
Colston Budd Hunt & Kafes Pty Ltd

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

Our Ref: TR/8669/jj

21 May, 2013

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

Dear Sir,

RE: RRCS – S75W (MOD 6)
REVIEW OF TRAFFIC AND PARKING EFFECTS

1. As requested, we have reviewed the traffic effects of the S75W application (MOD 6) to modify the approved development on the eastern side of Road 3. With respect to traffic, the modifications include replacement of the approved at grade car parking with a two level car park (increase in 34 spaces) and a minor decrease in the GFA (decrease of 160m²) of the approved General Store/Pharmacy Building (from 1,170m² to 1,010m²). Within the context of the total site, there will be an increase in parking provision from 304 to 338 spaces.
2. The traffic effects of the S75W application are set out through the following sections:
 - parking;
 - access and internal layout;
 - traffic effects; and
 - summary.

Parking

3. The S75W will result in the replacement of the approved at grade car parking, (46 spaces located within an at-grade car park (32 spaces) and 14 spaces located on eastern side of Road 3) with a new two level car park (80 spaces). The upper level car park (38 spaces) will be allocated as public parking (visitors/patients to RRCS) with access via Road 3 (slightly to the north of the

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

approved car park access). The lower level car park (42 spaces) will be accessed via Road 3 using the access to the approved small northern car park.

Access and Internal Layout

4. Access to the new two level car park will be provided at two locations from Road 3. The upper level car park (38 spaces) will have access slightly to the north of the approved car park access, from south of the pedestrian crossing to north of the crossing. The lower level car park (42 spaces) will be accessed via Road 3 using the access to the approved northern car park. Both driveways will have a minimum width of 6 metres and cater for two way traffic. This width satisfies the requirements for a Type 2 driveway providing access to a Class 3 car park, comprising between 25 and 100 spaces with access to a local road (as set out in AS2890.1-2004).
5. Within the car park, spaces will be a minimum of 2.6 metres wide by 5.4 metres long with 6.0 metre wide aisles with a minimum height clearance of 2.3 metres. Disabled spaces will have adjacent shared zones of 2.4 metres and a height clearance of 2.5 metres. These dimensions satisfy the requirements of AS2890.1-2004 for a Class 3 car park. Ramp grades will be designed to comply with the requirements of AS2890.1-2004.

Traffic Effects

6. The S75W application includes a minor decrease in GFA for the approved general store/pharmacy (160m² or some 13%) and as such there would be a minor decrease in traffic generation compared to the approved development. The minor increase in parking (some 10%) would not materially increase traffic generation as parking has not been constrained in the approved development. In summary there would be no change in traffic effects compared to the approved RRCS redevelopment.

Summary

7. In summary our review has found the following regarding the S75W application:
 - access and internal layout will be designed to comply with the requirements of AS2890.1-2004; and
 - the S75W will not result in a change in traffic effects compared to the approved RRCS development.

Colston Budd Hunt & Kafes Pty Ltd

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'. The signature is stylized, with a large 'T' and a cursive 'R'.

T. Rogers

Director