



14/08/2026

241764 CAAA

HVM Capital
Level 7, 1 Macquarie Place,
Sydney, NSW 2000

Attention: Jacob Barsoum

Roselands Shopping Centre

DA Submission - Council RFI 2 TTW civil responses

Dear Jacob,

TTW have reviewed the Council Comments and make the following return responses:

Item 4a:

The centre line marking is skewed and does not allow sufficient width for two-way flow. This issue must be addressed.

TTW civil responses: The centre line marking has been revised to align with the roadway centreline. The lane widths are adequate to accommodate two-way traffic flow. Refer to civil drawing 241764-TTW-00-DR-CV-04101 Revision P4

Item 4b:

Please provide a detailed layout of proposed road changes to ensure they are compliant with TfNSW Guidelines, Australian Standards and Austroads including:

- i) Proposed pedestrian crossing dimensions.
- ii) The proposal will bring increased pedestrian circulation throughout the precinct, therefore to increase pedestrian safety and upgrade to current TfNSW standards, the existing pedestrian crossing on Roselands Avenue is to be converted to a raised crossing with kerb extensions to ensure there is no more than one lane of moving traffic on each approach. This crossing is a key component in the Bus, Taxi and rideshare walking route shown in Figure 15 of the traffic report.
- iii) There are concerns regarding the roundabout layout:
 - o SIDRA Layout - 2 westbound through lanes on the eastern leg and 1 westbound through lane on the western leg.
 - o Considering that the northern, eastern and western leg merge into a single lane shortly after the exiting the roundabout there are concerns about safety at these conflict points. Consideration is to be given to a one-lane roundabout instead.

TTW civil responses: i) The proposed pedestrian crossing width of 3.5 m has been documented on the civil plan. Refer to Drawing 241764-TTW-00-DR-CV-04101 Revision P4.

iii) A single-lane roundabout arrangement has been incorporated into the design. Refer to Drawing 241764-TTW-00-DR-CV-04101 Revision P4.

We trust the above answers Councils queries on the initial design package.

Should you require anything further please contact the undersigned.

Yours faithfully,
TTW (NSW) PTY LTD



Adrian Hall
Associate (Civil)

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