
Colston Budd Rogers & Kafes Pty Ltd

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

Our Ref: TR/11212/jj

Transport Planning
Traffic Studies
Retail Studies

12 February, 2020

Crown Group
Level 29
1 Market Street
SYDNEY NSW 2000

Attention: Lani Bezzina
Email: lanibezzina@crowngroup.com.au

Dear Madam,

RE: EASTLAKES SHOPPING CENTRE
RESPONSE TO AGENCY SUBMISSIONS

1. As requested we have reviewed the traffic matters raised by TfNSW with respect to the impact of the S75W on the operation of the intersection of Gardeners Road/Racecourse Place and in particular the right turn from Gardeners Road. We understand that TfNSW has raised the following issue:

“The modelling provided in the RtS suggests that the right turn lane from Gardeners Road into Racecourse Place will be beyond capacity causing safety and efficiency concerns for Gardeners Road, which is a classified state road. This is particularly evident during Saturday peak periods. TfNSW recommends that the proponent review the modelling and propose appropriate mitigation measures to ensure that the modification does not compromise the safety and efficiency of Gardeners Road.”

2. We have reviewed the SIDRA modelling and note the following:
 - the existing right turn lane on Gardeners Road is some 35 metres long plus taper;
 - with traffic from approved development the longest 95% back of queue in the right turn bay occurs on Saturday at some 36 metres;
 - with additional traffic from the S75W the 95% back of queue extends by some 5 metres.
3. Thus the additional S75W traffic increases the 95% back of queue in the right turn bay by less than one vehicle. Given that this occurs one or two cycles in the busiest hour per day and that in practice such a minor exceedance in the

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capacity of the right turn bay could be accommodated within the taper without affecting through flow on Gardeners Road, no mitigation measures are required as a result of S75W.

4. Nonetheless to address the issue raised by TfNSW it is proposed to extend the right turn bay to some 45 metres plus taper as shown in the attached concept sketch.
5. 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 'T. Rogers'. The signature is stylized with a long horizontal stroke for the 'T' and a large, circular loop for the 'R'.

T. Rogers
Director

