

Colston Budd Hunt & Kafes Pty Ltd

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

Our Ref: TR/7675/jj

Transport Planning
Town Planning
Retail Studies

19 March 2015

Mirvac
Level 26
60 Margaret Street
SYDNEY NSW 2000

Attention: James McKew
Email: james.mckew@mirvac.com.au

Dear Sirs,

RE: HOXTON PARK MASTERS WAREHOUSE
AND DISTRIBUTION CENTRE
S75W TRAFFIC REVIEW

1. As requested, we have reviewed the traffic and parking effects of the S75W modification to the approved expansion to the existing Masters Business Warehouse and Distribution Operation (Masters WDO) at Hoxton Park. The existing planning approval provides for a 7,000m² expansion (37 metre high bay) to the existing 43,000m² building. The S75W modification is to construct the 7,000m² expansion at the existing warehouse height across the same footprint. This would result in the proposed expansion housing less goods than already approved.
2. The S75W modification will result in no change in access, service arrangements, internal circulation and parking provision for the existing (and approved) warehouse and distribution centre. With a reduction in storage capacity (from the approved high bay arrangement to the existing warehouse height), traffic generation (including the number of truck movements) would be the same or less than previously approved.
3. On this basis the S75W modification to construct the 7,000m² expansion at the existing warehouse height across the same footprint would not result in any additional traffic or parking impacts.

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4. 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'.

Tim Rogers
Director