
Colston Budd Rogers & Kafes Pty Ltd

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

Our Ref: TR/11577

10 February, 2021

Transport Planning
Traffic Studies
Parking Studies

SLR Consulting
Suite 2
125 Bull Street
NEWCASTLE WEST NSW 2302

Attention: Rachel McNeil
Email: rmcneil@slrconsulting.com

Dear Madam,

RE: DEE WHY 7-ELEVEN PETROL STATION
RESPONSE TO MATTERS RAISED BY TfNSW

1. As requested, we are writing to respond to matters raised by TfNSW in its letter dated 20 November in relation to the development application (DA) to replace the existing underground petrol tanks at the 7-Eleven petrol station in Dee Why. The matters raised by TfNSW and our response are set out the following sections.
 - i. *The submitted plans indicate that the tanker will be blocking two traffic lanes on Pittwater Road within close proximity to the signalized intersection, whenever they are required to wait for vehicles to exit at the proposed entry/exit driveway on Pittwater Road. It is requested that this driveway is changed to 'entry only' to address this concern. All vehicles should exit onto Hawkesbury Road*
 - ii. *Another option might be for the proponent to consider widening the first entry driveway on Pittwater Road for the tankers. However, this depends on whether the swept path analysis demonstrates that tankers can enter on Pittwater Road and exit on Hawkesbury Road in a forward direction*
2. To address the concerns raised by TfNSW with regards with the tanker entering the site from the southern driveway (as outline in the first point of the TfNSW letter) the following measures are proposed::

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

Colston Budd Rogers & Kafes Pty Ltd

- tanker deliveries would occur between when the petrol station is not busy, between 12.00am and 6.00am;
 - the tanker would enter the site via the northern driveway on Pittwater Road, park on the southern part of the site, unload fuel and then exit via a left turn onto Hawkesbury Avenue;
 - the northern driveway will be widened (as suggested in the second point of the TfNSW letter). The required widening is shown on the plan provided in Attachment A; and
 - between 12.00am and 6.00am (or after the tanker has entered the site), the fuel pumps on the northern side of the northern bowser would have “not use signs” and cones would be placed on the northern side of this bowser (to stop cars parking on this side of the bowser). This is to keep this area clear so that the tanker can travel through the site.
3. The tanker turn path (showing entry from the northern driveway (left turn from Pittwater Road and exit via a left turn onto Hawkesbury Avenue) is provided in Attachment B.:
4. The above changes address the concern raised by TfNSW with respect to the tanker entering via the southern driveway on Pittwater Road
5. 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 ROGERS & KAFES PTY LTD

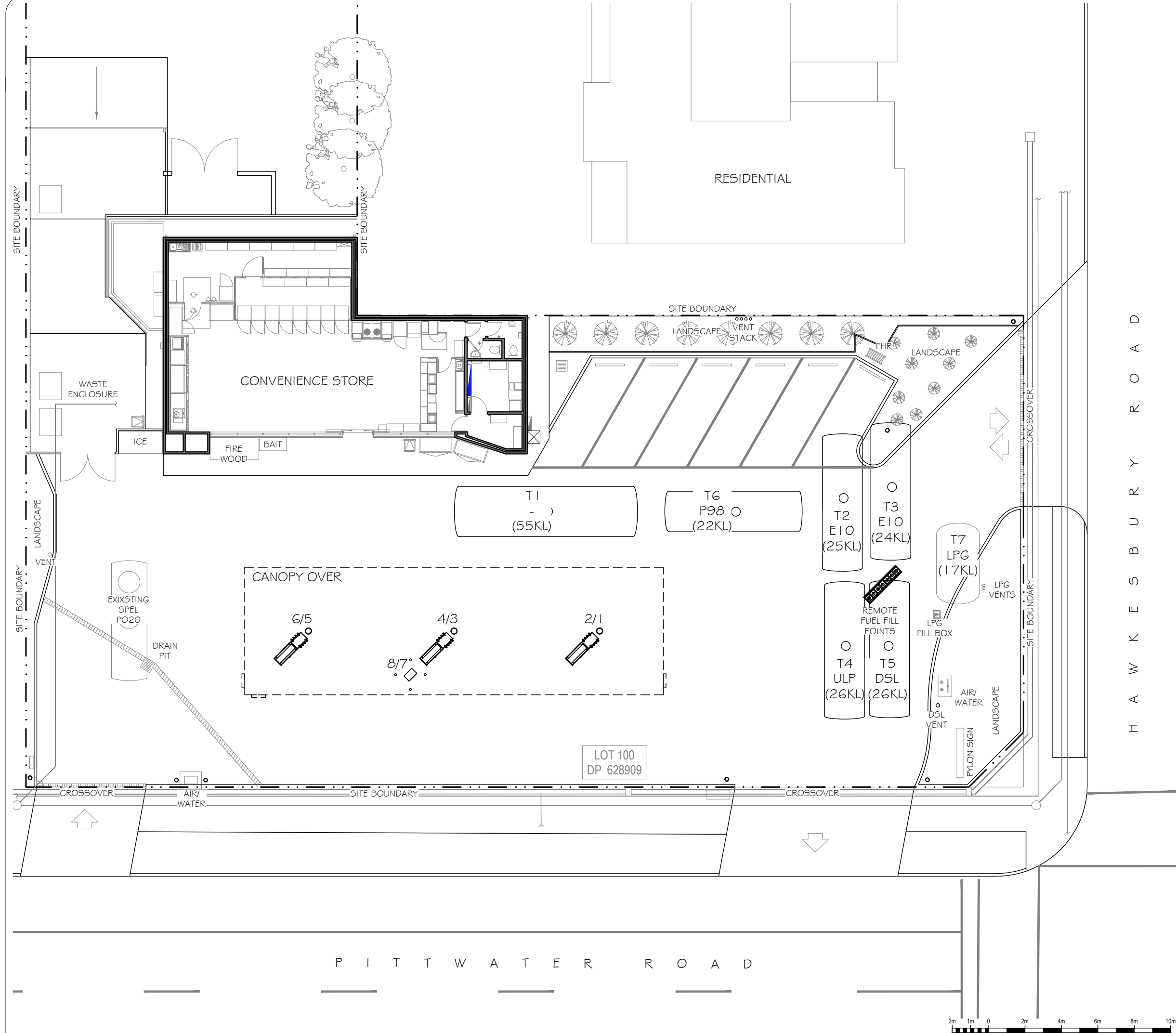
A handwritten signature in black ink, appearing to read 'Tim Rogers', with a stylized flourish at the end.

Tim Rogers

Director

ATTACHMENT A

AMENDED SITE PLAN



INFORMATION ISSUE

NO.	0	DATE	16.12.19	BY	EZ	INITIAL HAZKEM ISSUE	APPROVED
AMENDMENT							

7-ELEVEN STORES PTY LTD
INCORPORATED IN VICTORIA TELEPHONE (03) 9541 0711 FAX (03) 9541 0782
357 FERN TREE GULLY ROAD MOUNT WAVERLEY
VICTORIA 3149 AUSTRALIA

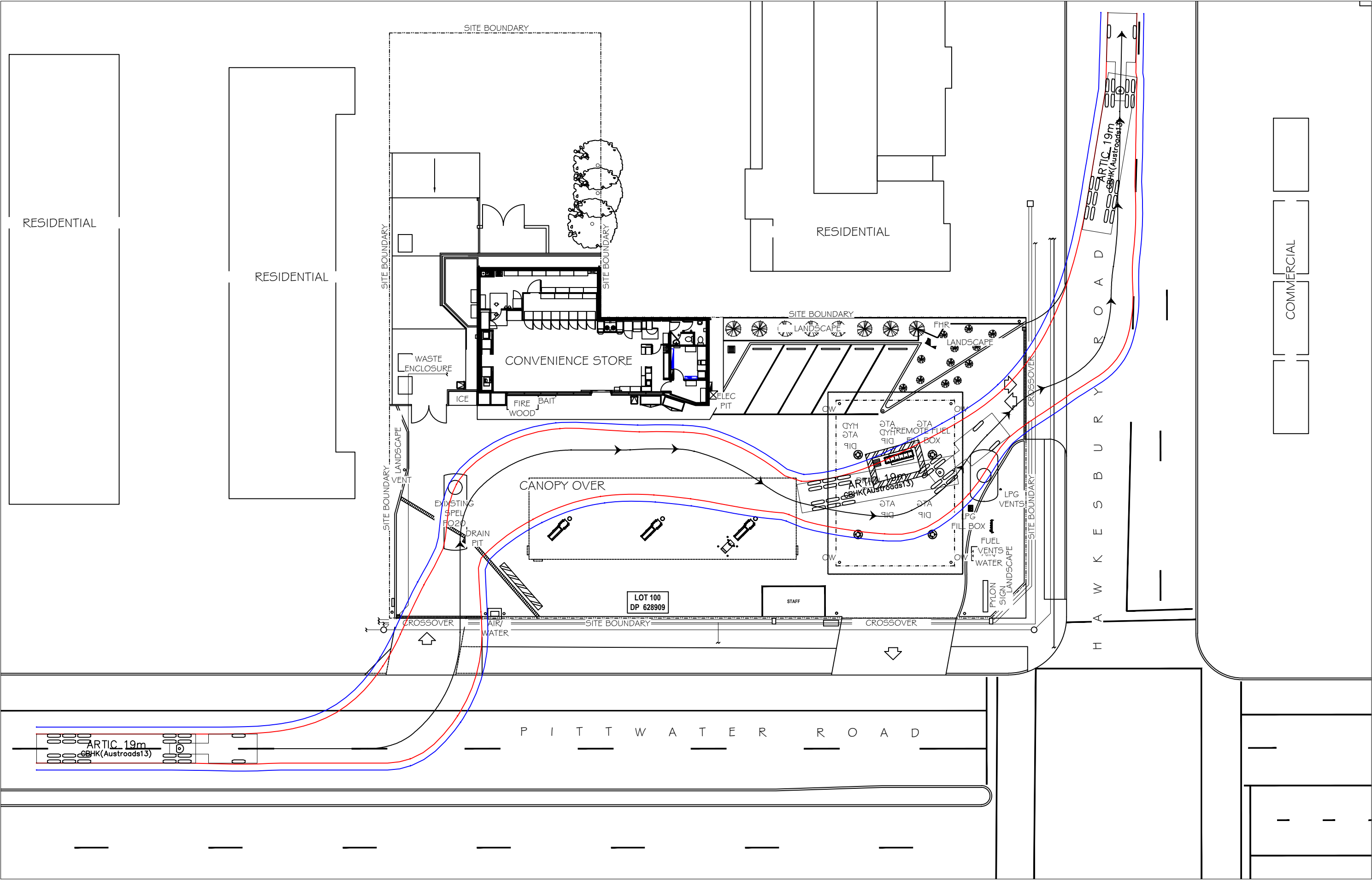


DATE CREATED	16.12.19
DRAWN BY	EZ
CHECKED BY	
APPROVAL FOR ISSUE	
SCALE	1:200 @A3
DATE PLOTTED	

PROJECT	7 ELEVEN SERVICE STATION TANK REPLACEMENT 940 PITTWATER ROAD DEE WHY, NSW		
TITLE	SITE PLAN EXISTING CONDITIONS		
SHEET	SHEET SIZE	DRAWING No.	REVISION NO.
	A3	HAZ-2563-A01	0

ATTACHMENT B

VEHICLE TURN PATHS



NOTE:
SKETCH PLAN ONLY. PROPERTY BOUNDARIES, UTILITIES, KERBLINES & DIMENSIONS ARE SUBJECT TO SURVEY AND FINAL DESIGN. TRAFFIC MEASURES PROPOSED IN THIS PLAN ARE CONCEPT ONLY AND ARE SUBJECT TO FINAL DESIGN BY CIVIL ENGINEERS.

— Swept Path of Vehicle Body
— Swept Path of Clearance to Vehicle Body

19.0m ARTICULATED
VEHICLE SWEEP PATHS