
Colston Budd Hunt & Kafes Pty Ltd

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

Our Ref: TR/7874/jj

7 September, 2012

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 revised plans for the above development. The revised plans include the following:

- ☐ No car park access off Main Street;
- ☐ Access to level CP2 of the car park from Road W01; and
- ☐ Provision of a separate left turn lane off Main Street onto Road W01.

2. Our review of the above three measures is set out below.

No car park access off Main Street

3. No car park access is considered appropriate as it maintains the Main Street function as a lower order road providing limited vehicular access and promoting its ability to provide pedestrian connectivity within the town centre and opportunity for street scape activities.

Access to level CP2 of the car park from Road W01

4. Access to level CP2 of the car park from Road W01 is consistent with original planning proposal and is important to provide appropriate access to the shopping centre car park. The shopping centre provides 1,200 parking spaces with three access points (Road W01 via CP2, Road W05 via CP1 and a secondary link through the northern car park to Road W01 via CP1). It is good traffic engineering practice that access for large multi deck car parks should be provided to different levels of the car park and to different streets. This allows

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for ease of access and to efficiently distribute traffic. One access point for every 300 to 500 parking spaces is considered appropriate. The proposed provision of three access points, with the two main access points servicing different levels of the car park and to different streets, is in accordance with these principles and is supported.

Provision of a separate left turn lane off Main Street onto Road W01

5. The Main Street approach to the proposed traffic signal controlled intersection of Main Street and Road W01 provides for separate left and right turn lanes. This is considered appropriate as it would allow for left turning traffic to move through the intersection when the right turn from W01 into Main Street is operating. This would improve safety (by allowing the left turn to not filter through the pedestrians crossing Road W01) and increase capacity.
6. 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