
Colston Budd Rogers & Kafes Pty Ltd

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

Our Ref: TR/10857/jj

Transport Planning
Traffic Studies
Parking Studies

12 March 2019

Invesco Asset Management Australia (Holdings) Limited
c/- Point Polaris
L25, Tower III - International Towers
300 Barangaroo Avenue
BARANGAROO NSW 2000

Attention: Roland Howell

Email: roland.howell@pointpolaris.com.au

Dear Sir,

RE: FORESTWAY SHOPPING CENTRE REDEVELOPMENT REVIEW OF TRAFFIC MATTERS RAISED IN SUBMISSIONS

1. As requested, we have reviewed the traffic matters raised in submissions to the DA for the redevelopment of Forestway shopping centre. The traffic matters raised in submissions are summarised below:
 - impact of proposed taxi zone on southern side of Russell Avenue
 - provision of bigger parking spaces;
 - increase in traffic on local streets to the south west of the centre;
 - impact of the proposed shopping centre access on traffic flow on Forest Way;
 - impact of increased traffic on Grace Avenue;
 - pedestrian safety at proposed shopping centre access on Forest Way; and
 - no provision for commuter parking.

2. Our response to these matters is set out below.

Taxi Zone on Southern Side of Russell Avenue

3. The proposed taxi zone on the southern side of Russell Avenue has been relocated to Sorlie Place following discussions with Council.

Provision of Bigger Parking Spaces

4. New parking areas within the redeveloped shopping centre will be designed to comply with the requirements of AS2890.1-2004 and AS2890.6-2009. We

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 - Stan Kafes - Tim Rogers - Joshua Hollis ACN 002 334 296
EMAIL: cbrk@cbrk.com.au

note that parking spaces provided to current Australian Standards are bigger than those provided within the existing shopping centre.

Increase in Traffic on Local Streets to the Southwest of the Centre

5. As part of the proposed redevelopment of the shopping centre, a new access is proposed on Forest Way. This new access would allow right turns out of the shopping centre onto Forest Way. Provision of this access will improve access to Forest Way and Warringah Road, and hence minimise traffic from the shopping centre onto the local streets south west of the shopping centre. Any increase in traffic on these streets would be local residents accessing the shopping centre.

Impact of Proposed Access on Forest Way

6. Concern has been raised that the proposed access on Forest Way would result in an additional set of traffic signals on Forest Way and that this would increase delays to traffic flows on Forest Way. The proposed access does not result in an additional set of traffic signals on Forest Way. Rather it modifies the existing pedestrian signals to allow for a right turn out of the shopping centre. The traffic signals would continue to operate with 2 phases, with the same cycle times and green times as the existing situation. Extensive network modelling has been undertaken. This found that with appropriate coordination of the traffic signals along Forest Way and the proposed road upgrades under construction completed, the surrounding road network can satisfactorily accommodate the additional traffic generated by the proposed redevelopment of the shopping centre.

Impact of Increased Traffic on Grace Avenue

7. As noted previously the provision of the proposed access to Forest Way will improve access to Forest Way and Warringah Road, and hence minimise traffic from the shopping centre onto the local streets. We note that the car park access to Grace Avenue is located as close as practical to the intersection with Russell Avenue in order to minimise traffic increases in Grace Avenue. Any increase in traffic on Grace Avenue (south of the site access) would be local residents accessing the shopping centre.

Pedestrian Safety at Forest Way Access

8. Concern has been raised that the proposed access on Forest Way would require pedestrians to wait on a small concrete island before crossing Forest Way. For the DA, concept plans of the proposed the proposed Forest Way Access were provided. Post DA, detailed engineering plans will be prepared (in accordance with RMS and Austroad guidelines) including the provision appropriate pedestrian facilities across the site access and Forest Way.

Colston Budd Rogers & Kafes Pty Ltd

Notwithstanding this, given the existing traffic signals are proposed to be modified, the final design will require RMS approval

Commuter Parking

9. Concern has been raised that no commuter parking has been provided as part of the proposed redevelopment of the shopping centre. The proposed redevelopment provides appropriate parking for the shopping centre as required by Council's planning controls. There is no requirement to provide commuter parking.
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 ROGERS & 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, prominent 'R'.

Tim Rogers
Director