



30 October 2017

Ms Emma Butcher
Planning Officer
NSW Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Emma,

RESPONSE TO BAYSIDE COUNCIL - EASTLAKES SHOPPING CENTRE MOD 2

This letter has been prepared by Urbis on behalf of Stateland East Unit Trust (The Applicant) in regard to MP09_0416 Mod 2 – Modification to Eastlakes Shopping Centre Mixed Use Development. The Modification was placed on public exhibition during September and October 2017 and one submission was received from Bayside Council dated 10 October 2017.

A response to the additional information requested by Bayside Council is addressed as follows:

1. *Council also requests that a swept path analysis be provided for the following intersections:*

- *Gardeners Road and Racecourse Drive, Eastlakes and*
- *Racecourse Drive and Evans Drive, Eastlakes*

to ensure the movement of larger trucks can be facilitated through these intersections. Council is aware that 12 metre buses already face difficulties in moving through these intersections and therefore has significant concerns about the practicality of a 19-metre truck completing such a manoeuvre without causing significant traffic issues and potential infrastructure damage.

A swept path diagram showing all intersections has been prepared and is attached to this letter. This diagram clearly shows that the 19m truck and trailers would have no problem navigating the route. The Construction Contractor, Christie Civil also notes that truck and trailers are more manoeuvrable than the buses that use the route due to the double articulation in the middle of the vehicle. Further, semi-trailers delivering to the shopping centre regularly use the same route without any issues.

2. *Council also requests investigation of existing road pavement adequacy to cater for the largest proposed vehicles and design and reconstruction of the road pavement for the travel route identified above, in accordance with Austroads - Guide to Pavement Technology Part 2: Pavement Structural Design, 2012.*

An investigation of the adequacy of the existing road pavement to cater for the proposed change between the 12.5m Truck and the 19m Truck & Trailer has revealed that there would be an approximate 16.0% reduction in vehicle loading as calculated in accordance with Austroads – Guide to Pavement Technology Part 2: Pavement Structural Design, 2012. The design calculations are shown on the swept path diagram attached to this letter.



We trust that this letter addresses the queries raised by Bayside Council. Should you require any further information, please do not hesitate to contact the undersigned on (02) 8233 9986.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Jessica Ford". The signature is fluid and cursive, with the first name being more prominent.

Jessica Ford
Senior Consultant