
Colston Budd Hunt & Kafes Pty Ltd

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

Our Ref: TR/9954/jj

Transport Planning
Town Planning
Retail Studies

16 October, 2015

McDonald's Australia Limited
c/- Koby Development Consultants
PO Box 320
NEWCASTLE NSW 2300

Attention: Erin Beattie
Email: ebeattie@kobydc.com.au

Dear Madam,

RE: BEXLEY McDONALD'S,
PLANNING PROPOSAL TRAFFIC REVIEW

1. As requested, we have undertaken a review of the traffic effects of the planning proposal to allow expansion of the existing McDonald's located on the corner of Forest Road and Highworth Avenue, Bexley. The existing McDonalds has access off Highworth Avenue, provides 30 on-site parking spaces with a single drive through. The layout of the car park is poor with dead end parking aisles and conflicts between the drive through entry and car parking located in the north east corner of the site.
2. The planning proposal would allow expansion of McDonalds into the residential lot located west and adjacent to the site. We understand that the building would remain in its existing location and thus the expansion of the site would allow for:
 - provision of a dual drive through;
 - increased parking provision (to some 42 spaces);
 - relocation of the access further away from the intersection Highworth Avenue and Forest Road; and
 - removal of a number of conflict areas within the car park.
3. McDonalds has advised that the provision of additional parking and a dual drive through is likely to increase turnover by some 15%.
4. The planning proposal will result in a number of positive traffic outcomes with respect to the existing McDonalds. These are:
 - increased capacity of the drive through, which will result in less queuing and delays for customers. This will improve the operation of the car park by removing queuing back into the car park or blocking the entry to the site;

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- increased parking provision better able to accommodate parking demand on site;
 - improved circulation with the removal of conflicts between car parking and the drive through;
 - provision of a waiting bay; and
 - relocation of the car park access to the west, further away from the intersection of Forest Road and Highworth Avenue.
5. As noted above, McDonald's has advised that the expansion of the site is likely to result in an increase in turnover of some 15%. RMS Guidelines suggest that McDonald's typically generate some 180 vehicles per hour (two way) in the weekday afternoon peak hour. A 15% increase in turnover could result in the expanded site generating an additional 30 vehicles per hour (two way). Once distributed to the adjacent road network, the increase on Highworth Avenue would be some 10 to 20 vehicles per hour (two way). These are minor increases of one vehicle every three to six minutes. Such a minor increase would not result in any material change in the operation of the surrounding road network (with respect to capacity or amenity).
6. Should the planning proposal be approved, a DA would be prepared for alterations and additions to the existing McDonalds. As part of the DA a traffic report would be prepared assessing the traffic and parking effects. This would address the following matters:
- traffic impacts on the surrounding road network;
 - parking provision;
 - access and internal circulation (including compliance with AS2890.1-2004);
 - operation of the drive through; and
 - service arrangements.
7. In summary the planning proposal provides the opportunity to improve a number of existing traffic matters on the site and would not result in any material change in the operation of the surrounding road network.
8. 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



T. Rogers
Director