
Colston Budd Rogers & Kafes Pty Ltd

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

Our Ref: TR/10935/jj

12 November, 2018

Transport Planning
Traffic Studies
Parking Studies

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

Attention: Mark Cleveland

Email: mark.cleveland@frasersproperty.com.au

Dear Sir,

RE: EASTERN CREEK BUSINESS HUB – MOD 4
TRAFFIC MODELLING

1. As requested we have undertaken SIDRA modelling of the traffic effects of Modification 4 (MOD 4) to the approved concept plan for the Eastern Creek Business Hub.
2. MOD 4 involves the provision of a roundabout on the access road (Spine Road) some 120 metres east of the intersection with Rooty Hill Road South. This roundabout would provide access to Lot 1 (to the south), Lot 2 (to the north) and Lot 3 (to the east). A concept plan of the proposed roundabout is attached.
3. The approved concept plan for Eastern Creek Hub has the following scale of development:
 - Lot 1 – 14,000m² GFA large format retail;
 - Lot 2 – 9,500m² GFA convenience retail; and
 - Lot 3 – 29,300m² GFA bulky good retail.
4. DA's for Lots 1 and 2 have been prepared for a similar scale of development as the concept approval. The approved concept plan was estimated to generate some 1,300 vehicles per hour (two way) in the weekday afternoon peak hour.
5. The operation of the intersection of Rooty Hill Road South/Spine Road/Cable Place and the proposed roundabout on the Spine Road have been analysed using a SIDRA network model. SIDRA analyses intersections controlled by traffic signals, roundabouts and signs and provides a number of performance measures. The most useful measure provided is average delay per vehicle expressed in seconds per vehicle. Based on average delay per vehicle, SIDRA estimates the following levels of service (LOS).

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P.O. Box 5186 West Chatswood NSW 1515 Tel: (02) 9411 2411 Fax: (02) 9411 2422
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- For traffic signals, the average delay per vehicle in seconds is calculated as delay/(all vehicles), for roundabouts the average delay per vehicle in seconds is selected for the movement with the highest average delay per vehicle, equivalent to the following LOS:

0 to 14	=	"A"	Good
15 to 28	=	"B"	Good with minimal delays and spare capacity
29 to 42	=	"C"	Satisfactory with spare capacity
43 to 56	=	"D"	Satisfactory but operating near capacity
57 to 70	=	"E"	At capacity and incidents will cause excessive delays. Roundabouts require other control mode.
>70	=	"F"	Unsatisfactory and requires additional capacity

6. The SIDRA analysis found that:

- the intersection of Cable Place/Rooty Hill Road South/Site Access would operate with average delays per vehicle of 30 seconds per vehicle in the weekday afternoon peak hour. This represents level of service C, a satisfactory level of service;
- the proposed roundabout on the Spine Road would operate with average delays per vehicle of less than 15 seconds per vehicle in the weekday afternoon peak hour. This represents level of service A/B a good level of service with spare capacity; and
- the 95% back of queue on the Spine Road does not extend back through the roundabout or to Rooty Hill Road South.

7. As a sensitivity test we have analysed the intersections with 10 years traffic growth to the through traffic flows on Rooty Hill Road South. The analysis found that:

- the intersection of Cable Place/Rooty Hill Road South/Site Access would operate with average delays per vehicle of 31 seconds per vehicle in the weekday afternoon peak hour. This represents level of service C, a satisfactory level of service;
- the proposed roundabout on the Spine Road would operate with average delays per vehicle of less than 15 seconds per vehicle in the weekday afternoon peak hour. This represents level of service A/B a good level of service with spare capacity; and
- the 95% back of queue on the Spine Road does not extend back through the roundabout or to Rooty Hill Road South.

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8. Thus in summary the SIDRA analysis has found that with the proposed roundabout on the Spine Road the intersections will perform at acceptable levels of service and can satisfactorily accommodate traffic generated by the concept approval. Copies of the SIDRA movement summaries are attached.
9. 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'. The signature is stylized, with a large 'T' and 'R'.

Tim Rogers
Director

MOVEMENT SUMMARY

 Site: 102 [Site Access - Rooty Hills Road PM + Mod 4]

 Network: N101 [Eastern Creek Mod 4]

Rooty Hill Road (north)

Site Category: (None)

Signals - Fixed Time Coordinated Cycle Time = 120 seconds (Site User-Given Cycle Time)

Movement Performance - Vehicles														
Mov ID	Turn	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed
		Total veh/h	HV %	Total veh/h	HV %	v/c	sec		Vehicles veh	Distance m				km/h
South: Rooty Hill Road (south)														
1	L2	5	3.0	5	3.0	0.484	12.7	LOS A	9.7	69.7	0.32	0.29	0.32	50.7
2	T1	1137	3.0	1137	3.0	0.484	7.1	LOS A	9.7	69.7	0.32	0.29	0.32	51.5
3	R2	442	3.0	442	3.0	0.621	34.0	LOS C	18.2	130.8	0.76	0.80	0.76	21.6
Approach		1584	3.0	1584	3.0	0.621	14.6	LOS B	18.2	130.8	0.44	0.43	0.44	42.8
East: Spine Road														
4	L2	442	3.0	442	3.0	0.425	14.8	LOS B	9.5	68.0	0.48	0.76	0.63	37.7
5	T1	5	3.0	5	3.0	0.015	42.7	LOS D	0.2	1.8	0.84	0.56	0.84	28.5
6	R2	242	3.0	242	3.0	0.887	71.5	LOS F	16.4	117.7	1.00	0.99	1.34	18.5
Approach		689	3.0	689	3.0	0.887	34.9	LOS C	16.4	117.7	0.67	0.84	0.88	26.6
North: Rooty Hill Road (north)														
7	L2	242	3.0	242	3.0	0.239	9.7	LOS A	3.9	28.3	0.36	0.66	0.36	43.3
8	T1	895	3.0	895	3.0	0.908	60.3	LOS E	32.1	230.3	1.00	1.07	1.27	25.0
9	R2	5	3.0	5	3.0	0.058	66.8	LOS E	0.3	2.2	0.98	0.65	0.98	26.7
Approach		1142	3.0	1142	3.0	0.908	49.6	LOS D	32.1	230.3	0.86	0.99	1.07	26.5
West: Cable Place														
10	L2	5	3.0	5	3.0	0.028	46.8	LOS D	0.5	3.5	0.83	0.63	0.83	32.8
11	T1	5	3.0	5	3.0	0.028	41.2	LOS C	0.5	3.5	0.83	0.63	0.83	24.9
12	R2	5	3.0	5	3.0	0.019	48.7	LOS D	0.3	1.8	0.84	0.65	0.84	29.5
Approach		16	3.0	16	3.0	0.028	45.6	LOS D	0.5	3.5	0.83	0.64	0.83	29.4
All Vehicles		3432	3.0	3432	3.0	0.908	30.5	LOS C	32.1	230.3	0.63	0.70	0.74	32.3

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance - Pedestrians								
Mov ID	Description	Demand Flow	Average Delay	Level of Service	Average Back of Queue	Prop. Queued	Effective Stop Rate	
		ped/h	sec		Pedestrian ped	Distance m		
P1	South Full Crossing	53	53.3	LOS E	0.2	0.2	0.94	0.94
P2	East Full Crossing	53	38.5	LOS D	0.1	0.1	0.80	0.80
P3	North Full Crossing	53	53.3	LOS E	0.2	0.2	0.94	0.94
P4	West Full Crossing	53	36.9	LOS D	0.1	0.1	0.79	0.79
All Pedestrians		211	45.5	LOS E			0.87	0.87

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)

Pedestrian movement LOS values are based on average delay per pedestrian movement.

Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

MOVEMENT SUMMARY

 **Site: 101 [Site Access Roundabout Stage 2 - Mod 4 + 10 years]**

 **Network: N101 [Eastern Creek Mod 4]**

New Site
Site Category: (None)
Roundabout

Movement Performance - Vehicles														
Mov ID	Turn	Demand	Flows	Arrival	Flows	Deg. Satn	Average Delay	Level of Service	95% Back of Queue	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed	
		veh/h	HV %	veh/h	HV %	v/c	sec		veh	Distance m			km/h	
South: Lot 1														
1	L2	168	3.0	168	3.0	0.367	5.3	LOS A	2.1	14.7	0.68	0.73	0.68	25.6
2	T1	53	3.0	53	3.0	0.367	6.2	LOS A	2.1	14.7	0.68	0.73	0.68	22.5
3	R2	53	0.0	53	0.0	0.367	6.1	LOS A	2.1	14.7	0.68	0.73	0.68	35.6
Approach		274	2.4	274	2.4	0.367	5.6	LOS A	2.1	14.7	0.68	0.73	0.68	26.6
East: Spine Road (E)														
4	L2	53	0.0	53	0.0	0.454	7.7	LOS A	3.0	20.7	0.69	0.77	0.71	51.7
5	T1	263	0.0	263	0.0	0.454	8.0	LOS A	3.0	20.7	0.69	0.77	0.71	47.0
6	R2	53	0.0	53	0.0	0.454	12.0	LOS A	3.0	20.7	0.69	0.77	0.71	52.6
Approach		368	0.0	368	0.0	0.454	8.5	LOS A	3.0	20.7	0.69	0.77	0.71	49.1
North: Lot 2														
7	L2	53	0.0	53	0.0	0.443	3.5	LOS A	3.0	21.5	0.68	0.67	0.68	33.4
8	T1	53	3.0	53	3.0	0.443	5.5	LOS A	3.0	21.5	0.68	0.67	0.68	21.9
9	R2	263	3.0	263	3.0	0.443	6.0	LOS A	3.0	21.5	0.68	0.67	0.68	23.9
Approach		368	2.6	368	2.6	0.443	5.6	LOS A	3.0	21.5	0.68	0.67	0.68	25.0
West: Spine Road (W)														
10	L2	263	3.0	263	3.0	0.242	6.2	LOS A	1.1	7.6	0.28	0.58	0.28	21.8
11	T1	263	0.0	263	0.0	0.333	5.2	LOS A	1.7	11.9	0.29	0.58	0.29	50.9
12	R2	168	3.0	168	3.0	0.333	9.8	LOS A	1.7	11.9	0.29	0.58	0.29	22.1
Approach		695	1.9	695	1.9	0.333	6.7	LOS A	1.7	11.9	0.28	0.58	0.28	28.1
All Vehicles		1705	1.7	1705	1.7	0.454	6.7	LOS A	3.0	21.5	0.52	0.66	0.53	29.7

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

 **Site: 102 [Site Access - Rooty Hills Road PM + Mod 4 + 10 years]**

 **Network: N101 [Eastern Creek Mod 4 + 10 years]**

Rooty Hill Road (north)

Site Category: (None)

Signals - Fixed Time Coordinated Cycle Time = 120 seconds (Site User-Given Cycle Time)

Movement Performance - Vehicles															
Mov ID	Turn	Demand	Flows	Arrival	Flows	Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed	
		Total veh/h	HV %	Total veh/h	HV %	v/c	sec		Vehicles veh	Distance m				km/h	
South: Rooty Hill Road (south)															
1	L2	5	3.0	5	3.0	0.605	13.5	LOS A	14.5	104.3	0.38	0.35	0.38	50.0	
2	T1	1421	3.0	1421	3.0	0.605	7.9	LOS A	14.5	104.3	0.38	0.35	0.38	50.6	
3	R2	442	3.0	442	3.0	0.768	45.6	LOS D	22.6	162.6	0.92	0.86	0.94	17.7	
Approach		1868	3.0	1868	3.0	0.768	16.9	LOS B	22.6	162.6	0.51	0.47	0.52	41.3	
East: Spine Road															
4	L2	442	3.0	442	3.0	0.474	19.8	LOS B	11.6	83.5	0.59	0.82	0.80	33.7	
5	T1	5	3.0	5	3.0	0.015	42.7	LOS D	0.2	1.8	0.84	0.56	0.84	28.5	
6	R2	242	3.0	242	3.0	0.887	71.5	LOS F	16.4	117.7	1.00	0.99	1.34	18.5	
Approach		689	3.0	689	3.0	0.887	38.1	LOS C	16.4	117.7	0.74	0.88	0.99	25.4	
North: Rooty Hill Road (north)															
7	L2	242	3.0	242	3.0	0.232	11.0	LOS A	4.5	32.7	0.40	0.67	0.40	41.8	
8	T1	1121	3.0	1121	3.0	0.909	54.6	LOS D	40.3	289.4	0.98	1.05	1.21	26.4	
9	R2	5	3.0	5	3.0	0.058	66.8	LOS E	0.3	2.2	0.98	0.65	0.98	26.7	
Approach		1368	3.0	1368	3.0	0.909	47.0	LOS D	40.3	289.4	0.88	0.99	1.07	27.6	
West: Cable Place															
10	L2	5	3.0	5	3.0	0.028	46.8	LOS D	0.5	3.5	0.83	0.63	0.83	32.8	
11	T1	5	3.0	5	3.0	0.028	41.2	LOS C	0.5	3.5	0.83	0.63	0.83	24.9	
12	R2	5	3.0	5	3.0	0.019	48.7	LOS D	0.3	1.8	0.84	0.65	0.84	29.5	
Approach		16	3.0	16	3.0	0.028	45.6	LOS D	0.5	3.5	0.83	0.64	0.83	29.4	
All Vehicles		3942	3.0	3942	3.0	0.909	31.1	LOS C	40.3	289.4	0.68	0.72	0.79	32.4	

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Movement Performance - Pedestrians								
Mov ID	Description	Demand Flow ped/h	Average Delay sec	Level of Service	Average Back of Queue Pedestrian ped	Distance m	Prop. Queued	Effective Stop Rate
P1	South Full Crossing	53	53.3	LOS E	0.2	0.2	0.94	0.94
P2	East Full Crossing	53	31.6	LOS D	0.1	0.1	0.73	0.73
P3	North Full Crossing	53	53.3	LOS E	0.2	0.2	0.94	0.94
P4	West Full Crossing	53	30.2	LOS D	0.1	0.1	0.71	0.71
All Pedestrians		211	42.1	LOS E			0.83	0.83

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)

Pedestrian movement LOS values are based on average delay per pedestrian movement.

Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

MOVEMENT SUMMARY

 **Site: 101 [Site Access Roundabout Stage 2 - Mod 4 + 10 years]**

 **Network: N101 [Eastern Creek Mod 4 + 10 years]**

New Site
Site Category: (None)
Roundabout

Movement Performance - Vehicles														
Mov ID	Turn	Demand Total veh/h	Flows HV %	Arrival Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Lot 1														
1	L2	168	3.0	168	3.0	0.368	5.3	LOS A	2.1	14.7	0.68	0.73	0.68	25.6
2	T1	53	3.0	53	3.0	0.368	6.2	LOS A	2.1	14.7	0.68	0.73	0.68	22.5
3	R2	53	0.0	53	0.0	0.368	6.1	LOS A	2.1	14.7	0.68	0.73	0.68	35.6
Approach		274	2.4	274	2.4	0.368	5.6	LOS A	2.1	14.7	0.68	0.73	0.68	26.6
East: Spine Road (E)														
4	L2	53	0.0	53	0.0	0.453	7.7	LOS A	3.0	20.9	0.70	0.76	0.71	51.7
5	T1	263	0.0	263	0.0	0.453	8.0	LOS A	3.0	20.9	0.70	0.76	0.71	47.0
6	R2	53	0.0	53	0.0	0.453	12.0	LOS A	3.0	20.9	0.70	0.76	0.71	52.6
Approach		368	0.0	368	0.0	0.453	8.5	LOS A	3.0	20.9	0.70	0.76	0.71	49.1
North: Lot 2														
7	L2	53	0.0	53	0.0	0.440	3.6	LOS A	3.1	22.4	0.69	0.66	0.69	33.3
8	T1	53	3.0	53	3.0	0.440	5.6	LOS A	3.1	22.4	0.69	0.66	0.69	21.9
9	R2	263	3.0	263	3.0	0.440	6.2	LOS A	3.1	22.4	0.69	0.66	0.69	23.9
Approach		368	2.6	368	2.6	0.440	5.7	LOS A	3.1	22.4	0.69	0.66	0.69	24.9
West: Spine Road (W)														
10	L2	263	3.0	263	3.0	0.242	6.2	LOS A	1.1	7.6	0.27	0.58	0.27	21.8
11	T1	263	0.0	263	0.0	0.333	5.2	LOS A	1.7	11.9	0.27	0.58	0.27	50.9
12	R2	168	3.0	168	3.0	0.333	9.8	LOS A	1.7	11.9	0.27	0.58	0.27	22.1
Approach		695	1.9	695	1.9	0.333	6.7	LOS A	1.7	11.9	0.27	0.58	0.27	28.1
All Vehicles		1705	1.7	1705	1.7	0.453	6.7	LOS A	3.1	22.4	0.52	0.66	0.52	29.7

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.