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# Colston Budd Hunt & Kafes Pty Ltd

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

Our Ref: JH/5787/cab

Transport Planning  
Town Planning  
Retail Studies

6 February, 2008

Elderslie Property Investments Pty Limited & Dolphin Point Developments Pty Limited  
c/- Turnbull Planning International Pty Limited  
30 Bilga Avenue  
BILGOLA NSW 2107

**Attention: Peter Le Bas**

**Email: [peter@turnbullplanning.com.au](mailto:peter@turnbullplanning.com.au)**

Dear Sir,

**RE: PART 3A APPLICATION FOR STAGES 2, 3 AND 5  
RESIDENTIAL SUBDIVISION AT DOLPHIN POINT**

1. As requested, we are writing in relation to matters raised by the Shoalhaven Traffic Committee and Department of Planning regarding the above development. We have previously prepared a report<sup>1</sup> which was submitted with the subdivision application.
2. The Shoalhaven Traffic Committee considered the application at its meeting on 11 December 2007. Following this meeting, representatives of the applicant met with the Department of Planning on 14 January.
3. An amended subdivision layout for Stages 2, 3 and 5 is shown in plans prepared by Rygate and West. This plan has been prepared to take into account matters raised by DoP and Council, including the traffic committee, in relation to the layout, road widths, bus routes, connections to the subdivision to the east, etc.
4. Matters raised in notes from the meeting with the Department of Planning, and responses, are set out below.

*Given the proposed bus route travels through the adjoining site to the east, which may not proceed to development. Details are to be provided of an alternative bus route (looping through the site and back to Dolphin Point Road), including confirmation of appropriate carriageway width, potential bus stop locations and appropriate intersection design.*

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<sup>1</sup> Transport Report for Proposed Subdivision, Dolphin Point, September 2006.  
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 - Lindsay Hunt - Stan Kafes - Tim Rogers - Joshua Hollis ACN 002 334 296  
EMAIL: [cbhk@cbhk.com.au](mailto:cbhk@cbhk.com.au)

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5. The perimeter road around the outside of the subdivision could serve as the bus route. A nine metre carriageway is proposed which is appropriate to accommodate buses. Bus stops could be located every 400 metres along this road (or at shorter intervals if required). However, it is also likely that future bus services may operate on a 'hail and ride' basis.
6. Intersections along the bus route are generally priority controlled with the bus route being the major road. Where roundabouts are proposed, they will be mountable to accommodate turns by buses. Where the road bends at the south-east and south-west corners of the subdivision, appropriate kerb radii will be provided to accommodate buses.

*Discussions occurred (detailed above) about the Council's traffic comments (in particular in relation to the design of the subdivision). Some discussion occurred in relation to Council's traffic split assessment which indicated part of the subdivision's traffic would be likely to use the collector road through the site to the east (if it is developed) to access the regional road system and that the increased traffic on this route would require additional road infrastructure work. It was advised that Council may be seeking some payment for this work. It was advised that the information was preliminary and I couldn't provide a copy of the information as it is not the final comment from Council and may not reflect the final position of Council.*

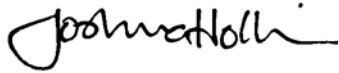
7. This matter may be summarised from the minutes from the traffic committee as follows:
  - the committee has suggested that a proportion of trips to Stages 2 and 3 from the north would be through the adjacent residential subdivision to the east (proposed by Malbec);
  - the committee has identified that road works are required at the intersections of Dolphin Point Road/Link Road, Dolphin Point Road/Seaside Parade and Princes Highway/Link Road; and
  - the committee has suggested that this work should be paid for by the proposed development and the adjacent (Malbec) development in varying proportions.
8. It is considered that these matters would be most appropriately dealt with through a Section 94 plan for Dolphin Point which we understand is being prepared by Council.

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9. We trust the above provides the information you require. Finally, if you have any queries, please do not hesitate to contact us.

Yours faithfully,

COLSTON BUDD HUNT & KAFES PTY LTD

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

J. Hollis

Director

Colston Budd Hunt & Kafes Pty Ltd