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# Colston Budd Hunt & Kafes Pty Ltd

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

Our Ref: TR/8669/ek

17 May, 2012

Transport Planning  
Town Planning  
Retail Studies

ADCO Constructions Pty Limited  
7-9 West Street  
NORTH SYDNEY NSW 2060

**Attention:** James Richter  
**Email:** [jamesr@adcoconstruct.com.au](mailto:jamesr@adcoconstruct.com.au)

Dear Sir,

**RE: RRCS – S75W TRAFFIC REVIEW OF  
PROPOSED CHANGES TO ROAD WIDTHS**

1. As requested, we have reviewed the traffic effects of the S75W application to change the width of some roads within the approved development. The proposed changes are:
  - reduce the width of Roads 1, 3 and 6 from seven metres to six metres; and
  - reduce the width of Road 2a to one lane (with clockwise circulation) between Roads 3 and 6.
2. The proposed changes to the roads are shown on the plans prepared by Meinhardt Infrastructure and Environment.
3. Reducing the widths of Roads 1, 3 and 6 from seven metres to six metres would have minimal impact on the operation of the road network. The six metre wide roads will be consistent with roads on the adjacent residential development, provide for one traffic lane in each direction and accommodate the turning paths of the largest vehicle that will access the site (we understand that truck turning paths have been checked by Meinhardt Infrastructure and Environment). We note that slightly narrower roads will provide a measure of traffic calming and assist in providing a low speed environment on these roads.
4. With regard to making Road 2a, between Roads 3 and 6, one lane (with one way clockwise circulation) this would have minimal impact on traffic movements within the site for the following reasons:

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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- there is an easily accessible alternative route for traffic that would use Road 2a (via the Road 2, around the eastern side of the recreational circle); and
  - the volume of traffic being displaced would be low as Road 2a is not a major road within the site.
5. Making Road 2a one lane would improve connectivity between the RRCS facilities and the recreation circle by reducing both the width of road to be crossed and the volume of traffic on the road.
6. In summary our review has found that there would be minimal traffic effects of reducing the width of Roads 1, 3 and 6 from seven to six metres and making Road 2a, between Roads 3 and 6, one lane (with one way clockwise circulation).
13. 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 HUNT & KAFES PTY LTD

A handwritten signature in black ink, appearing to read 'T. Rogers', with a stylized flourish at the end.

T. Rogers  
Director