

Colston Budd Hunt & Kafes Pty Ltd

as Trustee for C & B Unit Trust
A B N 2 7 6 2 3 9 1 8 7 5 9

Our Ref: TR\9281\jj

Transport Planning
Town Planning
Retail Studies

23 January 2014

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

Attention: **Richard Armitage**
Email: RARmitage@woolworths.com.au

Dear Sir,

RE: 17-19 SMITH STREET, CHATSWOOD EAST **TRAFFIC REVIEW**

- I. As requested, we have reviewed the traffic effects of the planning proposal to allow retail development at 17-19 Smith Street, Chatswood East. We prepared a previous traffic report for rezoning of the site to allow a supermarket (some 3,900m²) on the site in 2012 (Updated Report on the Traffic Aspects of Rezoning for Proposed Supermarket – January 2012). The 2012 report concluded that:
- (i) *The site has good access to public transport;*
 - (ii) *Provision for parking, motor cycles and bicycles will be made in accordance with appropriate Council codes and RTA Guidelines;*
 - (iii) *Access to the site will be provided from Gibbes Street (car park) and Short Street (service area);*
 - (iv) *Parking layout and internal circulation will be designed to comply with AS2890.1-2004;*
 - (v) *Service arrangements will be designed to comply with AS2890.2-2002;*
 - (vi) *Woolworths and RMS are investigating possible improvements to the intersections of Eastern Valley Way with Castle Cove Drive and Smith Street to provide increased capacity and improve safety; and*

Suite 1801/Tower A, Zenith Centre, 821 Pacific Highway, Chatswood NSW 2067
P.O. Box 5186 West Chatswood NSW 1515 Tel: (02) 9411 2411 Fax: (02) 9411 2422
Directors - Geoff Budd - Lindsay Hunt - Stan Kafes - Tim Rogers - Joshua Hollis ACN 002 334 296
EMAIL: cbhk@cbhk.com.au

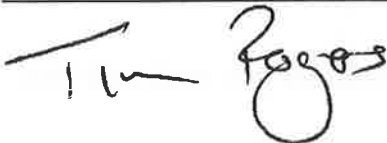
Colston Budd Hunt & Kafes Pty Ltd

The "on line fulfillment" function will result in an increase in truck movements to/from the site, with additional trucks bringing goods to the site and small trucks operating from the site (making home deliveries). Experience at other similar operations in Australia indicates the "on line fulfillment" function generates some 20 to 30 truck movements per day (two way), the majority of which (16 to 24) would be small trucks associated with home deliveries. This is equivalent of 2 to 4 truck movements per hour (two way). Such a minor increase would not change the traffic effects compared to the previous assessment.

8. In Stage 2, the traditional supermarket function would be replaced with a "dark box" in which customers would not enter the store. The site would operate solely as a warehouse and distribution centre and a "click and collect" facility. In these circumstances the traffic generation would be less than a traditional supermarket. An increase in truck movements associated with the "dark box" operation would much smaller than the decrease in customer vehicle movements associated with the ceasing of the typical supermarket operations. Timing for the transition from Stage 1 to Stage 2 would be determined by customer demand.
9. Thus in summary the traffic effects of the proposed development (both Stage 1 and Stage 2) would be similar or less than the proposal assessed in our 2012 traffic report.
10. 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 "Tim Rogers". The signature is written in a cursive style with a large, looped "R" and a long horizontal stroke extending to the left.

Tim Rogers
Director