

3 May 2012

Mr Adam Wheat
Capital Corporation
Suite 705, 12 Century Circuit
Baulkham Hills NSW 2153

Dear Mr Wheat,

Mixed Commercial and Retail Development (Stage1) – 2 Australia Avenue, Sydney Olympic Park

I write in relation to your recent meeting with the Sydney Olympic Park Design Review Committee held on Thursday 19th April 2012 from which you have now received their advice.

Separate to this advice are my comments which directly relate to the letter provided by Traffix Traffic and Transport Planners dated 13 April 2012. The Sydney Olympic Park Authority (the Authority) does not agree with some aspects of how you intend to deal with the potential traffic generated by your proposed development. Specifically concern is raised over the configuration of the two separate driveway access points from Australia Avenue.

I acknowledge that you now have the opportunity to address concerns raised by the Authority and ask that you revisit your design and how it is to function, both for Stage 1 and as a street once Stage 2 has been constructed.

The specific concerns I wish to raise are in relation to:

- 1) The use of AS 2890.1 (2004) for the northern most driveway where it is my understanding that AS 2890.2 (2002) is the appropriate standard;
- 2) The turntable design which utilises an 8.8 metre vehicle where it is still widely thought that vehicles up to 11 metres are the norm;
- 3) The signage associated with the operation of the supermarket car park will be instrumental in how it operates. Details will need to be provided as part of your response; and
- 4) The additional analysis of traffic modelling for the Australia Avenue and Sarah Durack intersection is noted and will be reviewed as part of your revised application.

You have previously mentioned that your design is predicated to some extent on your existing legal obligation with your tenant, being Silex. Whilst I understand your obligation to manage the situation with your existing tenant the issues raised above have long standing consequences to how your site will function.

The Authority does not support your current driveway configuration and does not agree with your explanations to date about your legal arrangements with Silex when it comes to how these act as constraints on your current design.

Please contact me on 9714 7137, should you require any further clarification of the issues I have raised for your consideration.

Yours sincerely,



Andrew Brown
Executive Manager
Urban Planning and Design