
Colston Budd Rogers & Kafes Pty Ltd

as Trustee for C & B Unit Trust
ABN 27 623 918 759

Our Ref: TR/10582/jj

Transport Planning
Traffic Studies
Parking Studies

21 February, 2018

Frasers Property Australia
Level 2
1C Homebush Bay Drive
RHODES NSW 2138

Attention: Mark Cleveland

Email: mark.cleveland@frasersproperty.com.au

Dear Sir,

RE: STAGE 1 DA (LOT 2) EASTERN CREEK BUSINESS HUB

1. As requested, we have reviewed the traffic matters raised by RMS, TfNSW, Blacktown Council and Planning and Environment with respect to the Stage 1 DA for Lot 2 within the Eastern Creek Business Hub. We prepared the traffic assessment for the Stage 1 DA (Eastern Creek Business Hub Stage 1 DA - Proposed Retail Centre Lot 2 – Traffic Report, September 2017). The matters raised and our response is set out below.

Matters Raised by RMS

2. In its letter dated 13 December 2017, RMS raised the following matters:
 - SIDRA modelling is to be submitted to ensure that the proposed intersection works perform at an acceptable level of service;
 - lane widths on Rooty Hill Road South are to be widened to 3.5 metres. Also a central median is to be provided with pedestrian fencing;
 - a shared path 3.5 metres wide is to be provided on the eastern side of Rooty Hill Road South with a 6.5 metre wide verge; and
 - Optimisation of the phasing at the signals at the intersection of Rooty Hill Road South and the Great Western Highway is required.
3. As noted in our traffic report, as part of the concept approval for the business hub on the site (Concept Approval SSD 5175), access to the site was approved via a new traffic signal controlled intersection at the intersection of Rooty Hill Road South and Cable Place. A concept design of the new intersection formed part of the approval, with agreement in principle from RMS for the concept design and a requirement for the developer to obtain section 138 consent under the Roads Act 1993 for all works on Rooty Hill Road South. As Rooty

Suite 1801/Tower A, Zenith Centre, 821 Pacific Highway, Chatswood NSW 2067
P.O. Box 5186 West Chatswood NSW 1515 Tel: (02) 9411 2411 Fax: (02) 9411 2422
Directors - Geoff Budd - Stan Kafes - Tim Rogers - Joshua Hollis ACN 002 334 296
EMAIL: cbrk@cbrk.com.au

Hill Road South is a classified road, the section 138 consent requires RMS concurrence. In providing its concurrence, RMS required the developer to enter into a Works Authorisation Deed (WAD) with the RMS for the construction of the required works on Rooty Hill Road South. The section 138 consent is required prior to work commencement of works.

4. Western Sydney Parklands (the developer for SSD 5175) through its consultants Henry & Hymas has been working with RMS over the past 12 months to develop the concept design of the traffic signal controlled intersection of Rooty Hill Road and Cable Place with a view to submitting 70% completed plans within a month. This would allow a WAD to be executed with the RMS.
5. On this basis, the matters raised by RMS in its letter of 13 December 2017 are separate to the Stage I DA and should be addressed in the ongoing discussions between Western Sydney Parklands and RMS with regards to the works on Rooty Hill Road South required as part Concept Approval SSD 5175. Typically the concept design is refined through the WAD process to address matters as they are raised.
6. We note that the site has been set back to provide a 6.5 metre wide verge along the Rooty Hill Road South frontage of Stage I.

Matters Raised TfNSW

7. TfNSW in its letter dated 13 November 2017 raised matters relating to the existing bus stop on the eastern side of Rooty Hill Road South in the vicinity of Cable Place and pedestrian connectivity.
8. The existing bus stop on the eastern side of Rooty Hill Road South will need to be relocated in association with new traffic signals at the intersection with Cable Place. As part of the intersection upgrade the bus stop will be relocated to the north. The relocation of the bus stop is addressed in the concept design for the intersection upgrade with its final location to be confirmed during the WAD process.
9. With regards to pedestrian connectivity, the Stage I DA plans provide for pedestrian access to Rooty Hill Road South and for a footpath along the Rooty Hill Road South frontage of the site. This footpath would connect the site with the bus stop on Rooty Hill Road South and the new traffic signals at Cable Place. The new signals will provide pedestrian crossing on all legs of the intersection allowing pedestrians travelling to/from the site to access the bus stop on opposite side of the road.

Colston Budd Rogers & Kafes Pty Ltd

Matters Raised by Blacktown Council

10. In its letter dated 29 November 2017, Council raised the following traffic matters:
 - Beggs Road should have a carriageway of 13.5 metres and a turning head in the form of a cul-de-sac with a 13.5 metre radius.
11. With regards to Beggs Road this will be a short dead end road of limited length (some 80 metres) providing service access to Stage 1 and access to the residential dwelling located on the southeast corner of Beggs Road and Rooty Hill Road South. As shown on the attached plan, the carriageway on Beggs Road has been widened to 13.5 metres. A turning head has been provided that allows a 12.5 metre long truck (including a garbage truck) to make a 3 point turn east of the access to the Stage 1 service area.
12. With regards to the request for a turning head in the form of a cul-de-sac with a 13.5 metre radius this cannot be provided within existing road reserve. It is also not warranted as:
 - adequate turning area for a 12.5 metre long rigid truck has been provided (to turn in part of the road not accessed by the any vehicles) and thus to turn around in safely (without conflict to other vehicles);
 - the volume of traffic using Beggs Road would be low (less than 10 vehicles per hour two way);
 - the need for a truck to turn around would be very low; and
 - the turning area would allow a car to undertake a u-turn.
13. With regards to the other matters raised by Council we note that:
 - the proposed alignment of Beggs Road to Rooty Hill Road South (70 degrees) complies with Council's engineering standards;
 - parking provision satisfies the requirements of the Eastern Creek Business Hub Design Guidelines; and
 - the issue of the pedestrian fence along the Rooty Hill Road South frontage of the site will be addressed with RMS through the WAD process.


Matters Raised by Planning and Environment

14. Planning and Environment in its letter dated 7 December 2017 raised the following traffic matters:
 - addendum traffic assessment be provided that addresses Condition B7 of the Concept Approval and demonstrates that the Stage 1 development does

Colston Budd Rogers & Kafes Pty Ltd

- not materially change the traffic impacts compared to the concept approval;
and
- consideration to council's matters regarding Beggs Road.
15. Condition B7 (relating to future DAs) requires future development applications to be accompanied by a traffic report that assesses the traffic and transport implication of the DA. Our traffic report that accompanied the DA provided this information. As noted in the report, the traffic effects of the Stage I DA are not materially different to the Concept Approval. Our report also assessed access to the site by public and active transport with the design providing for bicycle parking, provision for mini-buses to set down/drop off on site and pedestrian connections to the external bus stops and the surrounding footpaths.
16. The council matters regarding Beggs Road are addressed above in paragraphs 10 to 12.
17. We trust the above provides the information you require. Finally, if you should have any queries, please do not hesitate to contact us.

Yours faithfully,
COLSTON BUDD ROGERS & KAFES PTY LTD

A handwritten signature in black ink, appearing to read 'Tim Rogers', with a stylized flourish at the end.

Tim Rogers
Director