

Project Note



Date 6 August 2007
Project No EN02302
Subject **Light Industrial and Commercial Area - Enfield ILC**

Clause 1.10 of the draft conditions of consent states that the proponent may develop the light industrial/commercial area along the Cosgrove Road frontage of the site, subject to separate planning approval. Sydney Ports is seeking to have approval for the development of the Light Industrial and Commercial Area included as part of the overall project approval.

The design information in this report provides more detail on the concept design opportunities for the Light Industrial and Commercial area adjacent to Cosgrove Road.

The EA identified the total area as approximately 3 ha or 30,000 m² and indicated that the gross floor area for any development on the site would be 30,000 m². As the area of the light industrial will now be 4 ha, to be consistent with Strathfield Council's DCP, the gross floor area identified should not exceed 40,000 m².

The new layout provided is generally consistent with that outlined in the EA, except that Drawing SEDP017F shows the light industrial to now have a total area of approximately 4 ha (39,793 m²), comprising:

W = 16,749 (16,750) square metres

X = 5,235 (5,250) square metres

Y = 4,798 (4,800) square metres

Z = 13,011 (13,200) square metres

The increase in gross floor area will result in a change in the traffic generation assumptions for the site. The EA calculated traffic generation from the area as 169 car and truck trips in the AM peak hour. The increased floor area by one third will increase the traffic generation to about 225 trips in the AM peak hour. In the context of traffic generation and movements in the area this increase would not appear to affect intersection operation significantly. A full analysis of this would be undertaken at detailed design stage.

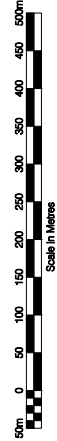
The proposed layout for the light industrial and commercial area is shown in drawings W, X, Y and Z attached. The design is consistent with the requirements of the Strathfield Industrial DCP in terms of building height, gross floor area, setback and car parking requirements. Access requirements to Cosgrove Road are also shown.

The access and egress points to the site have been located so as to minimise their number and any potential impacts on traffic movements along Cosgrove Road.

Table 1 provides a detailed breakdown of the elements of the development – namely office, warehouse, loading dock areas. Also shown are car parking requirements and provisions.

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PLAN LIMITATION STATEMENT

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SYDNEY PORTS
FIRST PORT, FUTURE PORT

PLAN PRODUCED ON MGA GRID

ENFIELD COMMERCIAL AREAS

DRAFTED BY: A V

DRAFTED BY: A.K.

BIAN SCALE: AS PER SCALE BAR

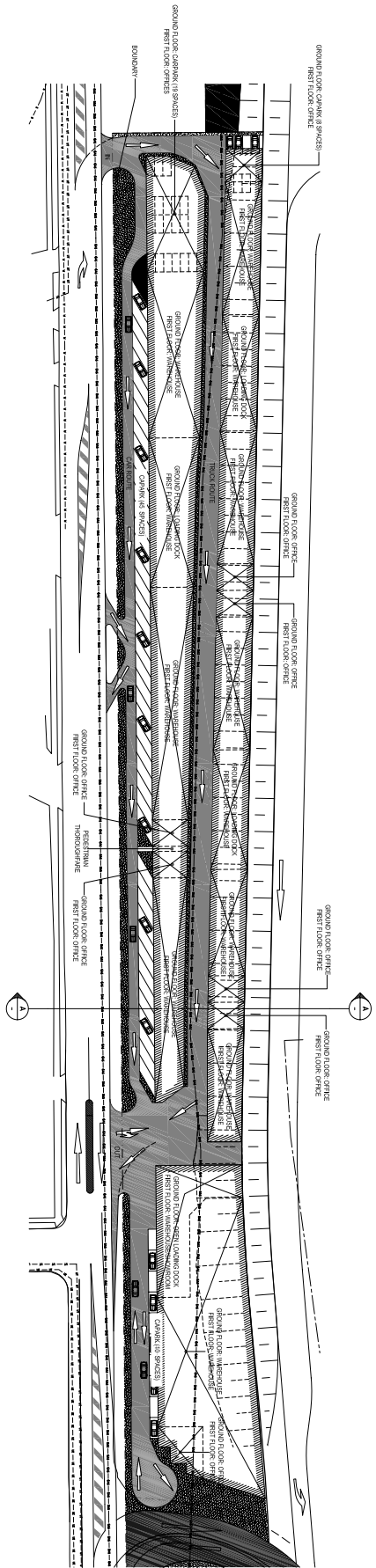
DISEASES **60-70% + 10-20%**

DWG NO: **SEDP 017F**

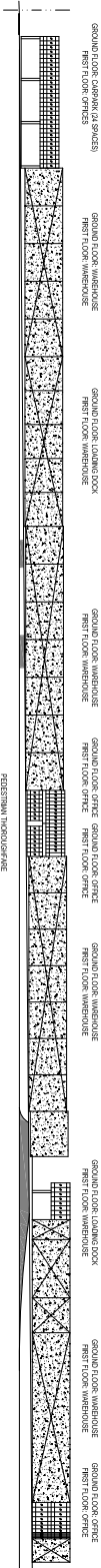
**TABLE 1 Enfield Intermodal Logistics Centre - Cosgrove
Road Light Industrial Areas**

Preliminary Concept Evaluation																
Area W		East					West				GFA (Single Storey)	GFA (Double Storey)	Loading Dock Areas	TOTAL GFA (Double Storey + Loading Docks)	Required Car Spaces	Provided Car Spaces
					No Cars (2 Storey)		Area	2 Storey	No Cars (2 Storey)		Sq Metres	Sq Metres	Sq Metres			
	Office	880	880	18			1030	1030	21					1910		
	Warehouse Loading Dock	3065	7001	23			2865	6574	22					13575		
		679	679	1			800	800	1					1479		
	GFA (office + Warehouse areas)															
		3945	7881	42			3895	7604	44		7840	15485	1479	16964	85	88
Area X		East			No Cars (2 Storey)		West									
									No Cars (2 Storey)							
		Area					Area									
	Office						560	560	11					560		
	Warehouse Loading Dock						674	2193	7					2193		
	GFA (office + Warehouse areas)						845	845	1					845		
															20	31
							1234	2753	20		1234	2753	845	3598		

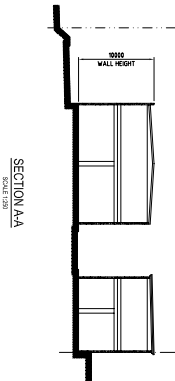
Area Y															
		East				West									
			Area		No Cars (2 Storey)				Area		No Cars (2 Storey)				
	Office		206	206	4				292	292	6				498
	Warehouse		795	1800	6				863	1956	7				3756
	Loading Dock		210	210	0				230	230	0				440
	GFA (office + Warehouse areas)														
			1001	2006	10				1155	2248	13			2156	4254
															440
Area Z			East						West						23
			Area		No Cars (2 Storey)				Area		No Cars (2 Storey)				
	Office		180	180	4				930	930	19				1110
	Warehouse		733	2083	7				3555	8951	30				11034
	Loading Dock		0	0	0				1841	1841	2				1841
	GFA (office + Warehouse areas)														
			913	2263	11				4485	9881	51			5398	12144
												TOTAL GFA (m^2)		16628	34636
					63						126				4605
															189
															39241
															61
															13985
															66
															204
Site Area (Sq Metres) 39793															



AREA 'W' DEVELOPMENT
SCALE: 1:500



AREA 'W' DEVELOPMENT
(ELEVATION)
SCALE: 1:500



SECTION AA
SCALE: 1:500

FLOOR SPACE AREA	
OFFICE	1110m ²
WAREHOUSE	13310m ²
LOADING DOCK	1420m ²
CARPARK SPACES	82

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

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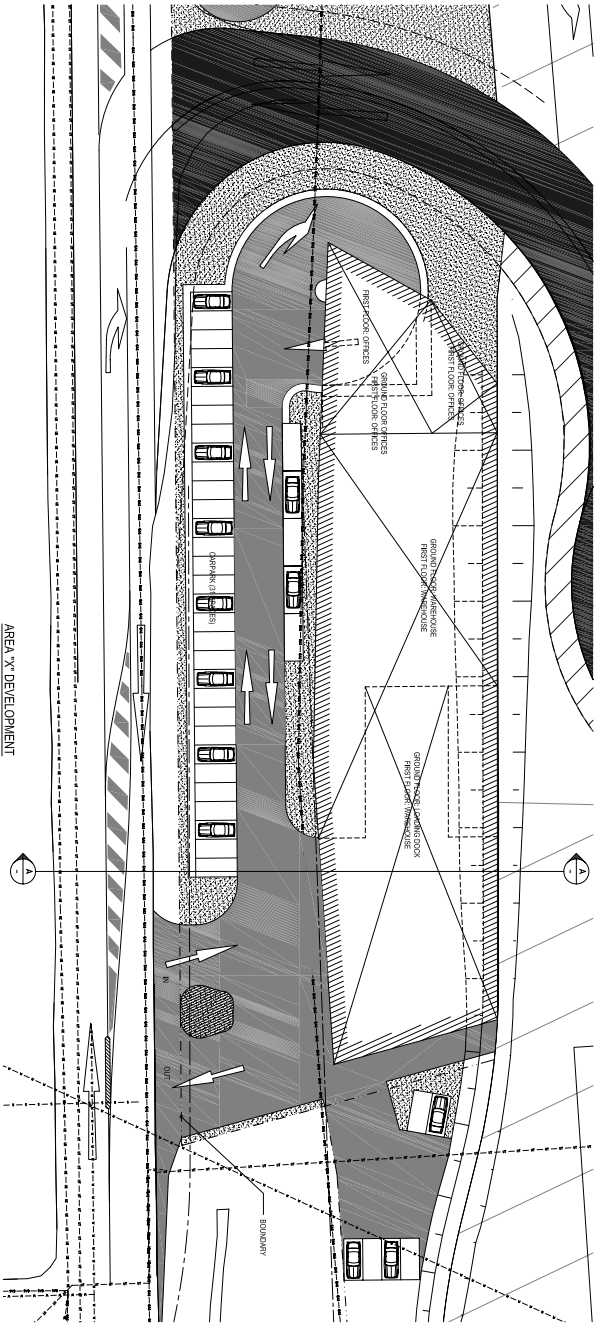
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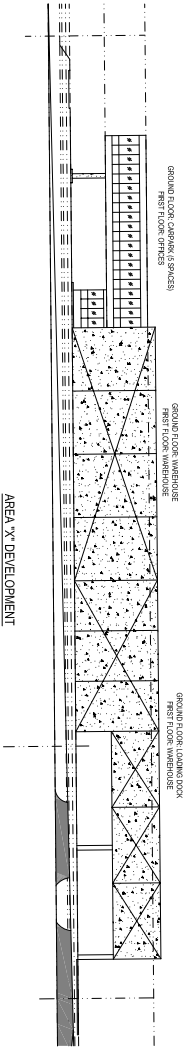
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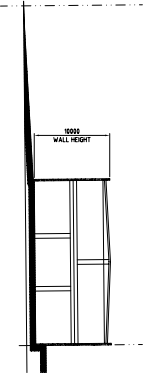
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AREA X DEVELOPMENT
SCALE 1:500



AREA X DEVELOPMENT
ELEVATION
SCALE 1:500



SECTION AA
SCALE 1:500

FLOOR SPACE AREA	
OFFICE	500m ²
WAREHOUSE	2150m ²
LOADING DOCK	850m ²
CARPARK SPACES	38

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
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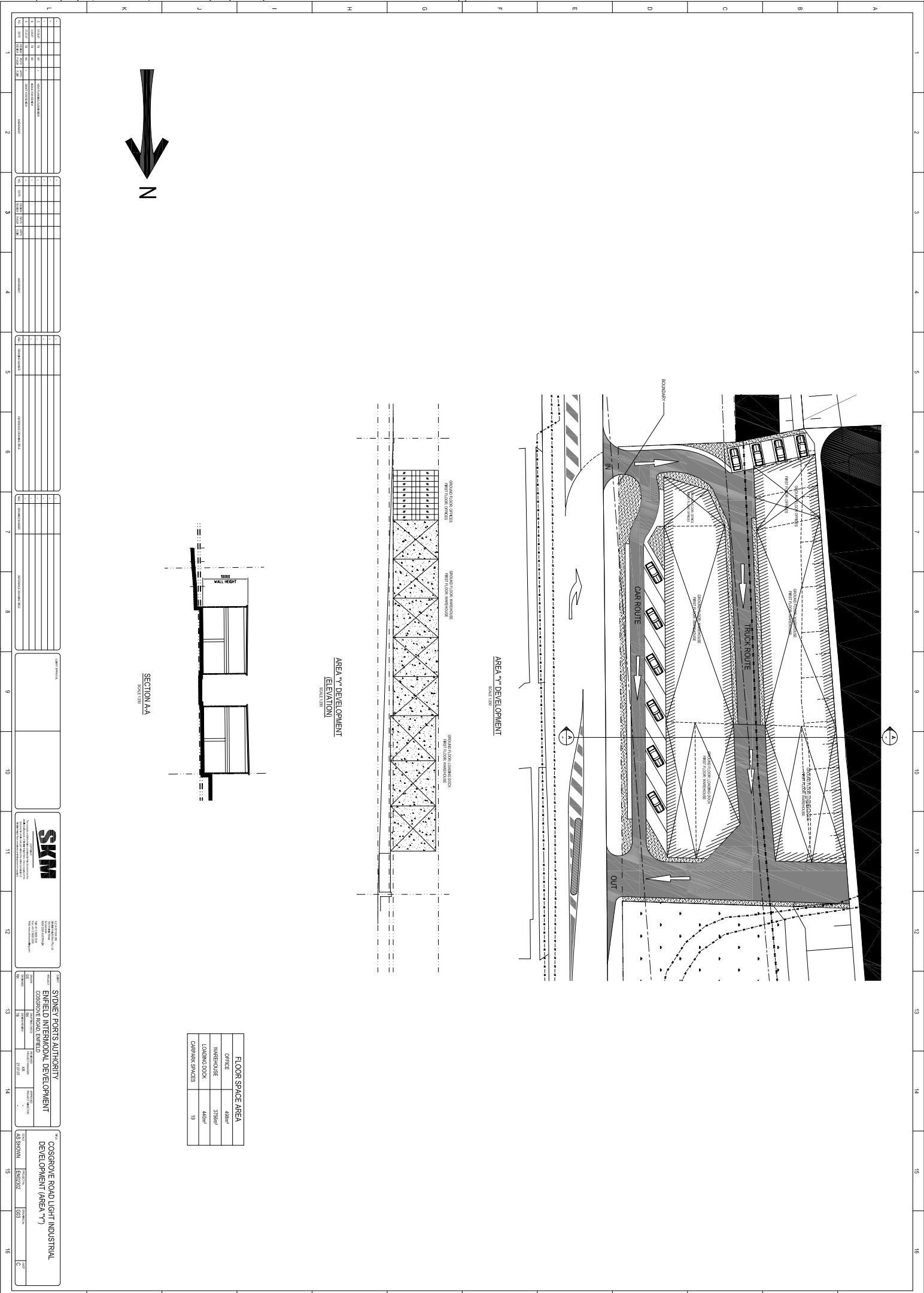
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SYDNEY PORTS AUTHORITY
ENFIELD INDUSTRIAL DEVELOPMENT
COSGROVE ROAD (AREA X)

SYDNEY PORTS AUTHORITY
ENFIELD INDUSTRIAL DEVELOPMENT
COSGROVE ROAD (AREA X)

COSGROVE ROAD INDUSTRIAL
DEVELOPMENT (AREA X)



SECTION AA

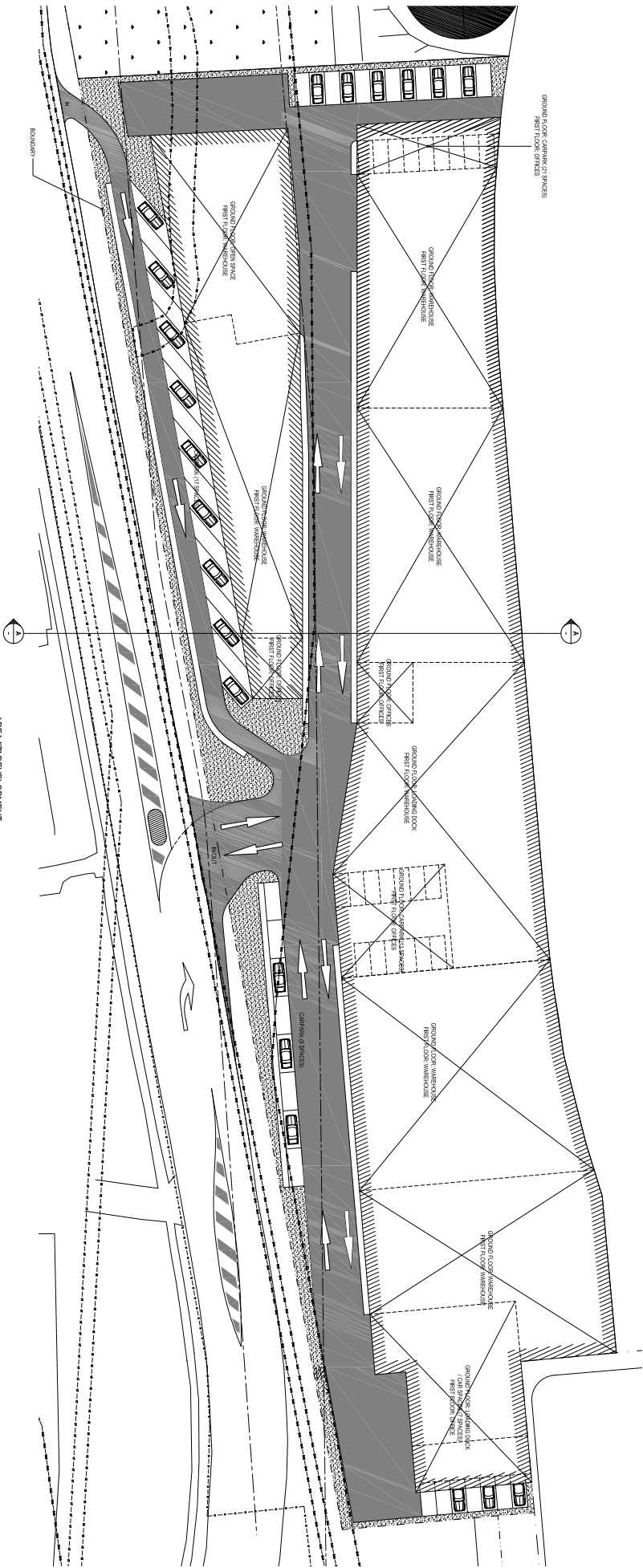
AREA VY DEVELOPMENT
ELEVATION

AREA VY DEVELOPMENT
SCALE 1:250

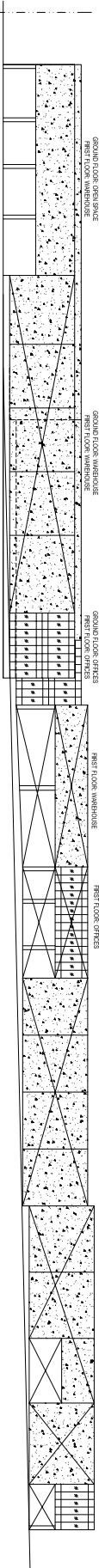
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SYDNEY PORTS AUTHORITY
ENFIELD INDUSTRIAL DEVELOPMENT
COSGROVE ROAD ENFIELD

COSGROVE ROAD LIGHT INDUSTRIAL DEVELOPMENT (AREA VY)
AS SHOWN EN02302 001



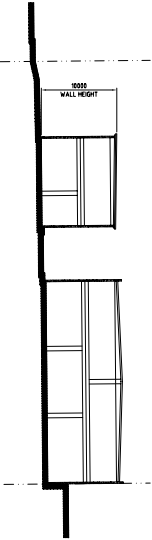
AREA Z7 DEVELOPMENT
SCALE 1:500



AREA Z7 DEVELOPMENT
(ELEVATION)
SCALE 1:500



SECTION AA
SCALE 1:250



FLOOR SPACE AREA	
OFFICE	1110m ²
WAREHOUSE	1100m ²
LOADING DOCK	184m ²
CARPARK SPACES	46

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
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SYDNEY PORTS AUTHORITY
ENFIELD INTERMODAL DEVELOPMENT
COSGROVE ROAD BREED

COSGROVE ROAD LIGHT INDUSTRIAL
DEVELOPMENT (AREA Z7)