
Colston Budd Hunt & Kafes Pty Ltd

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

Our Ref: TR/7874/jj

27 March, 2013

Transport Planning
Town Planning
Retail Studies

Fabcot Pty Ltd
c/- Woolworths Limited
PO Box 8000
BAULKHAM HILLS NSW 2153

Attention: Catherine Maddox
Email: CMaddox@woolworths.com.au

Dear Madam,

RE: WARNERVALE TOWN CENTRE

1. As requested, we have reviewed the operation of the proposed roundabout at the intersection Roads W05, W08 and the shopping centre access. The review addresses the matters raised by DPI as set out below:

Roundabout to Speed Ramp

Further details should be provided to demonstrate that the roundabout at the intersection of roads W05 and W08 can function appropriately. This should include consideration of the speed ramp and peak period impacts such as queuing.

2. As part of the review of traffic matters raised by Council and RMS with respect to the Warnervale Town Centre road network, we have undertaken a SIDRA analysis of the operation of the roundabout in the Thursday afternoon peak period. Thursday afternoon is considered a peak period as the shopping centre would have a high level of traffic generation, combined with peak traffic flows on the surrounding road network. The SIDRA analysis found that:
 - the roundabout would operate with average delays of less than 15 seconds per vehicle (for all movements) in the Thursday afternoon peak period. This represents level of service A/B, a good level of intersection operation;
 - the maximum queue on the speed ramp to the roundabout was some 30 metres. A queue of 30 metres would not affect traffic flow on the speed

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ramp. Maximum queue length on the other approaches to the roundabout was less at some 7 to 26 metres.

3. Thus in summary the proposed roundabout at the intersection Roads W05, W08 and the shopping centre access would operate at good level of service in the Thursday afternoon peak period with minimal queuing.
4. 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