
Colston Budd Hunt & Kafes Pty Ltd

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

Our Ref: TR/7675/jj

10 November 2011

Transport Planning
Town Planning
Retail Studies

Mirvac
Level 26
60 Margaret Street
SYDNEY NSW 2000

Attention: Fabian Nager
Email: Fabian.Nager@mirvac.com.au

Dear Sirs,

**RE: HOXTON PARK MASTERS/DICK SMITH ELECTRONICS
WAREHOUSE AND DISTRIBUTION CENTRE**

1. As requested, we have reviewed the traffic and parking effects of the proposal to integrate the Masters Business Warehouse and Distribution Operation (Masters WDO) into the approved Dick Smith Electronics Warehouse and Distribution Centre (Dick Smith DC), Approval 10-0010 as issued by the Department of Planning for the Hoxton Park Development.
2. The approved Dick Smith DC comprises some 50,000m² GFA with 330 parking spaces and access to the cul-de-sac to the west and the road to the north. The Dick Smith DC was estimated to generate some 120 trucks per day.
3. We understand that Woolworths has advised Mirvac that staff numbers and truck movements would be the same or less following the incorporation of the Masters WDO into the approved Dick Smith DC. Woolworths will operate the proposed Masters WDO in accordance with the conditions of the approved Dick Smith DC (including the DSE operational traffic management plan and DSE sustainable travel plan).
4. On this basis the proposal to convert the approved Dick Smith DC (Approval 10-0010 as issued by the Department of Planning for the Hoxton Park

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Development) to incorporate the Masters WDO would not result in any additional traffic or parking impacts.

5. We trust this 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

A handwritten signature in black ink, appearing to read 'Tim Rogers'. The signature is stylized, with a large 'T' and a large 'R'.

Tim Rogers
Director