

Major Projects Assessment  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

**Attention: Ms Haley Rich**

Dear Haley,

**Re: Part 3A Major Development Project  
Kmart Warehouse and Distribution Centre, Eastern Creek (MP 10\_0082)**

We advise that we have been authorised by **Epiross Pty Ltd (PO Box 85, Westgate, 2048)** to act on their behalf to forward this written submission in response to your letter (signed) dated 26/07/10 in regard to the above proposed development (identified as Project Number MP 10\_0082).

Epiross Pty Ltd does not object in principle to the proposed development, however they wish to formally notify of their concerns in regard to potential traffic management and congestion aspects that may emanate in the future from the development.

Reference is made to the Traffic Impact Report prepared for Australand by Road Delay Solutions, dated June 2010, which forms part of the documentation submitted with the development application. The following comments and concerns are noted:

- The report assesses the traffic impacts based on the planned road infrastructure anticipated for year 2016 and not the infrastructure that will be available at the time when the Epiross and Kmart developments will be initially operational. The report highlights that *'given the vast disparity between the existing conditions at the site and the planned development of the precinct, it is considered prudent to afford Council the opportunity to comment on the relevance and/or location of any existing traffic counts'*, and *'this report utilizes projected count information taken from strategic modeling of the Eastern Creek Precinct for the future year 2016'*. In this light, it is felt that it will be necessary to assess the traffic conditions based on the infrastructure and anticipated traffic counts that will be present at the time when Epiross and Kmart developments will be initially operational (years 2011-2012).
- The report notes that the projected peak traffic volumes and flows are considered as 'conservative' estimates (in accordance with RTA requirements and their 'Guide to Traffic Generating Developments'), with the roundabout controlled intersection of 'Hansen Quarry Road' and 'Access Road B' expected to operate at a satisfactorily level of service in the interim period (years 2011-2016).
- Whilst the above comment is acknowledged, there is still a main point of concern relating to the 'Access Road B' for Kmart that will become the only point of access and egress for the Kmart generated traffic during the interim period (years 2011 to 2016). It is noted that this North-South access road will in the interim terminate at the Southern end of the Kmart development. This will require for all the Kmart generated traffic to access the precinct's road infrastructure via the roundabout controlled intersection of 'Hansen Quarry Road' and 'Access Road B', which is located between Epiross entry & egress

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gates to their development. The Kmart outbound traffic entering the roundabout will have right of way and this will present serious bottleneck and delays concerns to Epiross outbound/egress (Eastbound) traffic during peak times, especially during the PM peak.

- The report estimates that the Kmart development will generate 2,135 trips daily with 552 vehicle trips occurring during the combined morning and evening trips. The report estimates that Kmart outbound traffic could be as intense as 1 truck trip every 2 minutes during peak time. However it is noted that the traffic generation estimates indicated in the report were based on the operational characteristics of comparable facilities and not specific Kmart traffic information.
- Epiross position is that if the projected traffics volumes and flows are exceeded during the interim period (years 2011-2016), and/or if there is further development along the 'Access Road B' which requires all generated traffic to access the precinct's road infrastructure via the roundabout controlled intersection of 'Hansen Quarry Road' and 'Access Road B', this will potentially cause major delays for Epiross outbound/egress (Eastbound) traffic during PM peak time, and subsequent disruption to their business operations.
- In light of the above scenario, Epiross feel that it would be necessary for Blacktown City Council to either:
  - bring forward the enforcement of provision of further road infrastructure development to the South of the 'Access Road B', which will then link this roadway to the Old Wallgrove Road and provide an alternate means of access/egress for traffic generated from the Kmart (and other) developments located along this 'Access Road B', and hence relieve the congestion and delays at the roundabout controlled intersection of 'Hansen Quarry Road' and 'Access Road B', or
  - undertake major capital works to convert the intersection of 'Hansen Quarry Road' and 'Access Road B' from roundabout controlled to signalised controlled, in order to provide a better and more efficient flow of traffic to all legs, especially during PM peak time.

We also note the following items as part of your conditions for lodgment of this submission:

- Epiross Pty Ltd and Gallagher Jeffs Pty Ltd declare that they have not made any reportable political donations in the previous two years;
- Epiross Pty Ltd and Gallagher Jeffs Pty Ltd have no objection for issuing this written submission to the Proponent and other interested parties, or placement on the Department's website.

Yours faithfully  
**GALLAGHER JEFFS PTY LTD**

**John Warren**  
**Associate Director**

cc: Mr Peter Millist - Executive Director, Property (Epiross Pty Ltd)