
Colston Budd Hunt & Kafes Pty Ltd

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

Our Ref: TR/8133/jj

6 December, 2011

McKees Legal Solutions
PO Box 2093
North Parramatta NSW 1750

Transport Planning
Town Planning
Retail Studies

Attention: David Tyrell
Email: david.tyrell@mckees.com.au

Dear Sir,

**RE: PROPOSED RESIDENTIAL DEVELOPMENT,
RIVERHILL AVENUE & WARRINGAH ROAD, FORESTVILLE**

1. As requested, we have reviewed your letter to the JRPP dated 5 December.
2. We suggest an addition to the second last paragraph to give the JRPP comfort that if it approved the development with two way access to Riverhill Avenue, there would not be significant traffic impacts. The suggested addition is set out below:

It is noted that provision of ingress/egress to Riverhill Avenue would result in only a minor increase in traffic on Riverhill Avenue (with corresponding decrease on Warringah road). The traffic effects of ingress/egress to Riverhill Avenue were assessed in the September 2011 traffic report prepared by CBHK. Table 3.2 of the report provided a comparison of traffic flows on the surrounding roads between the RTA access option and the scheme before the JRPP. The report concluded that:

"Examination of Table 3.2 reveals that traffic flows on Riverhill Avenue and Forestville Avenue are slightly higher for the RTA option compared to the revised option. For other street traffic, flows are similar. With regard to the Warringah Road access the volume of traffic using this access is similar in the morning peak period and slightly higher in the afternoon peak period. Overall the traffic effects of both options are similar."

3. We trust that the above provides the information you require. Should you have any queries, please contact us.

Yours faithfully,
COLSTON BUDD HUNT & KAFES



T. Rogers
Director

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
