

21 November 2023

**Griffith City Council**  
PO Box 485  
Griffith NSW 2680

Attention: Kerry Rourke - Acting DA Coordinator

Dear Kerry,

**RE: DA191/2023 PROPOSED ALTERATIONS AND ADDITIONS (STAFF AMENITIES & ADMINISTRATION BUILDING) AT THE HANWOOD POULTRY PROCESSING FACILITY**

On behalf of the Applicant, Steggles Poultry (NSW) Pty Limited, please find outline below a response to Council's request for additional information dated 16 October 2023. This response is accompanied by an updated site plan and a revised Stormwater Management Plan, taking into account the proposed amendments to the car park layout.

**Council Request 1. More extensive parking counts are to be provided as the parking assessment was only conducted on 1 day (12 September 2023 as per the Traffic Assessment). This is to include the parking count data itself. The parking survey is to be a minimum 2 weeks.**

**Applicant's Response:** Car parking surveys were undertaken by the site management team over a 4-week period between 25 September and 20 October 2023. The survey examined the total number of cars parked on site during the middle of the morning shift, middle of the afternoon shift, and the peak change over period each day and are presented in **Table 1** below.

**Table 1: Car Park Survey Results**

	Monday 25/09/2023	Tuesday 26/09/2023	Wednesday 27/09/2023	Thursday 28/09/2023	Friday 29/09/2023
Car parked in the middle of morning shift	389	459	363	375	345
Cars parked during changeover	429	527	399	503	400
Cars parked in the middle of afternoon shift	430	380	397	388	364
	Monday 02/10/2023	Tuesday 03/10/2023	Wednesday 04/10/2023	Thursday 05/10/2023	Friday 06/10/2023
Car parked in the middle of morning shift	35	470	350	364	320
Cars parked during changeover	380	504	352	523	418
Cars parked in the middle of afternoon shift	433	368	401	379	377
	Monday 09/10/2023	Tuesday 10/10/2023	Wednesday 11/10/2023	Thursday 12/10/2023	Friday 13/10/2023
Car parked in the middle of morning shift	398	450	352	364	320
Cars parked during changeover	402	395	348	523	418
Cars parked in the middle of afternoon shift	422	369	395	379	377
	Monday 16/10/2023	Tuesday 17/10/2023	Wednesday 18/10/2023	Thursday 19/10/2023	Friday 20/10/2023
Car parked in the middle of morning shift	401	462	345	355	318
Cars parked during changeover	399	499	355	521	415
Cars parked in the middle of afternoon shift	415	370	401	377	370

The survey shows the following results:

- The average parking demand in the morning shift is 362 spaces with a peak of 470.
- The average parking demand in the afternoon shift is 390 spaces with a peak of 430.
- The average parking demand during the changeover of shifts is 434 spaces.

The site current has 467 formalised car parking spaces on site, with a gravel overflow parking area. Based on the parking survey it has been determined that the site has a peak demand for 527 car parking spaces during staff change over. Inclusion of a 5% contingency on this demand equates to 553 spaces.

As shown on the attached Parking Layout Plan (1279 SK01 Rev 1) dated 1 November 2023, the total number of spaces provided on the site has increased to 552 spaces comprised of

- 529 parking spaces.
- 10 spaces adjoining the gate house.
- 13 internal spaces.

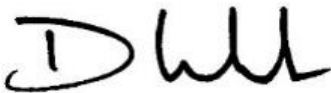
It is also noted that the proposed staff amenities and administration building will also provide a drop of zone (3 spaces) which will enable people to avoid entering the car parking areas to drop off staff, and 5 additional visitor spaces, bring the total parking supply on site to 557.

As the proposed car park extension is proposed to be partially constructed over an existing stormwater detention basin, an updated Stormwater Management Plan has been prepared by MPN Consulting to confirm that the loss in storage will not result in any downstream nuisance compared to the current situation. The updated report concludes that: *The existing stormwater detention dams on site have a detention storage capacity of 20,700m<sup>3</sup>, which will be reduced to a storage capacity of 15,250m<sup>3</sup> following the proposed car park works. The proposed development site will not increase flows offsite when compared to an undeveloped site based on the flows into the existing detention basins. Based on the above figures, the Baiada Plant site has sufficient stormwater detention capacity for the current site conditions and the proposed site conditions.*


The report also notes that an existing 825mm stormwater pipe located in the northern part of this detention basin will need to be extended to the south to connect to the reduced basin extent. This can be conditioned accordingly.

I trust that this response and the attached information addresses Council’s information request and will enable finalisation of your assessment. If you have any questions or require anything further, please feel free to contact me on 0416 016 580 or via email.

Kind Regards,



David Ireland  
Director - Planning  
PSA Consulting (Australia) Pty Ltd

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
1	21 November 2023	FINAL	David Ireland	 David Ireland



