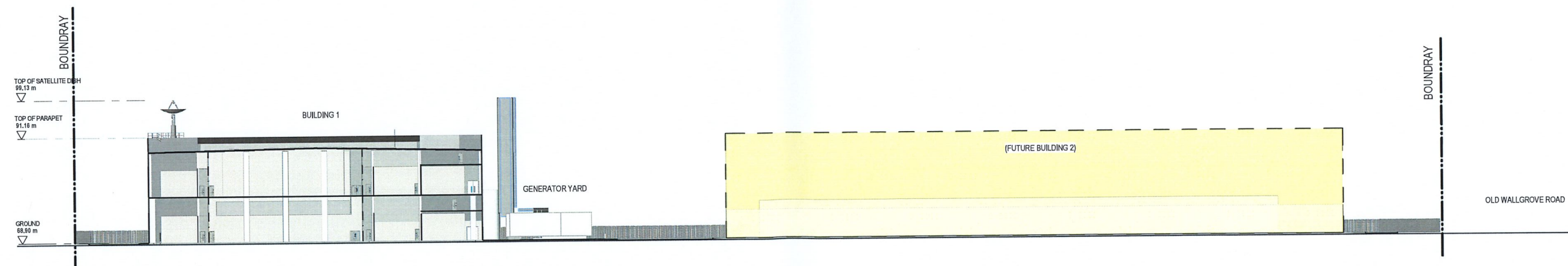
METIER
© METIER3 PTY LIMITED ARCHITECTS



1 EASTERN CREEK DRIVE ELEVATION
DA-002 1:500



2 OLD WALLGROVE ROAD ELEVATION
DA-002 1:500



3 SITE SECTION A
DA-002 1:500

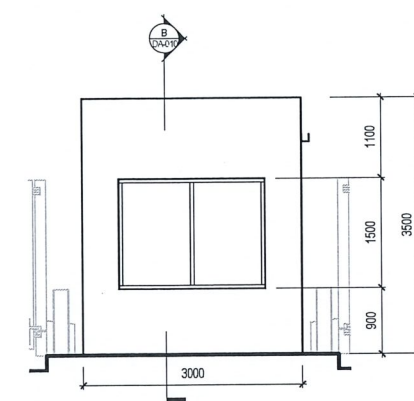
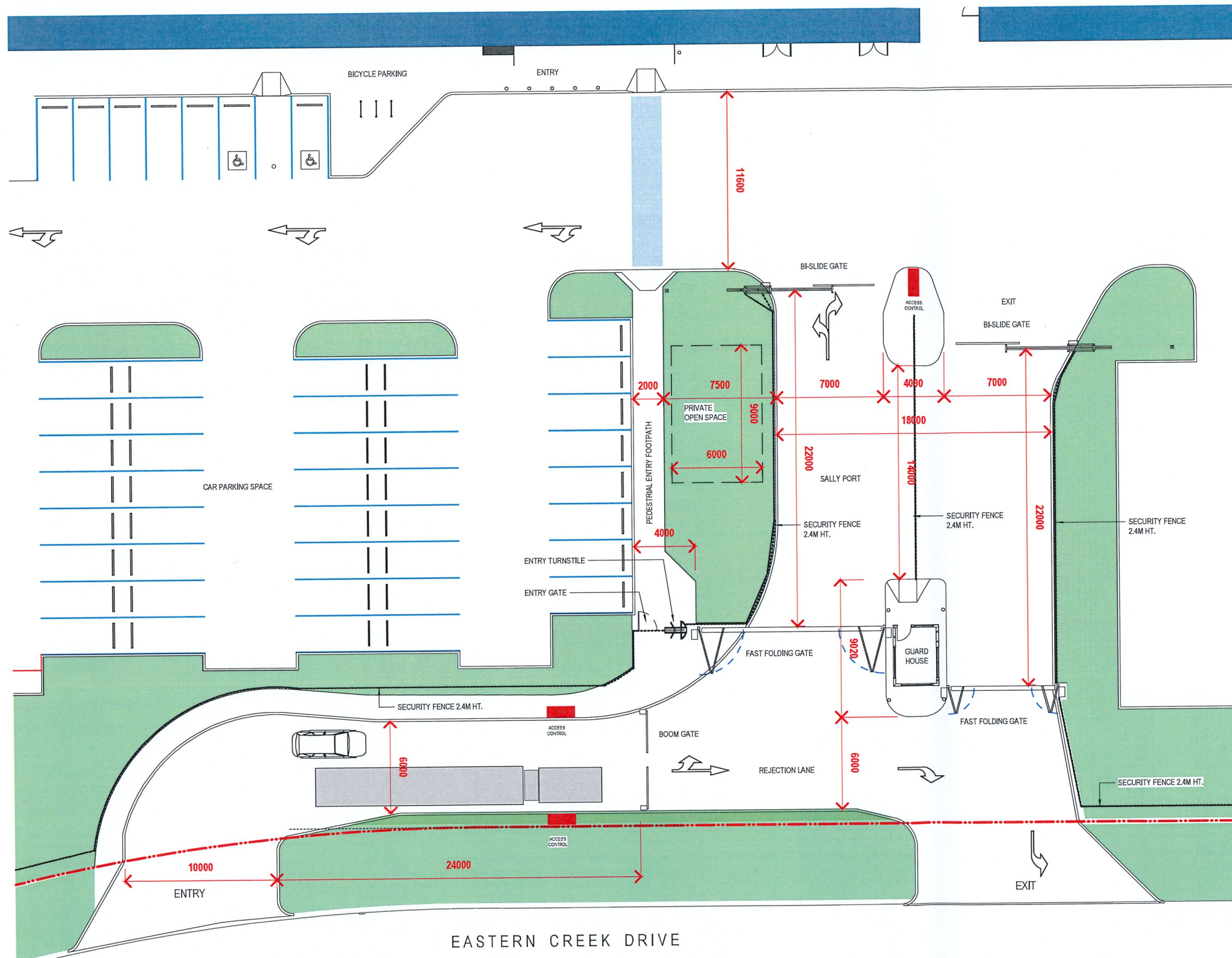
SITE ELEVATIONS & SECTION

10 EASTERN CREEK DRIVE, EASTERN CREEK, NSW

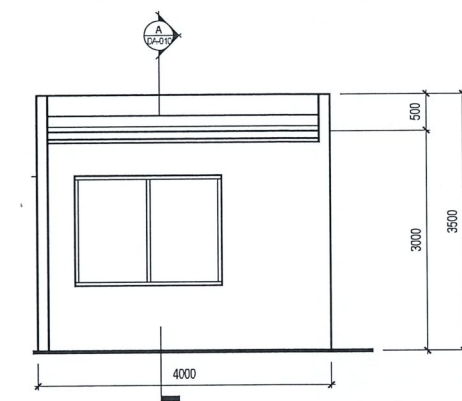
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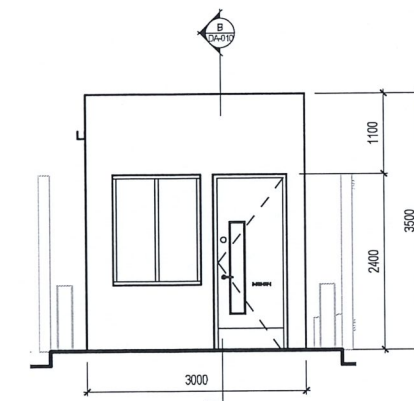
METIER
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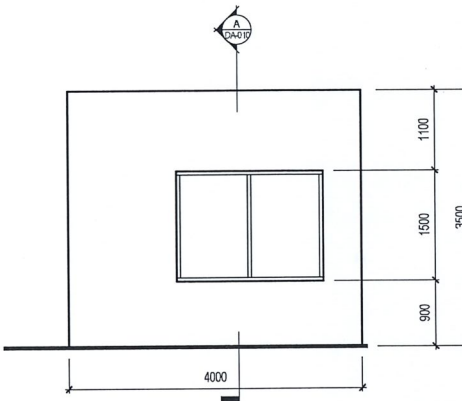
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1:50



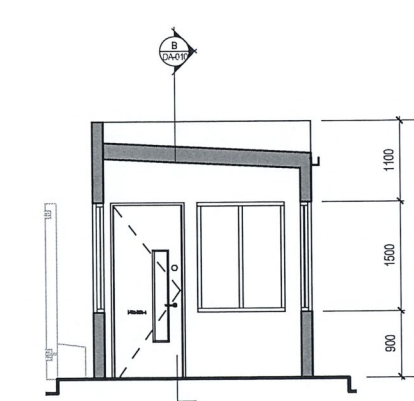
2 ELEVATION EAST
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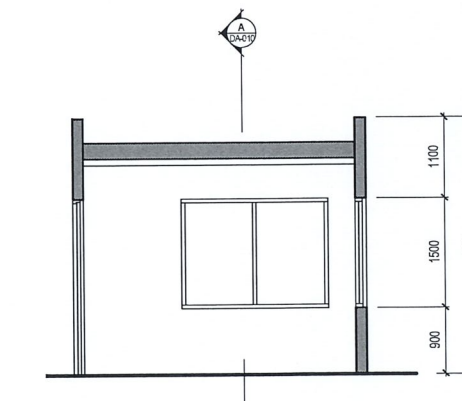
3 ELEVATION SOUTH
1:50



4 ELEVATION WEST
1:50



A SECTION A
1:50



B SECTION B
1:50

C:\Users\YD058\My Documents\10 EASTERN CREEK\A1_GUARDHOUSE.rvt 28/10/2019 3:54:17 PM

0 GUARD HOUSE & ENTRY PLAN
1:150

GUARD HOUSE & ENTRY PLAN



Scale As indicated @ A1

10 EASTERN CREEK DRIVE, EASTERN CREEK, NSW

DATE	PROJECT NUMBER	DRAWING NUMBER
29.10.2019	19021	DA-010 REV -

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NOTES

GENERAL NOTES

1. ARCHITECTURAL DOCUMENTATION TO BE READ IN CONJUNCTION WITH ALL SERVICES AND STRUCTURAL ENGINEERS DOCUMENTATION AND SPECIFICATIONS. ANY AND ALL DISCREPANCIES TO BE REPORTED TO ARCHITECT FOR CLARIFICATION.
2. CONTRACTOR TO CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY AND ALL DISCREPANCIES TO BE REPORTED TO ARCHITECT FOR CLARIFICATION.
3. DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
4. ALL DIMENSIONS SHOWN ARE IN MM, UNLESS NOTED OTHERWISE.
5. ALL LEVELS ARE MEASURED TO AUSTRALIAN HEIGHT DATUM (AHD) UNLESS OTHERWISE NOTED.
6. THE LOCATION AND SIZE OF THE MECHANICAL EQUIPMENTS ARE SHOWN FOR INDICATIVE PURPOSES ONLY.
7. FOR LANDSCAPE AND SOFTSCAPE WORKS REFER TO LANDSCAPE DRAWINGS.
8. REFER STRUCTURAL ENGINEER FOR PILE SET OUT.
9. BUILDER TO ENSURE PROTECTION TO ALL ADJACENT PROPERTIES PRIOR TO BEGINNING WORK.

LEGEND

- LANDSCAPING
REFER TO LANDSCAPE ARCHITECTS
DRAWING FOR DETAILS
- HARDSTAND
REFER TO CIVIL ENGINEERS
DRAWINGS FOR DETAILS
- PROPERTY BOUNDARY
- BOD SITE REQUIREMENTS
- PLANNING SETBACK REQUIREMENTS
- GRATED INLET PIT, REFER TO CIVIL ENGINEERS
DOCUMENTATION

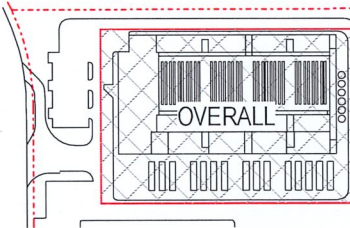
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- C 1 6M HEIGHT CAMERA POLE
- C 2 10M HEIGHT CAMERA POLE
- C 3 4M HEIGHT CAMERA POLE

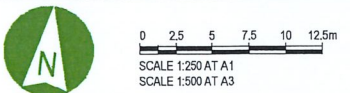
REFER TO THE FOLLOWING DETAIL DRAWING:

- A. A-2000 - GATE HOUSE - PLANS, ELEVATIONS & SECTIONS
- B. A-6708 - ROOF PLANT SCREEN - DETAILS
- C. A-6706 - GENERATOR YARD FENCE - PLAN & DETAILS
- D. A-6710 - SITE SECURITY FENCE - PLAN & DETAILS
- E. A-6711 - DRIVEWAY AND SALLY PORT - PLAN
- F. A-6712 - DRIVEWAY AND SALLY PORT - DETAILS

KLY PLAN



REV	DATE	DESCRIPTION	BY	CHKD	APP'D
D	11.02.2020	ISSUED FOR CONTRACT	WG	AUR	PB
C	17.12.2019	ISSUED FOR 80% DD	WG	AUR	PB
B	11.11.2019	ISSUED FOR 50% SD	WG	AUR	PB



ARCHITECT:
METIER

WSP CIVIL STRUCTURAL ENGINEER:
aurecon
www.aurecongroup.com

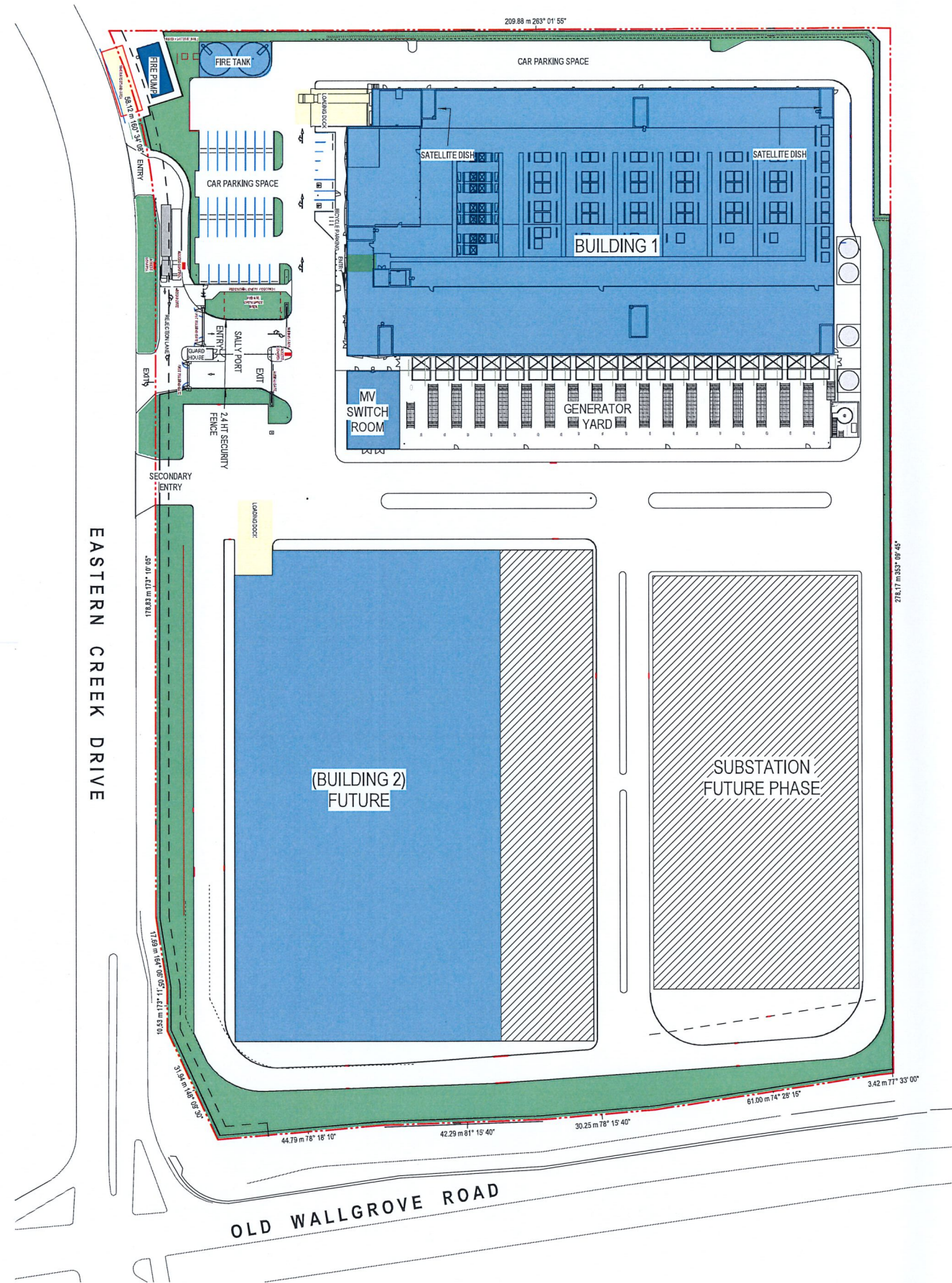
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PROJECT: SYD055

TITLE: SITE LAYOUT PLAN

SCALE: DRAWING NO.: SYD055-MET-10-XX-DR-A-0020 RIV: D





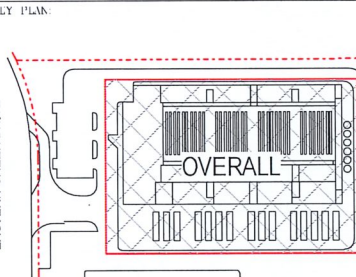
AREA SCHEDULE	
NAME	AREA
GROUND	
DATA HALL	3354 m²
OFFICE & ANCILLARY SUPPORT AREAS	1551 m²
PLANT ROOMS	4320 m²
	9225 m²
LEVEL 1	
DATA HALL	3359 m²
OFFICE & ANCILLARY SUPPORT AREAS	1458 m²
PLANT ROOMS	4276 m²
	9092 m²
ROOF LEVEL	
PLANT EQUIPMENT	9092 m²

AREA SCHEDULE	
TOTAL SITE AREA	56,800 m²
TOTAL SITE AREA exc. SUBSTATION	50,850 m²
SITE COVERAGE BUILDING 1	
SITE COVERAGE BUILDING 2	9,225 m²
FIRE PUMP/TANKS & FUEL STORE	330 m²
MV ROOMS BLDG 1 & 2	596 m²
TOTAL SITE LANDSCAPING (INC. POS)	
PRIVATE OPEN SPACE	5,142m²
TOTAL SITE COVERAGE exc. SUBSTATION	100m²
	35%

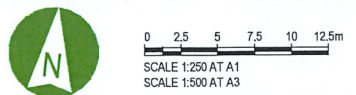
PARKING SCHEDULE	
CAR PARKING SPACES	58
DDA PARKING SPACES	2
BICYCLE PARKING SPACE	6

NOTES

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- LEGEND:
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REFER TO LANDSCAPE ARCHITECTS
DRAWING FOR DETAILS
 - HARDSTAND
REFER TO CIVIL ENGINEERS
DRAWINGS FOR DETAILS
 - PROPERTY BOUNDARY
 - BOD SITE REQUIREMENTS
 - PLANNING SETBACK REQUIREMENTS
 - GRATED INLET PIT. REFER TO CIVIL ENGINEERS
DOCUMENTATION
- SITE CAMERA POLES:
- C 1 8M HEIGHT CAMERA POLE
 - C 2 10M HEIGHT CAMERA POLE
 - C 3 4M HEIGHT CAMERA POLE
- REFER TO THE FOLLOWING DETAIL DRAWING:
- A. A-2000 - GATE HOUSE - PLANS, ELEVATIONS & SECTIONS
 - B. A-6708 - ROOF PLANT SCREEN - DETAILS
 - C. A-6705 - GENERATOR YARD FENCE - PLAN & DETAILS
 - D. A-6710 - SITE SECURITY FENCE - PLAN & DETAILS
 - E. A-6711 - DRIVEWAY AND SALLY PORT - PLAN
 - F. A-6712 - DRIVEWAY AND SALLY PORT - DETAILS



REV.	DATE	DESCRIPTION	DESIGN	ENGR	CHK	APP'D
D	11.02.2020	ISSUED FOR CONTRACT			AUR	PB
C	17.12.2019	ISSUED FOR 60% DD	WG	AUR	PB	PB
B	11.11.2019	ISSUED FOR 50% SD	WG	AUR	PB	PB



ARCHITECT:
METIER

MDR CIVIL STRUCTURAL ENGINEER:
aurecon
www.aurecongroup.com

ARCHITECT No.:

PROJECT:
SYD055

TITLE:
GENERAL SITE PLAN
PROJECT DATA

SCALE:
DRAWING NO.:
SYD055-MET-10-XX-DR-A-1000

REV.:
D



SYD 055

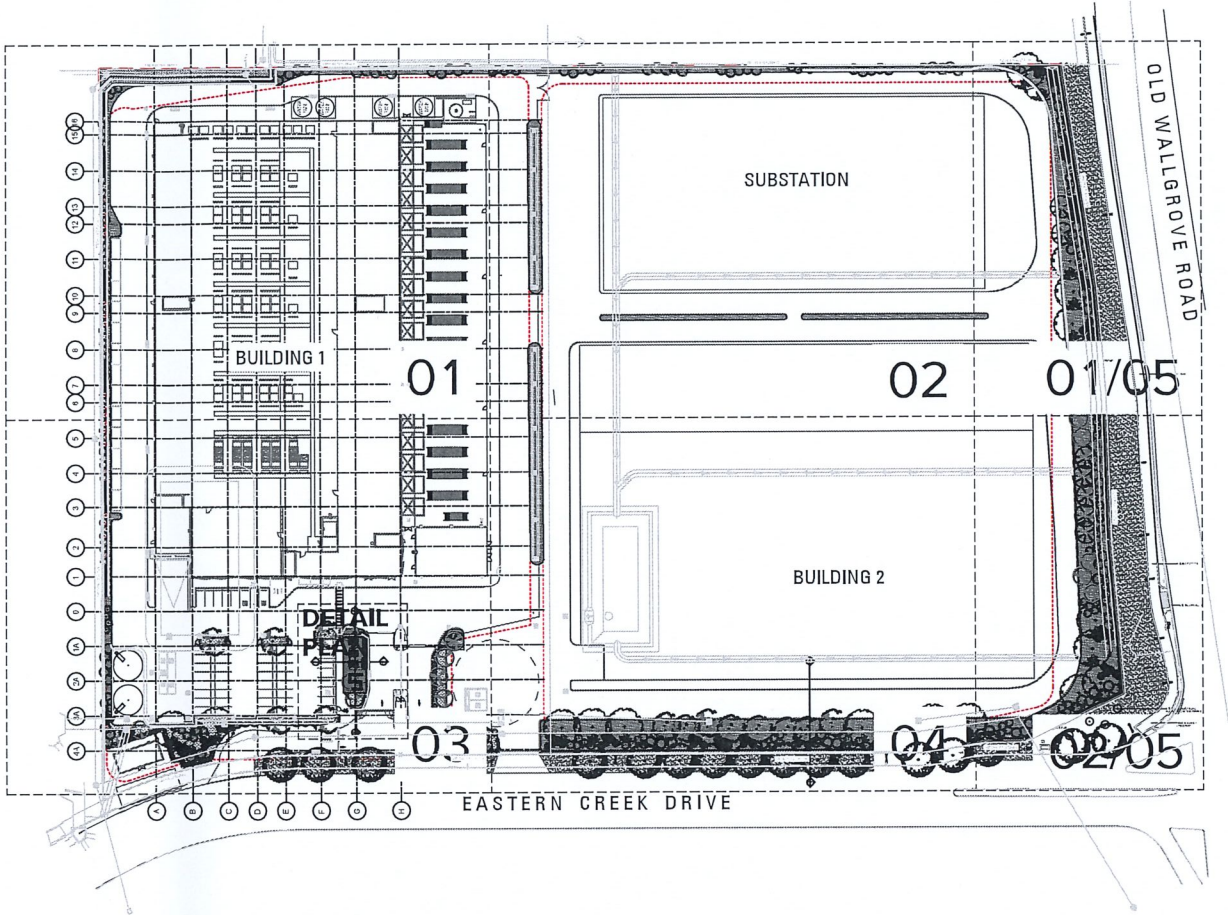
10 Eastern Creek Drive, Sydney NSW

Copyright remains the property of Arcadia Design Group Pty Ltd. Use only figured dimensions. Any other required dimensions are to be referred to and supplied by the landscape architect. All discrepancies to be referred to the project manager and Arcadia Design Group Pty Ltd prior to construction. Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authority requirements.

DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
100	COVER SHEET
101	LANDSCAPE MASTERPLAN
200	MATERIALS + PLANTING SCHEDULE
201-205	HARDWORKS + PLANTING PLANS
206	DETAIL PLAN - OPEN SPACE - GRADING
207	DETAIL PLAN - OPEN SPACE - HARDWORKS
300	LANDSCAPE SECTIONS
301	LANDSCAPE SECTIONS
500-501	LANDSCAPE DETAILS

KEY PLAN



1	Draft Construction	GA	MB	21.02.20
C	80% DD	GA	MB	17.12.19
B	80% DD	GA	MB	10.12.19
A	Schematic Design	GA	MB	06.12.19
Issue	Revision Description	Drawn	Check	Date

Draft Construction

Project
SYD 055
10 Eastern Creek Drive
SYDNEY 2766
Draft Construction

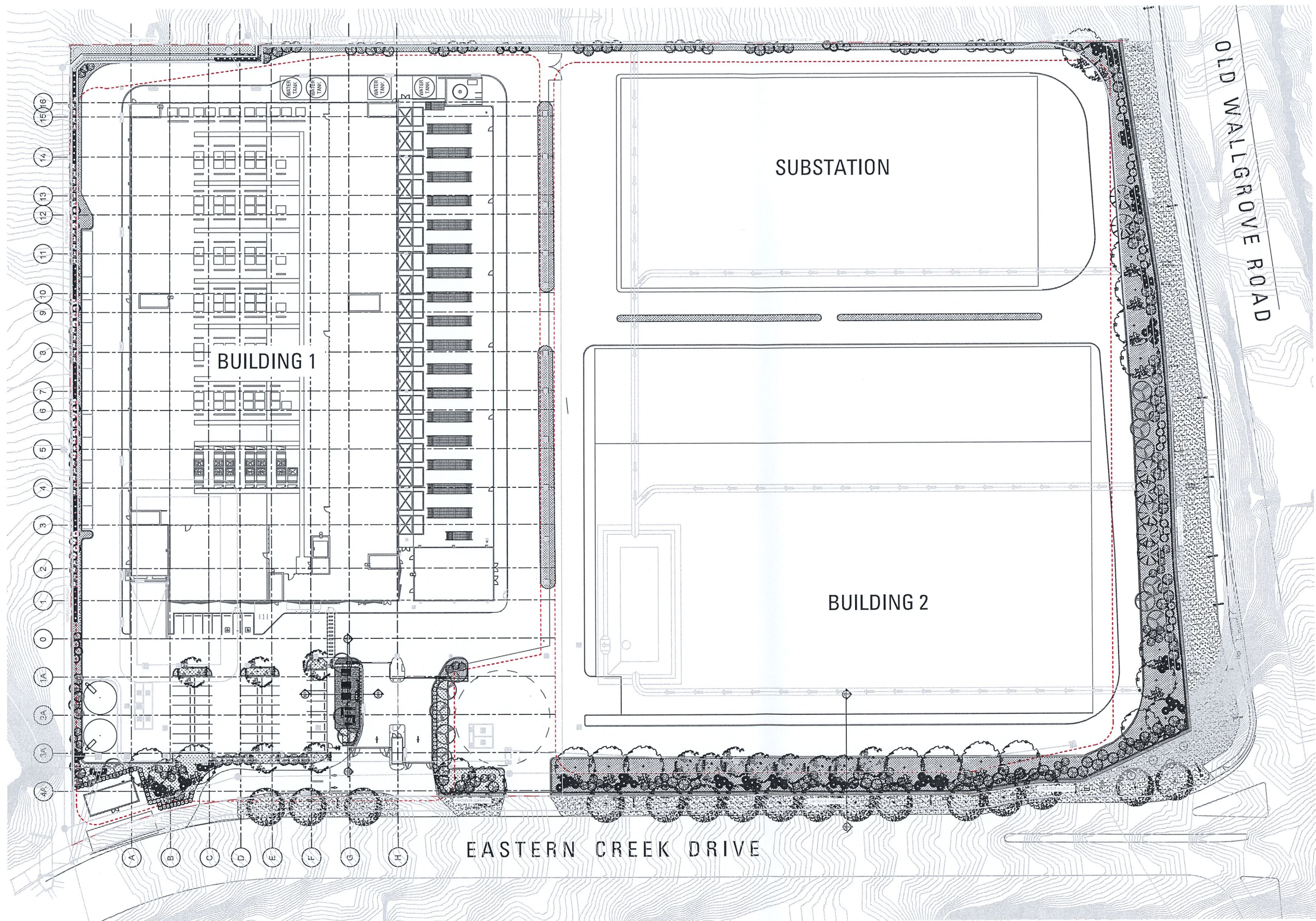
Architect
MATIER

Drawing No. Drawing Name
L-100 Cover Sheet

Job No. 19-646
Issue 1
Scale

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1	Draft Construction	GA	MB	21.02.20
C	80% DD	GA	MB	17.12.19
B	80% DD	GA	MB	10.12.19
A	Schematic Design	GA	MB	06.12.19
Issue	Revision Description	Drawn	Check	Date

Draft Construction

Project
SYD 055
10 Eastern Creek Drive
SYDNEY 2766
Draft Construction

Architect

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Drawing No. L-101
Drawing Name Landscape Masterplan

Job No. 19-646
Issue 1
Scale 1:500 @ A1
0 2 5 10 15 20m

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SYD055 - MATERIALS SCHEDULE					
CODE	TYPE	LOCATION	PRODUCT INFORMATION	MATERIAL	CONSTRUCTION NOTES
PAVING & SURFACES					
P1	Insitu concrete with exposed aggregate	Communal area	Grey concrete to Engineers Detail. Aggregate: Long Hill Salt and Pepper Gravel Size: 10mm	Grey Concrete	Refer Landscape Detail and Specification
P2	Decomposed granite paving to tree surrounds	Communal area	Supplier: ANL Landscapes Product: Deco- Gold Gravel	Granite	Refer Landscape Detail and Specification
LANDSCAPE FENCES					
FE1	Palisade Fence	To boundary edge	Pre-fab Palisade Fence Fence material: Powdercoated Steel Colour: Charcoal Height: 2700mm	Powdercoated Steel	Refer Landscape Detail and Specification
FURNITURE + ELEMENTS					
F1	Furniture Type F1 - Large Dining Table + Benches	Communal area	Product: Cassecroute Table Size: 2400mm length Beams: Timber (Iroko) Supports: Powdercoated charcoal	Hardwood Timber + Steel Supports	Refer Landscape Specification. Install as per manufacturers recommendation.
F2	Furniture Type F2 - Bench Seat	Communal area	Supplier: Moc Urban Product: Oxley Bench Dimensions: 1800 x 530 x 430mm high Frame: Powdercoated cast aluminium Powdercoat colour: Charcoal to match shelter	Hardwood timber + steel frame	Refer Landscape Specification. Install as per manufacturers recommendation.
LANDSCAPE STRUCTURES					
S1	Shelter	Communal area	Supplier: Landmark products Product: Burleigh Designer. 6.4 x 3.5m (side by side) (K683) Colour: Charcoal powdercoated posts	Hot dip galvanised posts + frame	Refer Landscape Specification. Install as per manufacturers recommendation
BBQ	BBQ	Communal area	Supplier: Christie Parksafe Cooktops: 2x CC2 Cooktops. Electric Surrounds: Modular triple bench cabinet with 2x access doors underneath BBQ plates. MOD-E-3.2 (Electric) Colour: Aztec Silver	Stainless steel hot plates. Stainless steel benchtop.	Refer Landscape Specification. Install as per manufacturers recommendation

19-646 SYD055 - PLANT SCHEDULE					
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
TREES & PALMS					
Ba	<i>Brachychiton acerifolius</i>	Flame Tree	3 x 2	200L	7
Cm	<i>Corymbia maculata</i>	Spotted Gum	20 x 10	400L	21
Af	<i>Angophora floribunda</i>	Rough Barked Apple	20 x 15	400L	16
Lc	<i>Lophostemon confertus</i>	Brush Box	15 x 10	200L	13
Tl	<i>Tristaniopsis 'Luscious'</i>	Luscious Water Gum	10 x 5	200L	19
SHRUBS & ACCENTS					
Be	<i>Banksia ericifolia</i>	Heath Banksia	4 x 3	300mm	69
Cl	<i>Callistemon 'Little John'</i>	Dwarf Bottlebrush	1.5 x 1.5	200mm	57
As	<i>Acacia stricta</i>	Hop Wattle	3 x 2	300mm	64
Apa	<i>Acacia parramattensis</i>	Parramatta Green Wattle	6 x 3	300mm	22
Cg	<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	6 x 3	300mm	20
Grg	<i>Grevillea 'Robyn Gordon'</i>	Robyn Gordon Grevillea	3 x 2	300mm	97
Gr	<i>Grevillea rosmarinifolia</i>	Rosemary Grevillea	2 x 2	300mm	123
Sr	<i>Syzygium 'Resilience'</i>	Resilience Bush Cherry	3 x 2	200mm	40
GRASS + SHRUB MATRIX					
Bi	<i>Banksia spinulosa 'Birthday Candles'</i>	Banksia Birthday Candles	0.4 x 1	150mm	1394
Grm	<i>Grevillea 'Poorinda Royal Mantle'</i>	Royal Mantle	0.3 x 4	150mm	1860
Lt	<i>Lomandra 'Tanika'</i>	Mat Rush	1 x 1	150mm	3199
Mp	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.15 x spreading	150mm	2847
Pl	<i>Poa labillardieri 'Eskdale'</i>	Tussock Grass	0.5 x 0.5	150mm	4653
Wm	<i>Westringia fruticosa 'Mundi'</i>	Native Rosemary	0.4 x 1.5	150mm	2229
GROUNDCOVERS & CLIMBERS					
Cgl	<i>Carpobrotus glaucescens</i>	Pig Face	0.25 x spreading	150mm	26
Lm	<i>Liriope muscari</i>	Lilyturf	0.5 x 0.5	150mm	115
Gbr	<i>Grevillea 'Bronze Rambler'</i>	Grevillea	0.25 x 1	150mm	420
RAIN GARDEN MATRIX					
Ca	<i>Carex appressa</i>	Knob Sedge	1 x 1	150mm	538
DI	<i>Dianella revoluta</i>	Blue Flax Lily	0.75 x 0.75	150mm	491
Lt	<i>Lomandra 'Tanika'</i>	Tanika	1 x 1	150mm	662
Ju	<i>Juncus usitatus</i>	Common Rush	1 x 1	150mm	737
Ms	<i>Microlaena stipoides</i>	Weeping grass	0.3 x spreading	Tubestock	737

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Legend

1	Draft Construction	GA	MB	21.02.20
C	80% DD	GA	MB	17.12.19
B	80% DD	GA	MB	10.12.19
A	Schematic Design	GA	MB	06.12.19
Issue Revision Description Drawn Check Date				

Draft Construction

Project
SYD 055
10 Eastern Creek Drive
SYDNEY 2766
Draft Construction

Architect

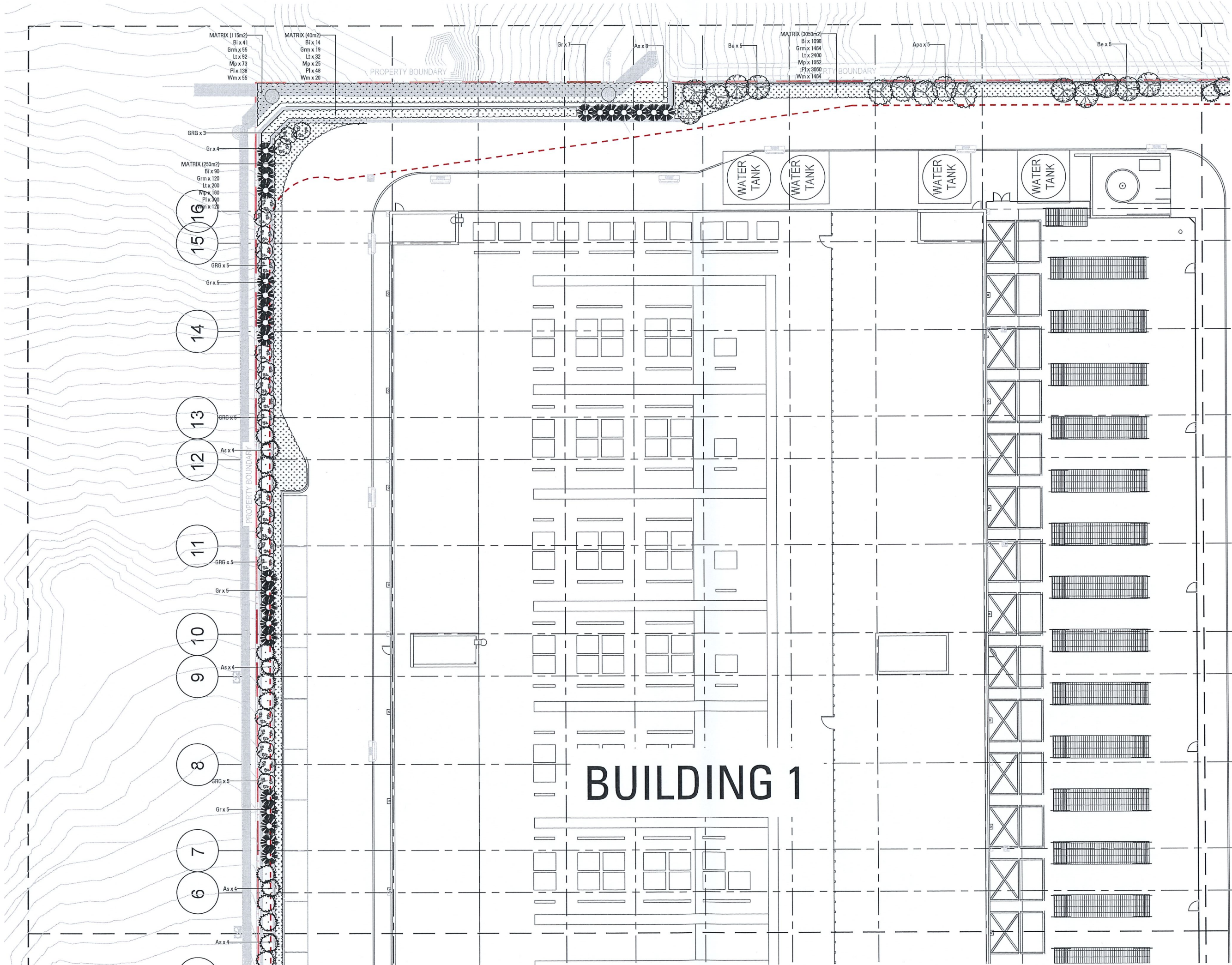
MATIER

Drawing No. L-200
Drawing Name Materials Schedule + Planting Schedule

Job No. 19-646
Issue 1
Scale

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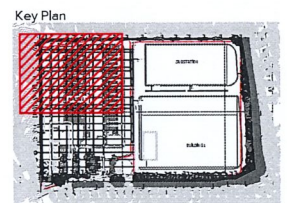
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Legend

- CONCRETE PAVING
Refer Landscape Specification
- UNIT PAVING
Refer Landscape Specification
- EXISTING TREES TO BE RETAINED
Refer Landscape Specification
- EXISTING TREES TO BE REMOVED
Refer Landscape Specification
- FEATURE TREE PLANTING
Refer Landscape Specification
- SHRUBS AND ACCENT PLANTING
Refer Landscape Specification
- GROUND COVER PLANTING
Refer Landscape Specification
- WATER TANKS
Refer Landscape Specification
- TRAIL
Refer Landscape Specification
- POLE TYPE
Refer Landscape Specification



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Draft Construction

Project
SYD 055
 10 Eastern Creek Drive
 SYDNEY 2766
 Draft Construction

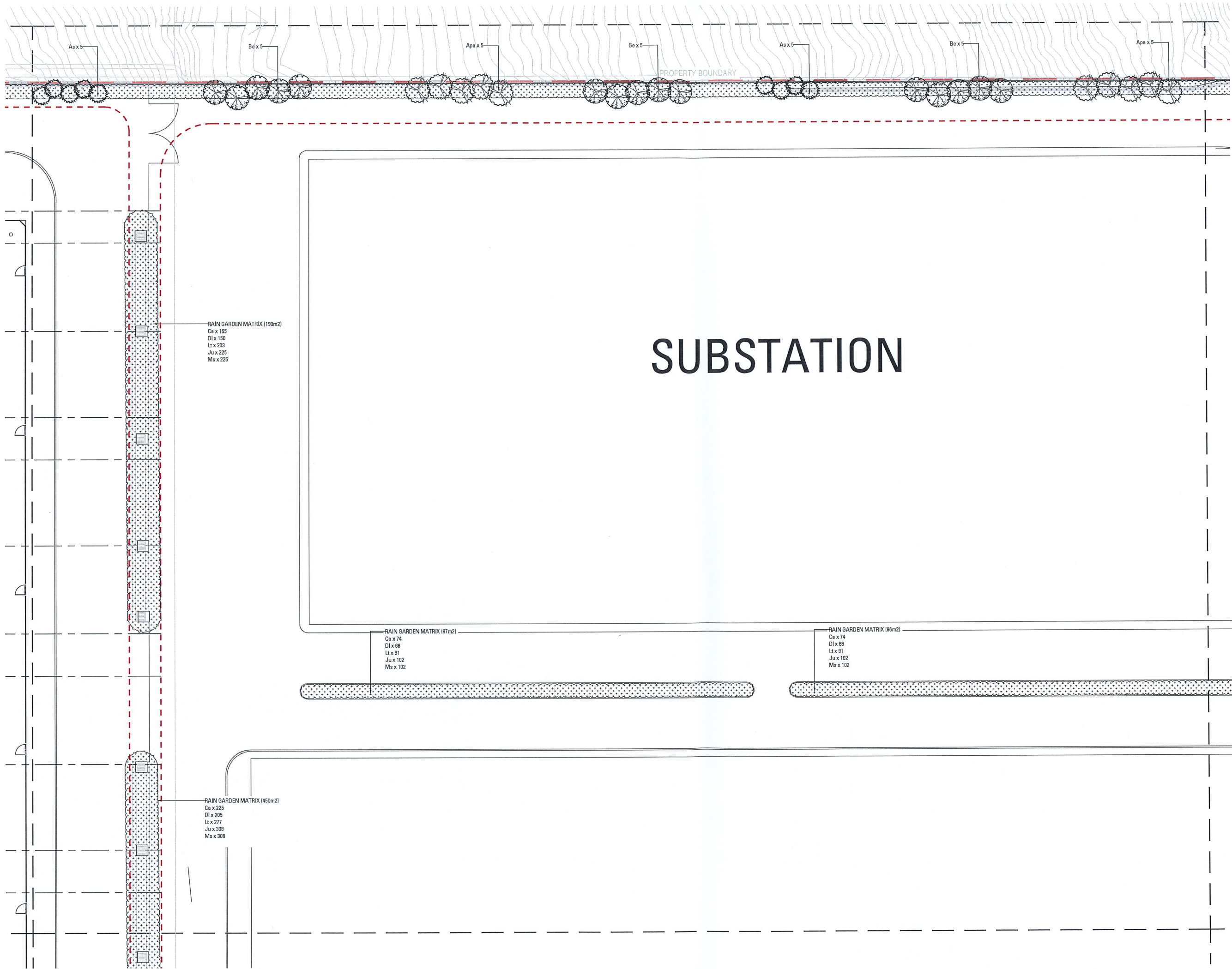
Architect
MATIER

Drawing No. L-201 Drawing Name Hardworks + Planting

Job No. 19-646
 Issue 1
 Scale 1:200 @ A1
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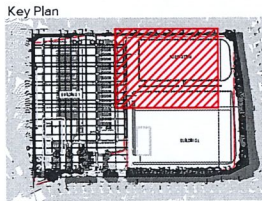
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- Legend**
- CONCRETE PAVING
Refer Landscape Specification
 - UNIT PAVING
Refer Landscape Specification
 - EXISTING TREES TO BE RETAINED
Refer Landscape Specification
 - EXISTING TREES TO BE REMOVED
Refer Landscape Specification
 - FEATURE TREE PLANTING
Refer Landscape Specification
 - SHRUB AND ACCENT PLANTING
Refer Landscape Specification
 - GROUND COVER PLANTING
Refer Landscape Specification
 - WATER PLANTING
Refer Landscape Specification
 - TYPE 1
Refer Landscape Specification
 - TYPE 2
Refer Landscape Specification



1	Draft Construction	GA	MB	21.02.20
C	80% DD	GA	MB	17.12.19
B	80% DD	GA	MB	10.12.19
A	Schematic Design	GA	MB	06.12.19
Issue	Revision Description	Drawn	Check	Date

Draft Construction

Project

SYD 055

10 Eastern Creek Drive
SYDNEY 2766

Draft Construction

Architect

MATIER

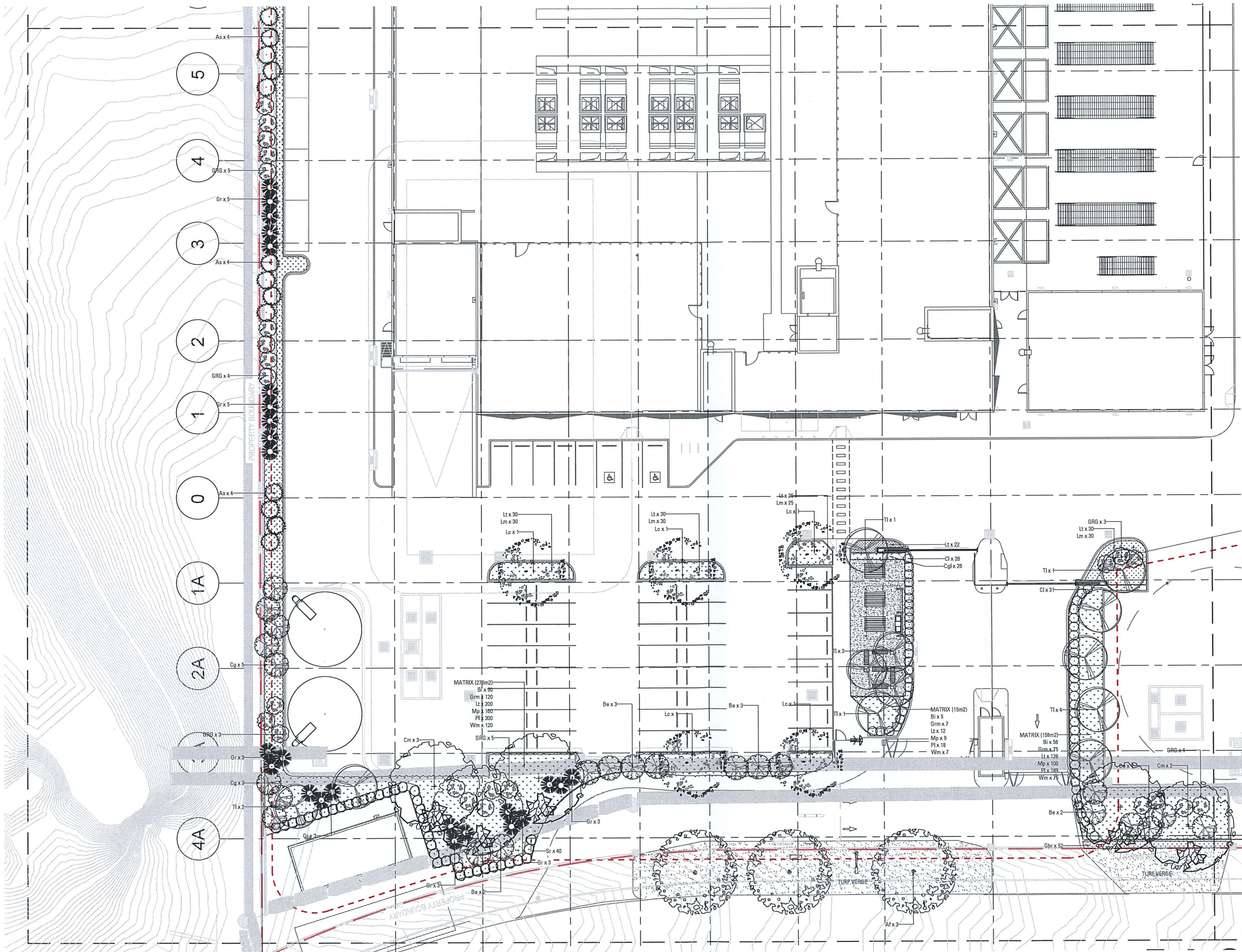
Drawing No. L-202 Drawing Name Hardworks + Planting

Job No. 19-646
Issue 1
Scale 1:200 @ A1

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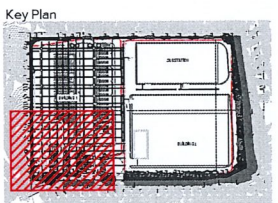
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Legend

- CONCRETE PAVING Refer Landscape Specification
- UNIT PAVING Refer Landscape Specification
- EXISTING TREES TO BE RETAINED Refer Landscape Specification
- EXISTING TREES TO BE REMOVED Refer Landscape Specification
- FEATURE TREE PLANTING Refer Landscape Specification
- SHRUB AND ACCENT PLANTING Refer Landscape Specification
- GROUND COVER PLANTING Refer Landscape Specification
- MATERIALS Refer Landscape Specification
- TURF Refer Landscape Specification
- EDGE TYPE Refer Landscape Specification



1	Draft Construction	GA	MB	21.02.20	
C	80% DD	GA	MB	17.12.19	
B	80% DD	GA	MB	10.12.19	
A	Schematic Design	GA	MB	06.12.19	
Issue	Revision	Description	Drawn	Check	Date

Draft Construction

Project
SYD 055
10 Eastern Creek Drive
SYDNEY 2766

Draft Construction

Architect

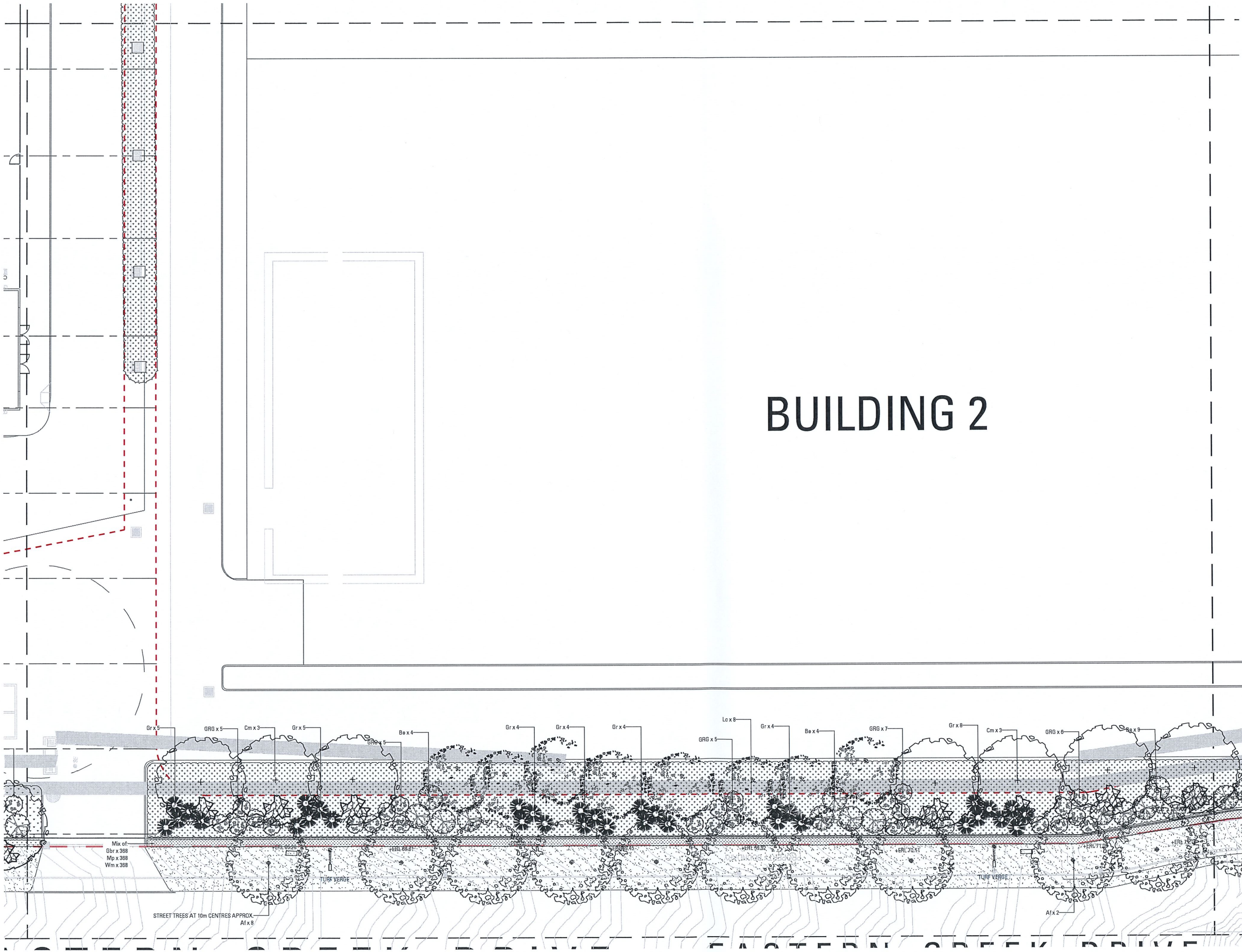


Drawing No. L-203 Drawing Name Hardworks + Planting

Job No. 19-646
Issue 1
Scale 1:200 @ A1

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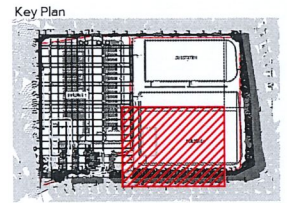


BUILDING 2

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Legend

- CONCRETE PAVING Refer Landscape Specification
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- EXISTING TREES TO BE RETAINED Refer Landscape Specification
- EXISTING TREES TO BE REMOVED Refer Landscape Specification
- FEATURE TREE PLANTING Refer Landscape Specification
- SHRUB AND ACCENT PLANTING Refer Landscape Specification
- GROUND COVER PLANTING Refer Landscape Specification
- WATER FEATURE Refer Landscape Specification
- TURF Refer Landscape Specification
- PERMEABLE PAVING Refer Landscape Specification
- PERMEABLE PAVING Refer Landscape Specification



1	Draft Construction	GA	MB	21.02.20
C	80% DD	GA	MB	17.12.19
B	80% DD	GA	MB	10.12.19
A	Schematic Design	GA	MB	06.12.19
Issue	Revision Description	Drawn	Check	Date

Draft Construction

Project
SYD 055
10 Eastern Creek Drive
SYDNEY 2766
Draft Construction

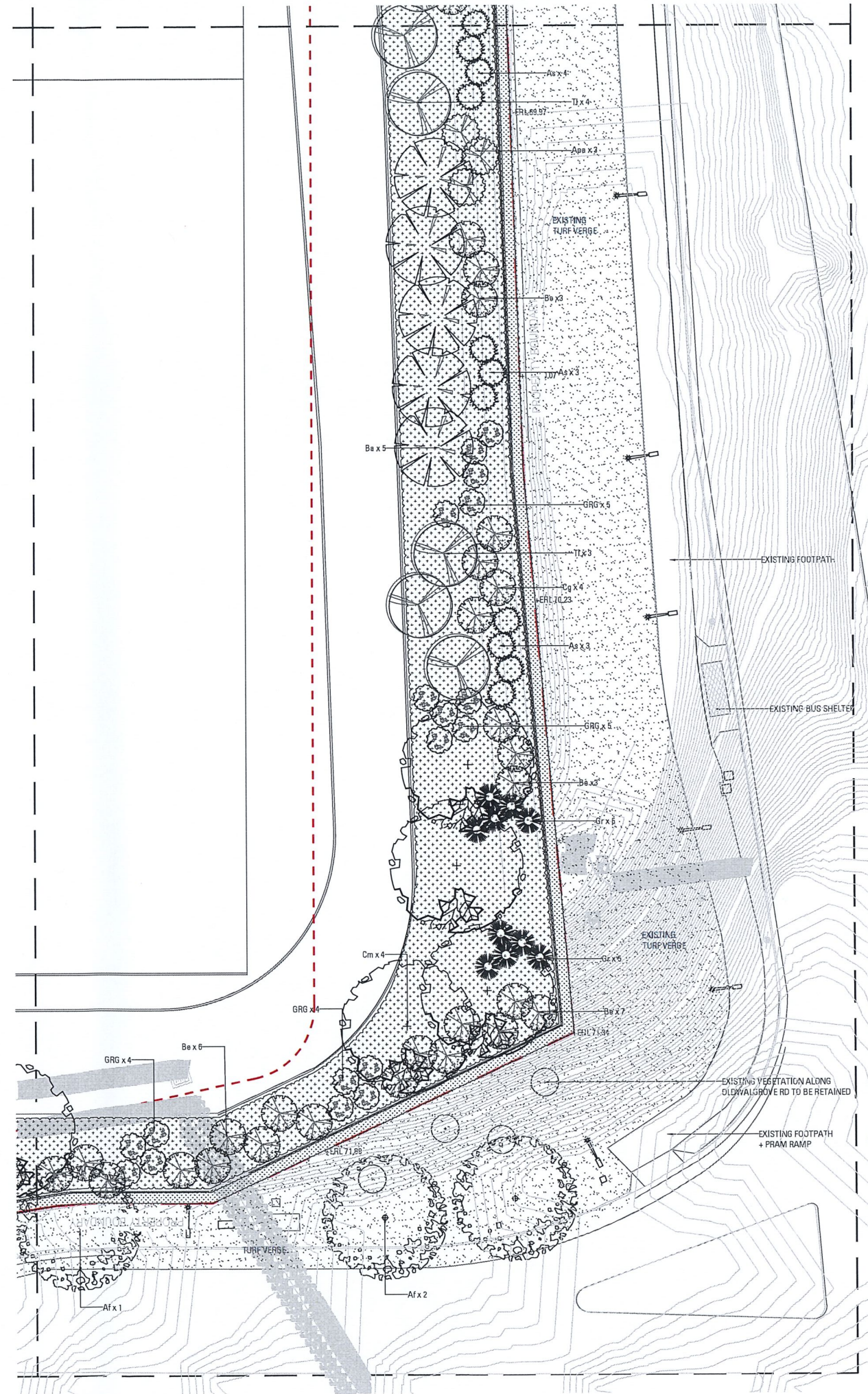
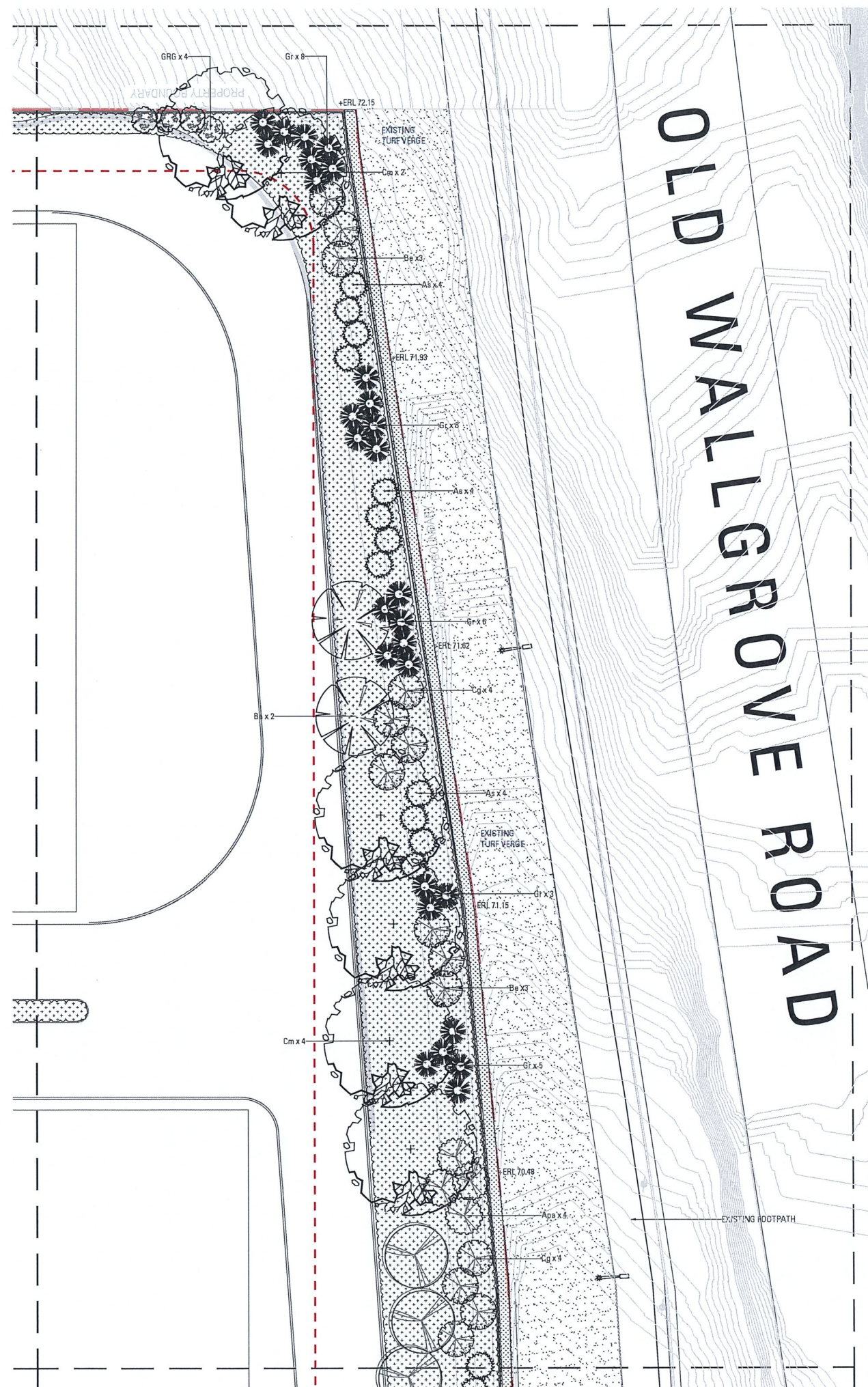
Architect
MATIER

Drawing No. L-204
Drawing Name Hardworks + Planting

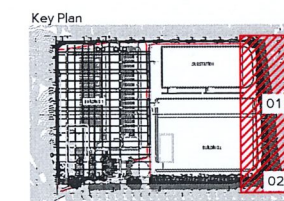
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Issue 1
Scale 1:200 @ A1

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C	80% DD	GA	MB	17.12.19
B	80% DD	GA	MB	10.12.19
A	Schematic Design	GA	MB	06.12.19
Issue	Revision Description	Drawn	Check	Date

Draft Construction

Project

SYD 055

10 Eastern Creek Drive
SYDNEY 2766

Draft Construction

Architect

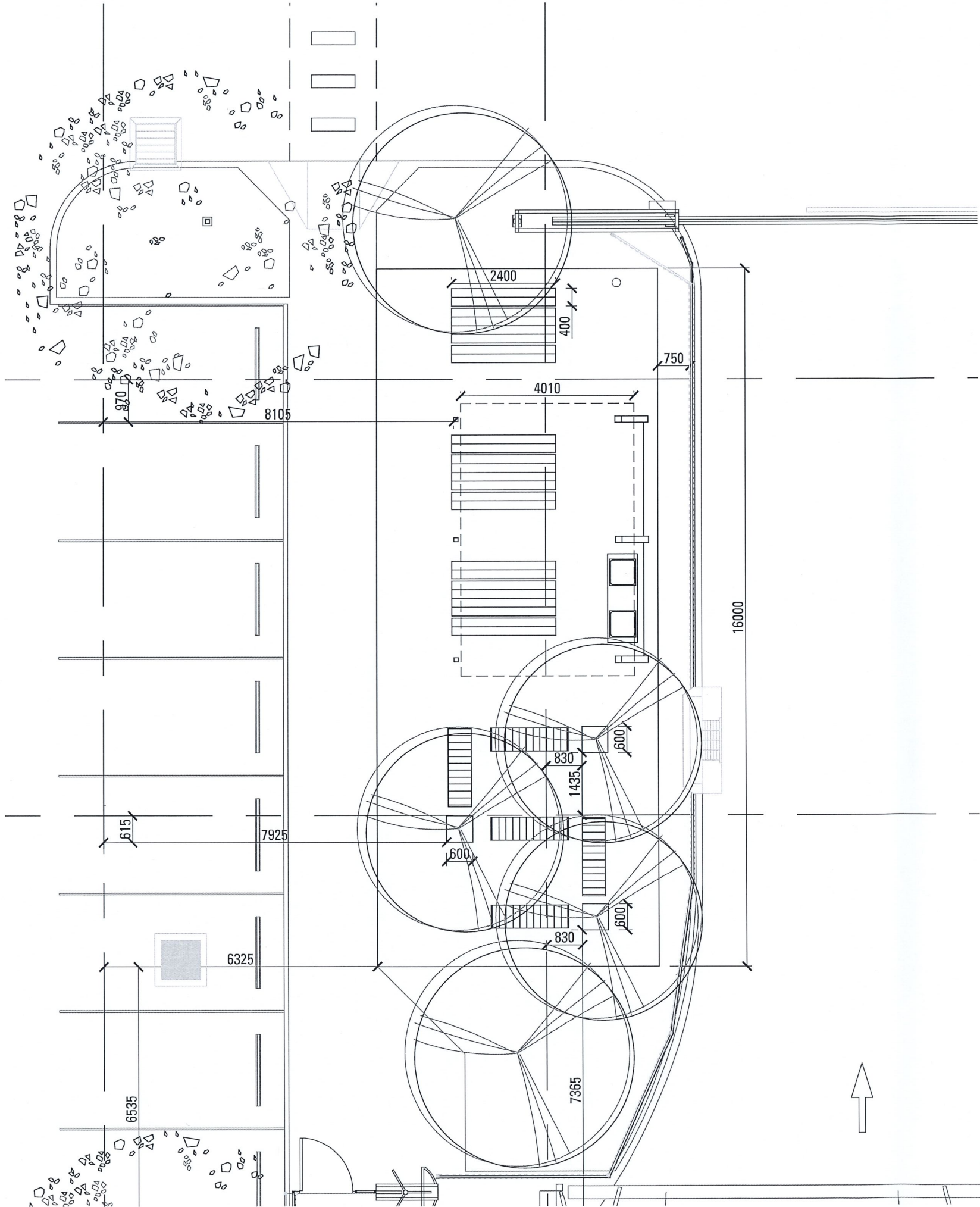
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Drawing No.	Drawing Name
1-205	Hardworks + Planting

Job No. 19-646
Issue 1
Scale 1:200 @ A

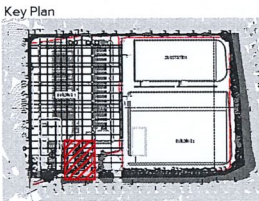
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- Legend
- CONCRETE PAVING
Refer Landscape Specification
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Refer Landscape Specification
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Refer Landscape Specification
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Refer Landscape Specification
 - SHRUB AND ACCENT PLANTING
Refer Landscape Specification
 - GRASS PLANTING
Refer Landscape Specification
 - WATER FEATURE
Refer Landscape Specification
 - FINISH
Refer Landscape Specification
 - TRACE TYPE
Refer Landscape Specification



1	Draft Construction	GA	MB	21.02.20
C	80% DO	GA	MB	17.12.19
B	80% DO	GA	MB	10.12.19
A	Schematic Design	GA	MB	06.12.19
Issue	Revision Description	Drawn	Check	Date

Draft Construction

Project
SYD 055
10 Eastern Creek Drive
SYDNEY 2766
Draft Construction

Architect

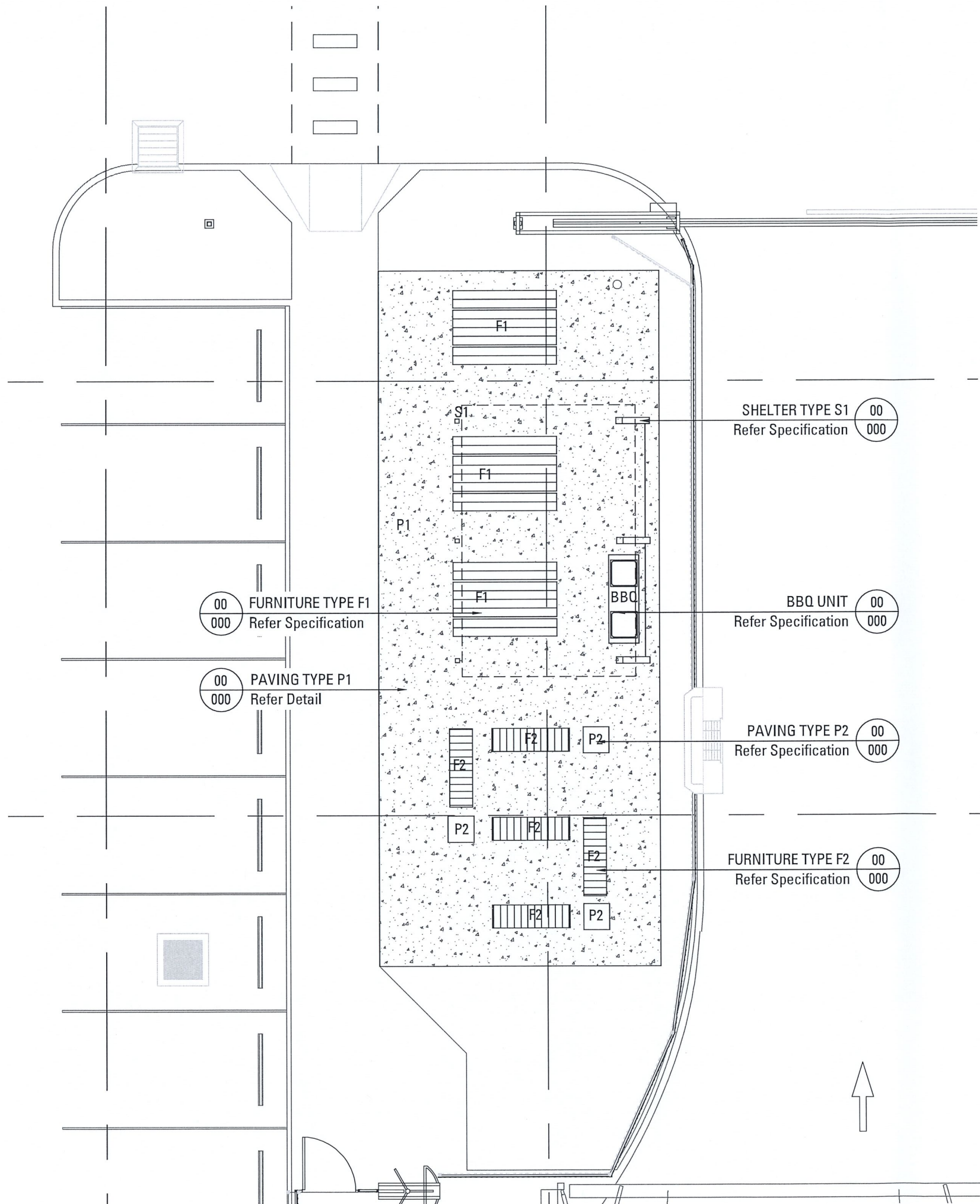
MATIER

Drawing No. L-206 Drawing Name Detail Plan - Setout + Grading

Job No. 19-646
Issue 1
Scale 1:50 @ A1

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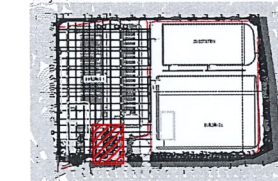


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Legend

- CONCRETE PAVING Refer Landscape Specification
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- EXISTING TREES TO BE RETAINED Refer Landscape Specification
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- FEATURE TREE PLANTING Refer Landscape Specification
- SHRUB AND ACCENT PLANTING Refer Landscape Specification
- GROUNDCOVER PLANTING Refer Landscape Specification
- WATER FEATURE Refer Landscape Specification
- IRRIG Refer Landscape Specification
- CEASE TYPE Refer Landscape Specification

Key Plan



1	Draft Construction	GA	MB	21.02.20
C	80% DD	GA	MB	17.12.19
B	80% DD	GA	MB	10.12.19
A	Schematic Design	GA	MB	06.12.19
Issue	Revision Description	Drawn	Check	Date

Draft Construction

Project
SYD 055
10 Eastern Creek Drive
SYDNEY 2766
Draft Construction

Architect

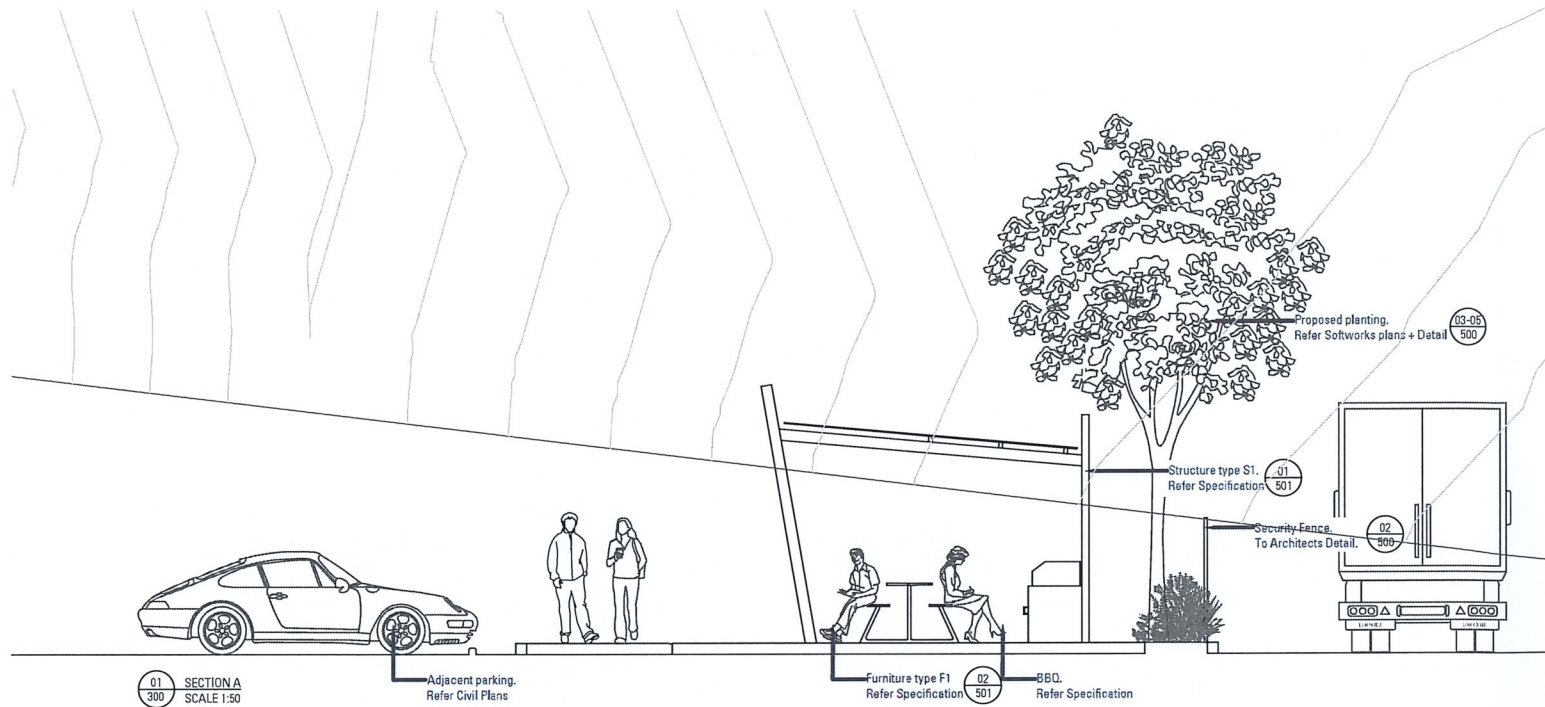
MATIER

Drawing No. L-207 Drawing Name Detail Plan - Hardworks

Job No. 19-646
Issue 1
Scale 1:50 @ A1

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1	Draft Construction	GA	MB	21.02.20
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A	Schematic Design	GA	MB	06.12.19
Issue	Revision Description	Drawn	Check	Date

Draft Construction

Project
SYD 055
 10 Eastern Creek Drive
 SYDNEY 2766
 Draft Construction

Architect

MATIER

Drawing No. L-300 Drawing Name Landscape Sections

Job No. 19-646
 Issue 1
 Scale

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 Brisbane, Suite 9.01, Level 9 100 Edward Street, Brisbane QLD 4000
 E:brisbane@arcadiaa.com.au T:07 3071 8000

ARCADIA

01 SECTION B
SCALE 1:50

Sliding Gate
Refer Architects Drawings

Proposed planting.
Refer Softworks plans + Detail 03-05
500

Shelter type S1
Refer specification 01
501

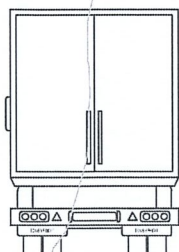
Furniture type F1.
Refer specification 02
501

Furniture type F2.
Refer specification 02
501

Proposed planting.
Refer Softworks plans + Detail 03-05
500

1.8m high Boundary Fence.
Refer Detail 02
500

Footpath.
Concrete to Engineers Detail



02 SECTION C
SCALE 1:50

Proposed planting.
Refer Softworks plans + Detail 03-05
500

Street tree in turf verge.
Refer Softworks plans + Detail 00
500

1.8m high Boundary Fence.
Refer Detail 02
500

1	Draft Construction	GA	MB	21.02.20
C	80% DD	GA	MB	17.12.19
B	80% DD	GA	MB	10.12.19
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Project
SYD 055
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Draft Construction

Architect

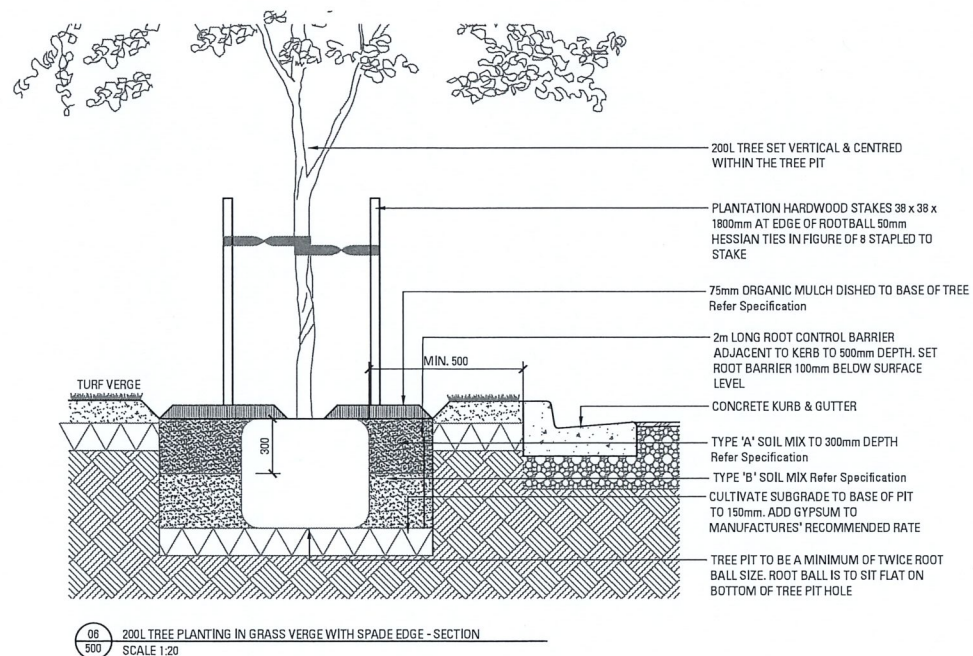
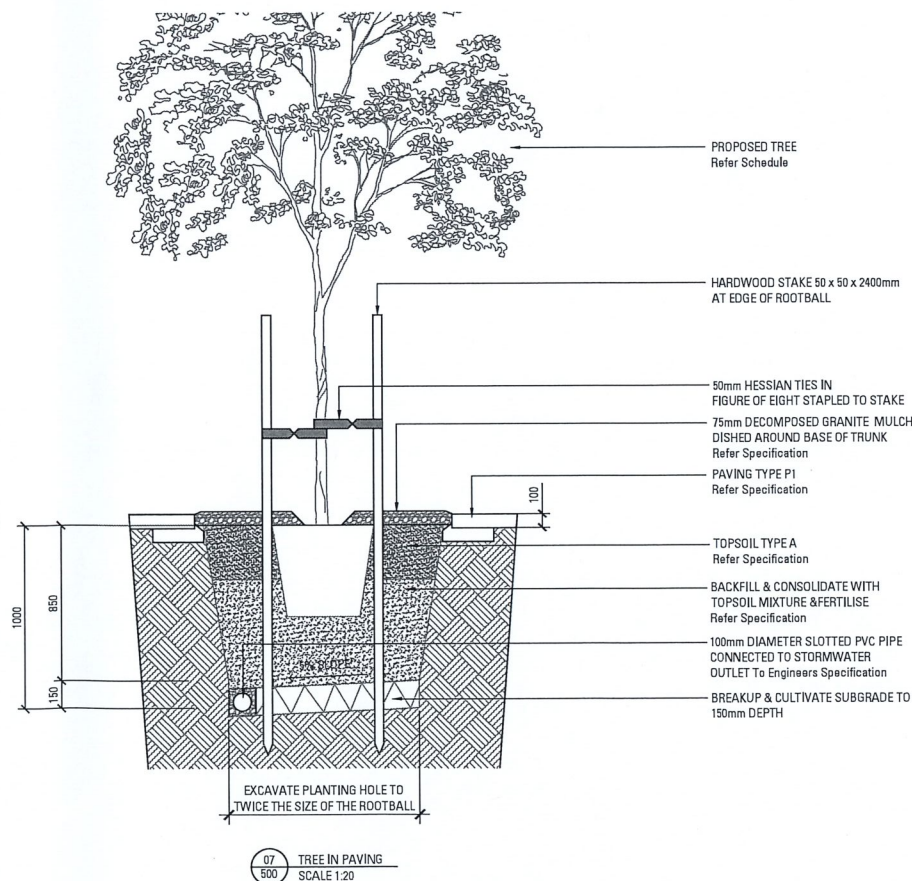
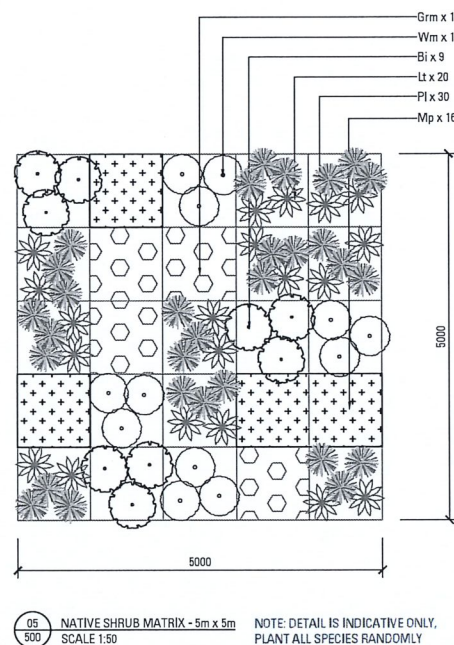
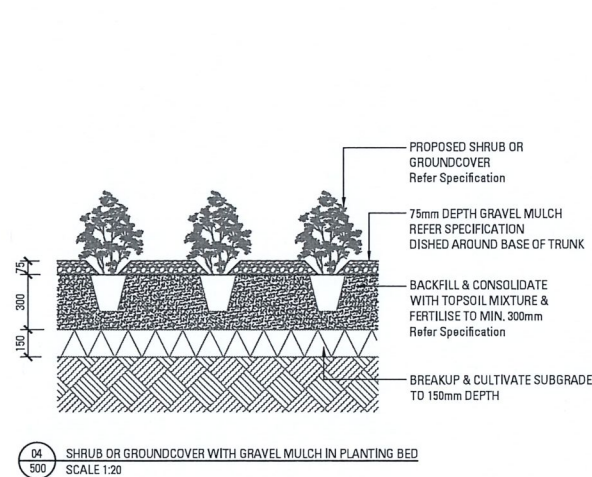
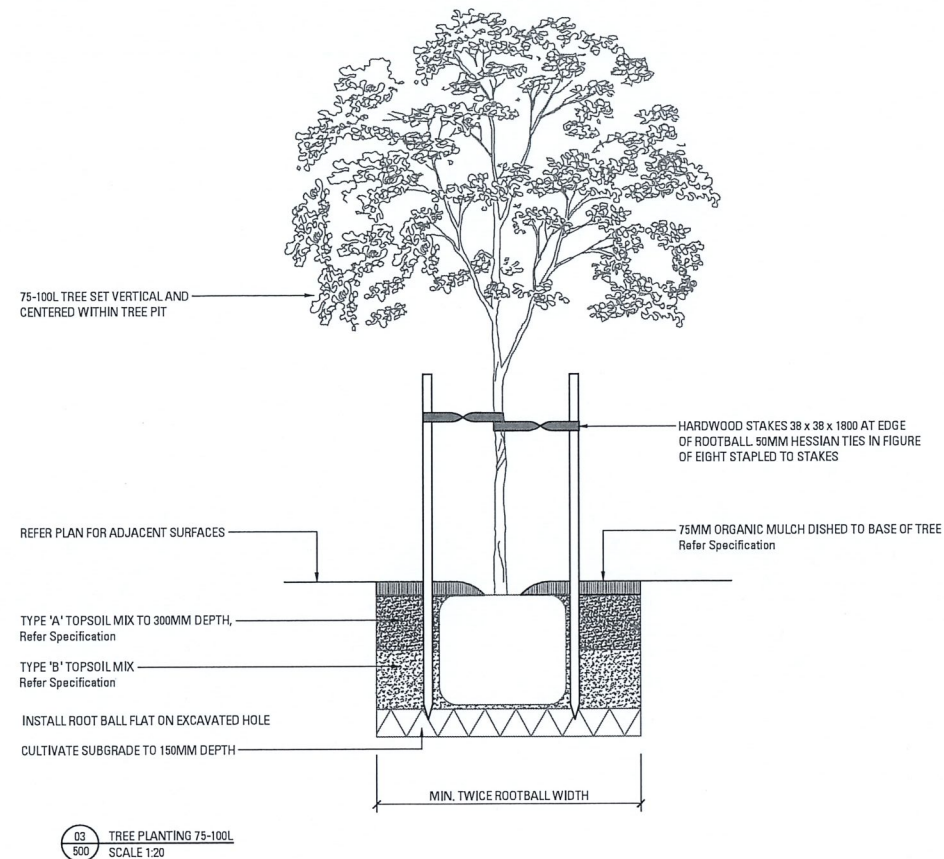
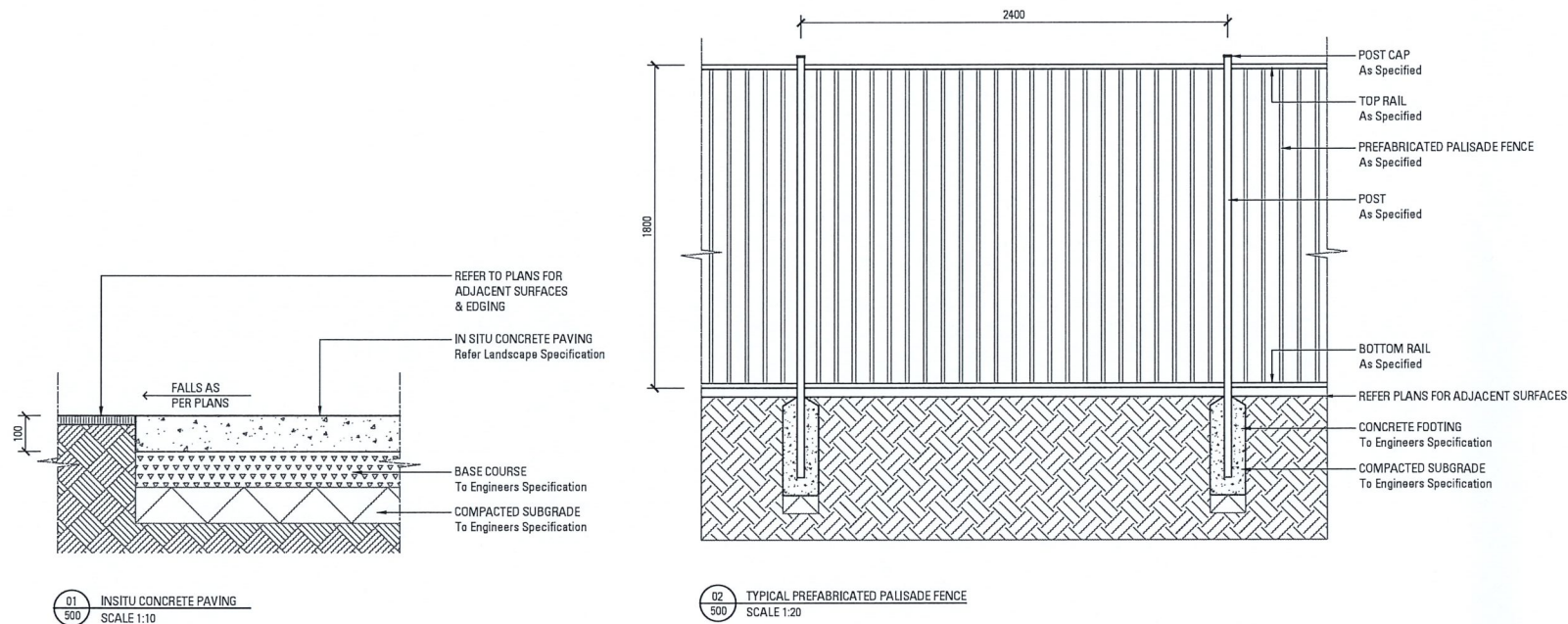
MATIER

Drawing No. L-301
Drawing Name Landscape Sections

Job No. 19-646
Issue 1
Scale

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1	Draft Construction	GA	MB	21.02.20	
C	80% DD	GA	MB	17.12.19	
B	80% DD	GA	MB	10.12.19	
A	Schematic Design	GA	MB	06.12.19	
Issue	Revision	Description	Drawn	Check	Date

Draft Construction

Project
SYD 055
10 Eastern Creek Drive
SYDNEY 2766
Draft Construction

Architect

MATIER

Drawing No. L-500
Drawing Name Landscape Details

Job No. 19-646
Issue 1
Scale

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01 LANDSCAPE STRUCTURE TYPE S1 - LANDMARK BURLEIGH DESIGNER SHELTER
501 SCALE 1:20



02 LANDSCAPE FURNITURE TYPE F1 - LARGE DINING TABLE + BENCHES - CASSECROUTE TABLE
501 SCALE 1:20



03 LANDSCAPE FURNITURE TYPE F2 - BENCH SEAT - OXLEY BENCH BY MOS URBAN
501 SCALE 1:20

1	Draft Construction	GA	MB	21.02.20	
C	80% DD	GA	MB	17.12.19	
B	80% DD	GA	MB	10.12.19	
A	Schematic Design	GA	MB	06.12.19	
Issue	Revision	Description	Drawn	Check	Date

Draft Construction

Project
SYD 055
10 Eastern Creek Drive
SYDNEY 2766

Draft Construction

Architect

METIER

Drawing No. L-501
Drawing Name Landscape Details

Job No. 19-646
Issue 1
Scale



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Memorandum

To	Blacktown City Council	From	Jeremy Tinslay and Alex van Gent
Copy		Reference	507182
Date	2020-02-19	Pages (including this page)	7
Subject	Aurecon Response to Council's Traffic Comments – 10 Eastern Creek Drive		

1 Introduction

This memorandum outlines Aurecon's response to RFIs issued by City of Blacktown (the Council) on 13th February 2020, in relation to traffic accessibility and car parking of the development application for 10 Eastern Creek Drive, Eastern Creek.

Within the memo, the Council's comments and shown in blue, and Aurecon's response is shown in black.

2 Parking

A. Council has requested that 104 car parking spaces be provided in accordance with the parking provision requirement, unless further benchmark examples of similar developments can be provided that justify the parking rate applied.

- A. The maximum parking demand of 56 spaces was calculated based on a first-principles approach, based on operational information provided on staff and visitors. A 90% car modal share was assumed, based on car-pooling arrangements and vicinity of the site to the bus and cycle network. The provision of 60 spaces within the development application was determined to be sufficient to accommodate the max calculated demand with 4 spaces as buffer.

A study was undertaken of similar data centres around Sydney and their parking rates, presented in the table below. From the table, it can be seen that the proposed development at 10 Eastern Creek Drive provides the most parking spaces per square meter of GFA.

Development	Address	DA Number	LGA	GFA (sqm)	Spaces Provided	Parking Rate (sqm/space)
Eastern Creek Data Centre SYD055	10 Eastern Creek Drive, Eastern Creek	DA-19-01886	Blacktown City Council	14,402	60	240
Roberts Road Data Centre Building 3	17 Roberts Road, Eastern Creek	SSD-10330	Blacktown City Council	14,731	28	526
Roberts Road Data Centre Building 3-6	17 Roberts Road, Eastern Creek	SSD-10330	Blacktown City Council	44,113	90	490
Equinix SY4, SY5	200 Bourke Rd, Alexandria	D/2017/1797	City of Sydney	30,610	40	765
Sirius Road Data Centre	1 Sirius Road, Lane Cove West	SSD-9741	Lane Cove Council	34,282	76	451

- B. Council has requested that sufficient area be made available on site to satisfy the required car parking rates outlined in Employment Lands Precinct Plan – Eastern Creek Precinct Plan so that car parking provision can be met on site for any future change of use of the site.*
- B. Stage 2 of the development includes a dedicated space in the south-eastern corner of the site for the development of a future private substation. This location can be repurposed for future car parking provisions should the use of the site change in the future.
- C. Council notes the proposal fails to provide the required disabled spaces as outlined in the Eastern Creek (Stage 3) Precinct Plan, which requires at least 2% or part thereof of those spaces for developments of more than 50 car parking spaces to be provided for disabled drivers.*
- C. Aurecon notes that the current proposal includes provision for 58 car spaces and 2 disabled spaces (equivalent to 3%), which satisfies the requirement of the Eastern Creek Precinct Plan. Should additional parking spaces be requirement as part of DA approval, additional disabled parking spaces will be provided to comply with the requirement (2%).
- D. Council notes that it is unclear as to how many parking spaces are allocated to each building.*
- D. The proposed parking layout will be shared between Building 1 and Building 2. This will increase flexibility and efficiency, as peaks in demand for one building can be covered by lower demand at the other building. As both buildings have equivalent gross floor areas and assumed equivalent operational characteristics, it is expected that each building will be allocated half of the available spaces.

3 Secondary Access Location

- E. Due to the proximity of the proposed secondary access to the Old Wallgrove Road and Eastern Creek Drive intersection, council has requested that additional information regarding the purpose/use of the secondary access and details of traffic generation is required.*
- E. Aurecon notes that the proposed secondary access is located approximately 190m from the intersection of Old Wallgrove Road and Eastern Creek Drive, which is far enough that traffic movements of the access will not negatively impact the intersection operation. Additionally, it is noted the current development application (Figure 2-1) shows a main entrance much closer to the corner that what is proposed for the secondary access.

Moreover, the secondary access is a temporary construction access and will be in operation during the construction phase only. It is expected to carry the normal traffic associated with the construction of a building of this size.

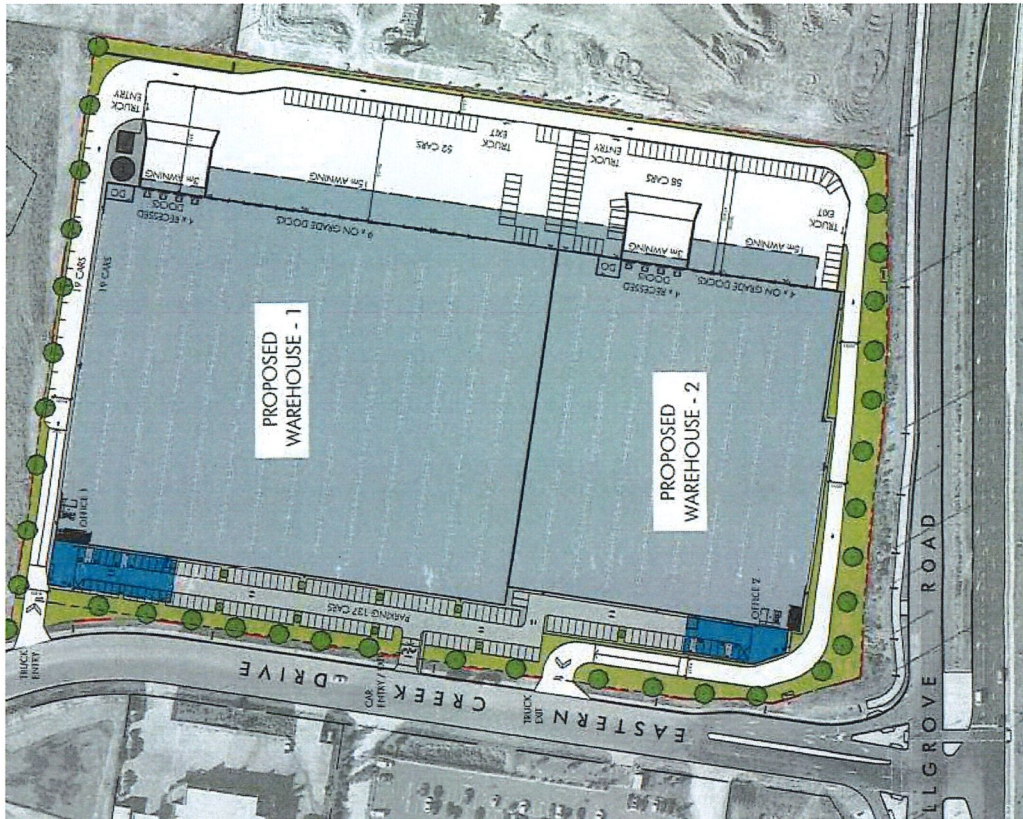


Figure 3-1 Current Development Application Plan

4 Accessibility site for large vehicles

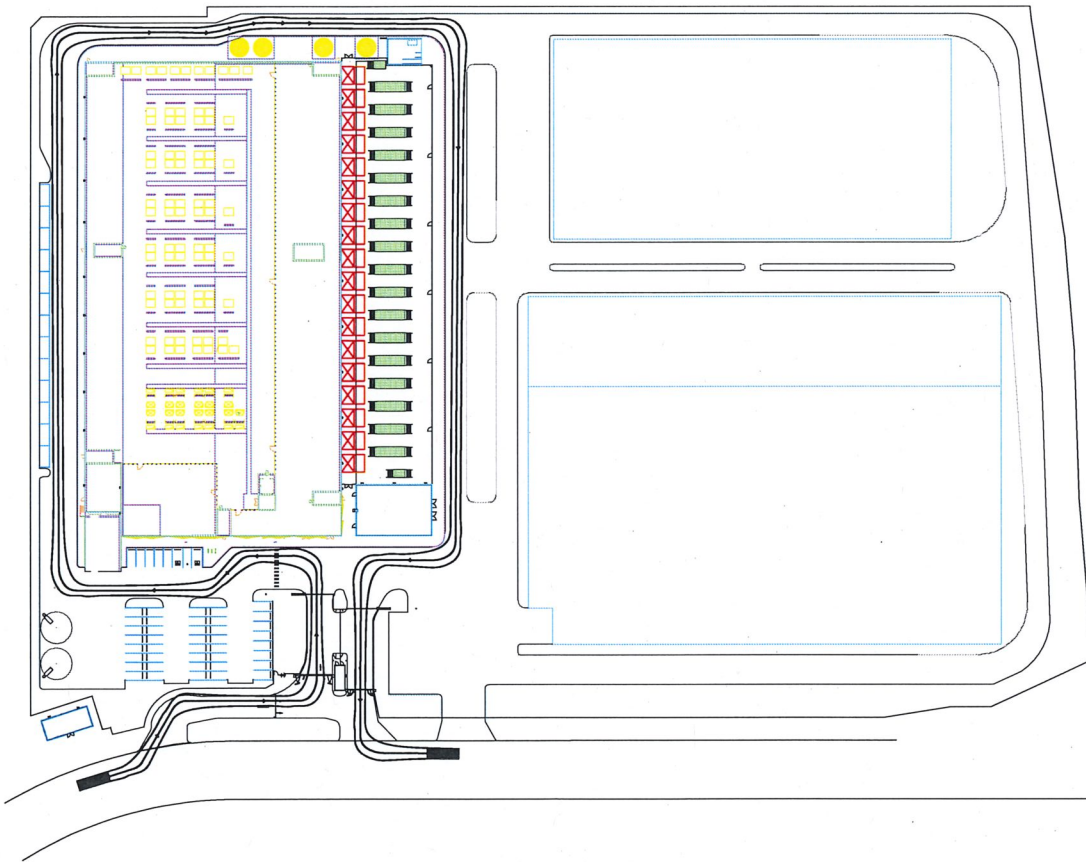
F. Council requests that swept paths be provided for the site to ensure it is suitable for large rigid vehicles and semi-trailers

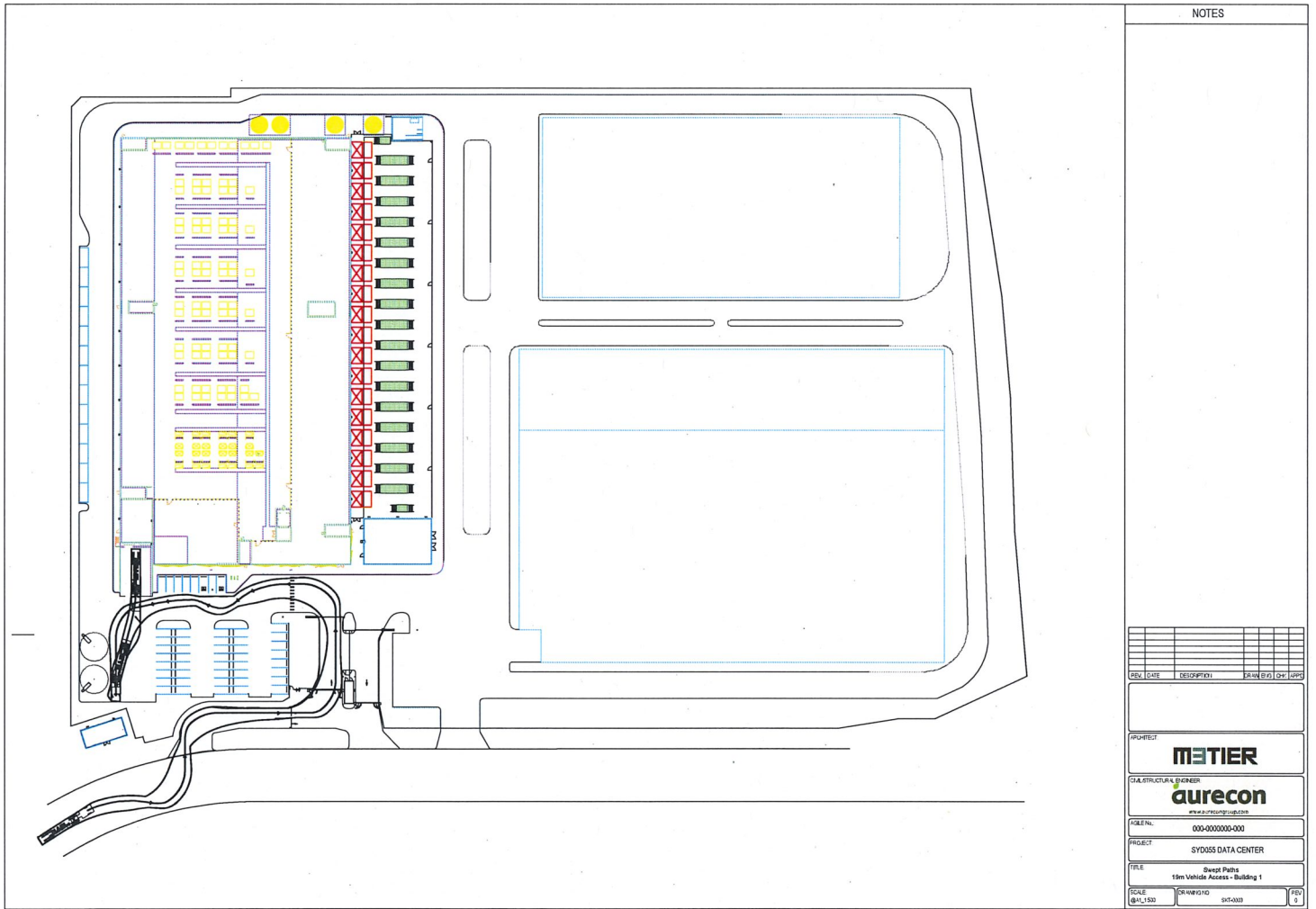
The largest design vehicle which will access the site is the Austroads 19m truck. Swept paths for access and egress manoeuvres for this vehicle, as well as site reticulation movements of an Austroads 8.8m emergency vehicle, are provided below:

NOTES

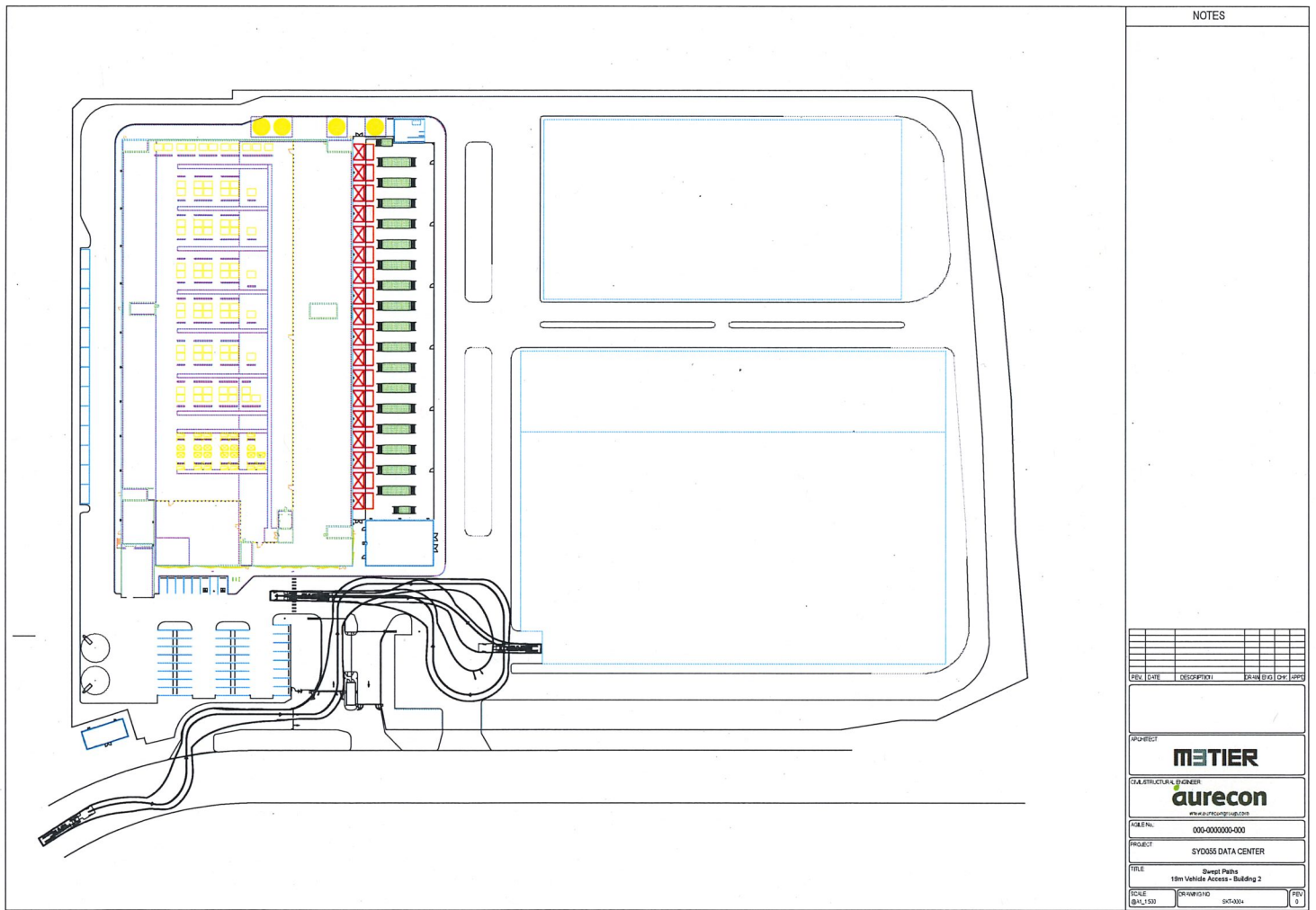
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PROJECT		METIER
CLIENT/STRUCTURAL PROVIDER		aurecon www.aurecongroup.co.za
SHEET NO.		000-0000000-000
PROJECT		SYDNEY DATA CENTER
TITLE		Swept Paths 8.6m Emergency Vehicle - Stage 1
SCALE	DRAWING NO.	REV
1:100	SYD-001	8



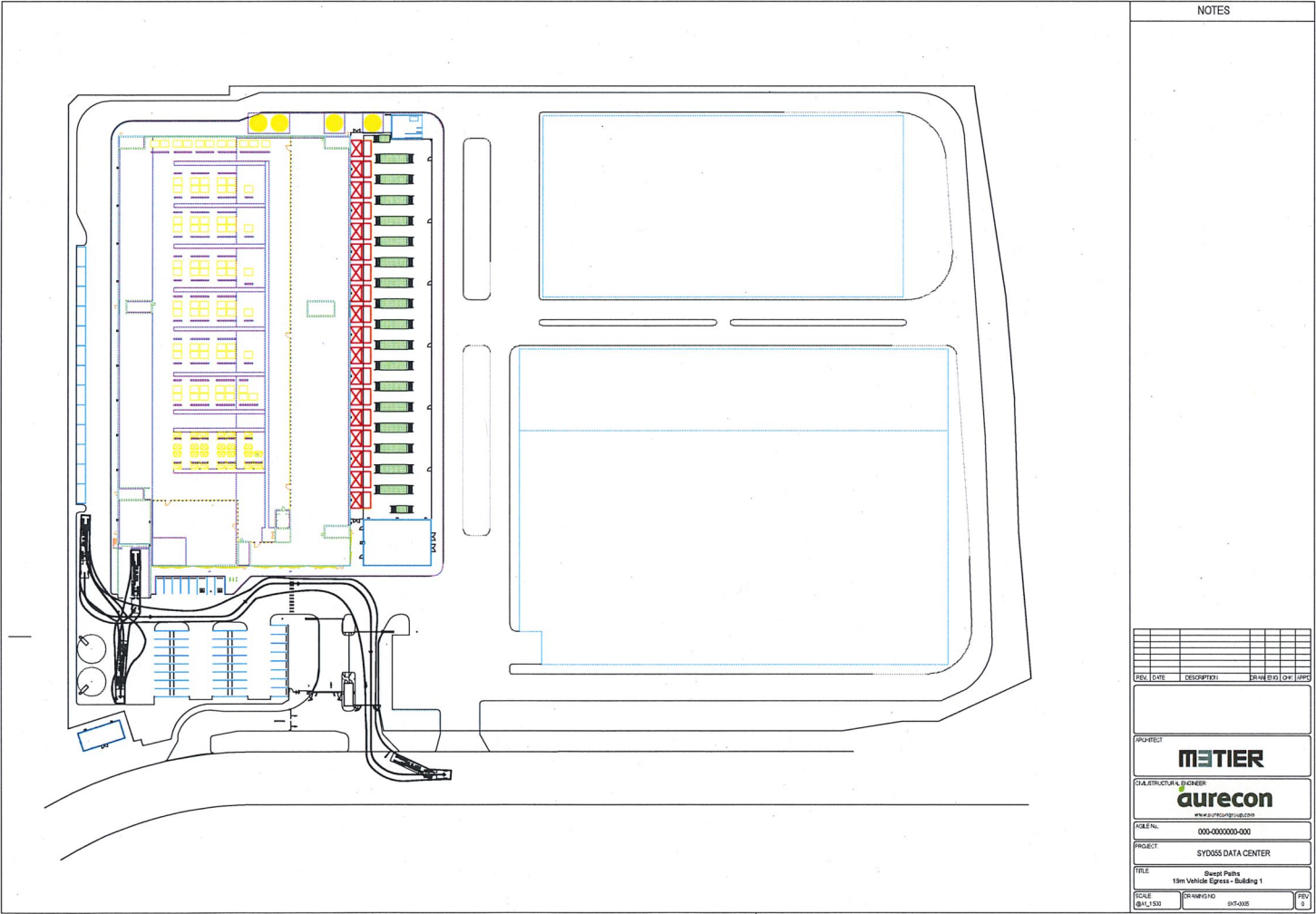


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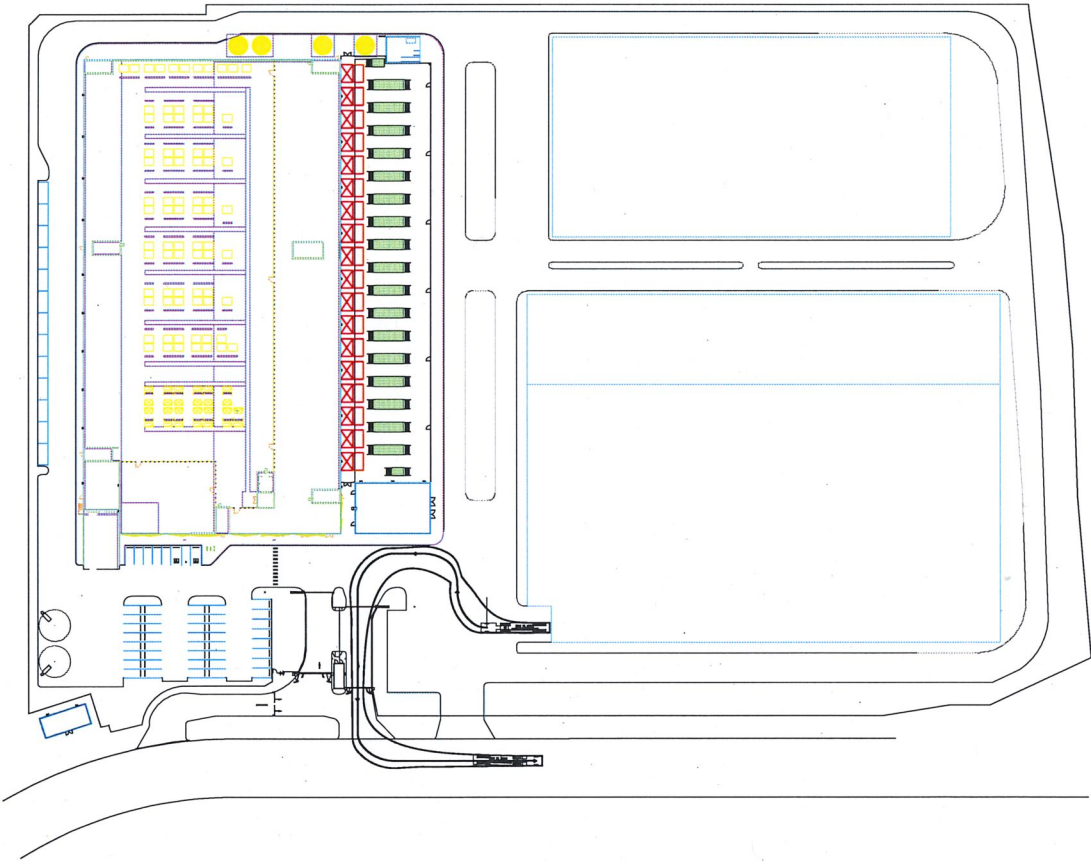
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NOTES

REV.	DATE	DESCRIPTION	PREPARED BY	CHECKED BY	DATE
PROJECT					
MATIER					
CHAIRMAN/OWNER					
aurecon					
www.aurecon.co.za					
FILE No.					
000-000000-000					
PROJECT					
SYDNEY DATA CENTER					
FILE					
Stage 1a 10m Vehicle Egress - Building 1					
SCALE					
1:100	OR 1:100	DATE	01/01/10	REV	0

NOTES



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PROJECT				
CLIENT				
PROJECT				
FILE				
SCALE				

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000-0000000-000

SYDNEY DATA CENTER

19m Vehicle Signage - Building 2

SCALE: 1:100 DRAWING: 01/2000