

WestGate Tunnel Project

Impact and Solutions

for

107 – 109 Whitehall St, Footscray

Godfrey Smith

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- **Godfrey Smith**
 - **Chartered Professional Civil Engineer**
 - **Fellow of the Institution of Engineers Australia**
 - **Director of Jucon Holdings Pty Ltd**
 - **Jucon Holdings is the owner of Lot 14 and 14 associated carparks on**
 - **PS 429674C**
 - **Also known as 107 – 109 Whitehall St, Footscray**
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But, today, I'm really speaking on behalf of the Owner's Corporation for the industrial property at 107 – 109 Whitehall St, Footscray which is directly impacted by the project as it cuts across the eastern end of the site.

I'm not here to criticise the project. I strongly support the project. It is a very necessary project for the benefit of the Victorian economy. It is a very necessary project for the improvement of the environments of Footscray, Seddon and Yarraville.

All of this notwithstanding, what I do want to talk about is the impact that the project has on the industrial site of which my company is a stakeholder.

And, most of all, I want to talk about the solution to this impact.

Slide: PS 429674C (the survey plan)

2.

Principal Impacts of Westgate Tunnel Project

On

107 – 107 Whitehall St, Footscray

- **Compulsory acquisition of Lots 4, 5 and 6**
- **Compulsory acquisition of 23 carpark spaces east of Lot 3**
- **Compulsory acquisition of all common property east of Lot 3**
- **LOSS of all egress facility from site for all large vehicles**

It is this last point which appears to have not as yet been considered and addressed by the Authority.

It is this last point to which this submission is particularly directed.

Slide: **Nearmap photo #1** (showing current access to and egress from site)

Slide: **Photos 1** (1/9/17 and **10** (6/9/17) showing narrowness of central road corridor)

Slide: **PS 429674C** (the survey plan with coloured excised lots and common property)

Slide: **Nearmap Photo #2** (showing approximate overlay of proposed bridge and off-ramp on the excised area and showing the elimination of the two east end egress gates)

Impact of Loss of Egress

- **Any large vehicle entering the site at the Whitehall St entrance cannot exit BECAUSE**
 - **There is no longer any exit off the site for a large/long vehicle**
 - **There is nowhere on the site for a large/long vehicle to turn around so it may exit the site back on to Whitehall St**
 - **A large/long vehicle (should it enter the site) would be forced to reverse back along the narrow central corridor back on to Whitehall St – a prohibited manoeuvre AND**
 - **A very dangerous movement due to the lack of clear sight lines to the north of the entrance.**
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3.

SOLUTION

- **GIVE BACK** a small portion of the excised lots adjacent Lot 3 as common property
 - **PROVIDE** a gated exit to the north adjacent Lot 3 on to Lyons St
 - **Exit** from Lyons St at the west end on to Whitehall St
 - **UPGRADE** Lyons St to a sealed pavement
 - **IMPROVE** the amenity of Lyons St in keeping with the riverside parkland development
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Slide: **Nearmap Photo #3** (showing the new exit route)

Slide: **Nearmap Photo #4** (showing turning circles for semi's & B Doubles)

Slide: **Survey Map** (showing minimum turning circles)

Benefits of Solution

1. **Provides a very safe exit from the site**
 2. **Creates an improved, sealed pavement to Lyons St**
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Slide: **Photo 2 (6'9'17)** – showing Lyons St

Benefits of Solution (cont)

1. **Provides a very safe exit from the site**
 2. **Creates an improved, sealed pavement to Lyons St**
 3. **The exit from Lyons St on to Whitehall St is enhanced by vastly improved sight lines to the north along Moreland and Whitehall Sts**
 4. **This exit is vastly superior to that existing from Youell St on to Whitehall St**
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5. **This exit on to Whitehall St provides superior visibility to the bike lane in Whitehall St**
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Slide: **Photo 7 (6/9/17)** showing sight lines north along Moreland St and Whitehall St

Benefits of Solution (cont)

1. **Provides a very safe exit from the site**
 2. **Creates an improved, sealed pavement to Lyons St**
 3. **The exit from Lyons St on to Whitehall St is enhanced by vastly improved sight lines to the north along Moreland and Whitehall Sts**
 4. **This exit is vastly superior to that existing from Youell St on to Whitehall St**
 5. **This exit on to Whitehall St provides superior visibility to the bike lane in Whitehall St**
 6. **At the proposed new exit from the site on to Lyons St, the sight lines to the existing shared pathway (bike and pedestrian) is vastly improved over the existing crossings at Youell St**
 7. **There is opportunity to properly complete the Lyons St precinct and vastly improve its amenity for both commercial and recreational uses**
 8. **VERY IMPORTANTLY, the provision of this exit restores the site to a safe state in the event of an emergency such as an accident or a fire requiring proper access for emergency vehicles such as fire fighting appliances and ambulances**
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Slide: **Photo 8 (6/9/17)** showing shared path in Lyons St at proposed new site exit)

In Closing

To NOT implement this proposed solution WILL

- result in complete curtailment of movement of truck-type vehicles on the site
- prohibit access to large vehicles (semi trailers and B Doubles) to the site to the extreme detriment of the businesses on the site
- constitute a gross breach of faith at Government and Authority level
- have the potential to bring devastation on the owners of the multitude of businesses operating on the site
- result in significant devaluation of the remaining 13 properties due to inadequate access (and egress) for large articulated vehicles necessary for the efficient conduct of their businesses
- compromise the safety of all who work at and visit the site

These businesses are most important to the livelihood and financial stability of the owners and tenants who operate out of the various lots.

It is equally important for all of the employees engaged in these businesses that the businesses remain financially viable.

Accordingly, Jucon Holdings – on behalf of all of the 13 remaining lot owners – implores the Authority to implement an appropriate and proper solution to account for the loss of the two access/egress points. This solution is achievable through the construction of an alternative access/egress in the space available at the eastern end of the property adjacent Lot 3.

We commend our proposal to the Inquiry
