

Attention: Jennie Masson
JBA Planning Pty Ltd
Level 7
77 Berry Street
NORTH SYDNEY NSW 2060

13 October 2008

Dear Jennie,

**Re: Frasers Broadway Development
Review of Modified Concept Plan**

As requested we have reviewed the proposed changes to the concept plan submitted to the Department of Planning for their preliminary review. These proposals include changes to the internal road network and Block 1 vehicular access. We note that these changes have occurred since the submission of our traffic report¹ as part of the concept plan application. The findings of this review are presented below.

Proposed Changes

The proposed changes in relation to traffic and access are summarised below:

1. Access driveway to Block 1 is relocated from Balfour Street to Tooth Avenue opposite the heritage chimney stack.
2. Balfour Street becomes two-way between Broadway and Tooth Avenue
3. Carlton Street becomes two-way between O'Connor Street and Tooth Avenue
4. Tooth Avenue becomes two-way between Carlton Street and Kent Street

A plan showing the proposed changes is provided in **Appendix A** of this report.

Comments on Changes

Relocation of Block 1 Vehicular Access

This amended location of the access driveway to Block 1 is considered an improvement to the original proposal to have the driveway located in Balfour Street.

¹ Frasers Broadway Masterplan Traffic and Transport Assessment Report - Masson Wilson Twiney Pty Limited July 2008

Whilst our modelling showed that it was unlikely in any case, the change removes completely the potential for vehicles queuing in Balfour Street at the traffic signals at Broadway to block egress of vehicles exiting Block 1.

Changes to Balfour Street / Carlton Street / Tooth Avenue

The proposed changes relate only to internal traffic circulation within the site and will not affect the external road network.

The proposed one way operation of Tooth Avenue, Carlton Street and the southern end of Balfour Street would prevent a vehicle from finding its way back to Balfour Street once it had turned left or right into Tooth Avenue. The arrangement did not allow vehicles to circulate the central core of the site. In some instances vehicles would have been required to exit the site onto the surrounding road network and to circulate within the site.

The introduction of two – way traffic on these roads will allow vehicles to circulate around the central core of the site and find their way around more easily without the need to exit and then re enter the site. In addition, the circulation of traffic around the central core will provide passive security benefits for pedestrians and users of the main park.

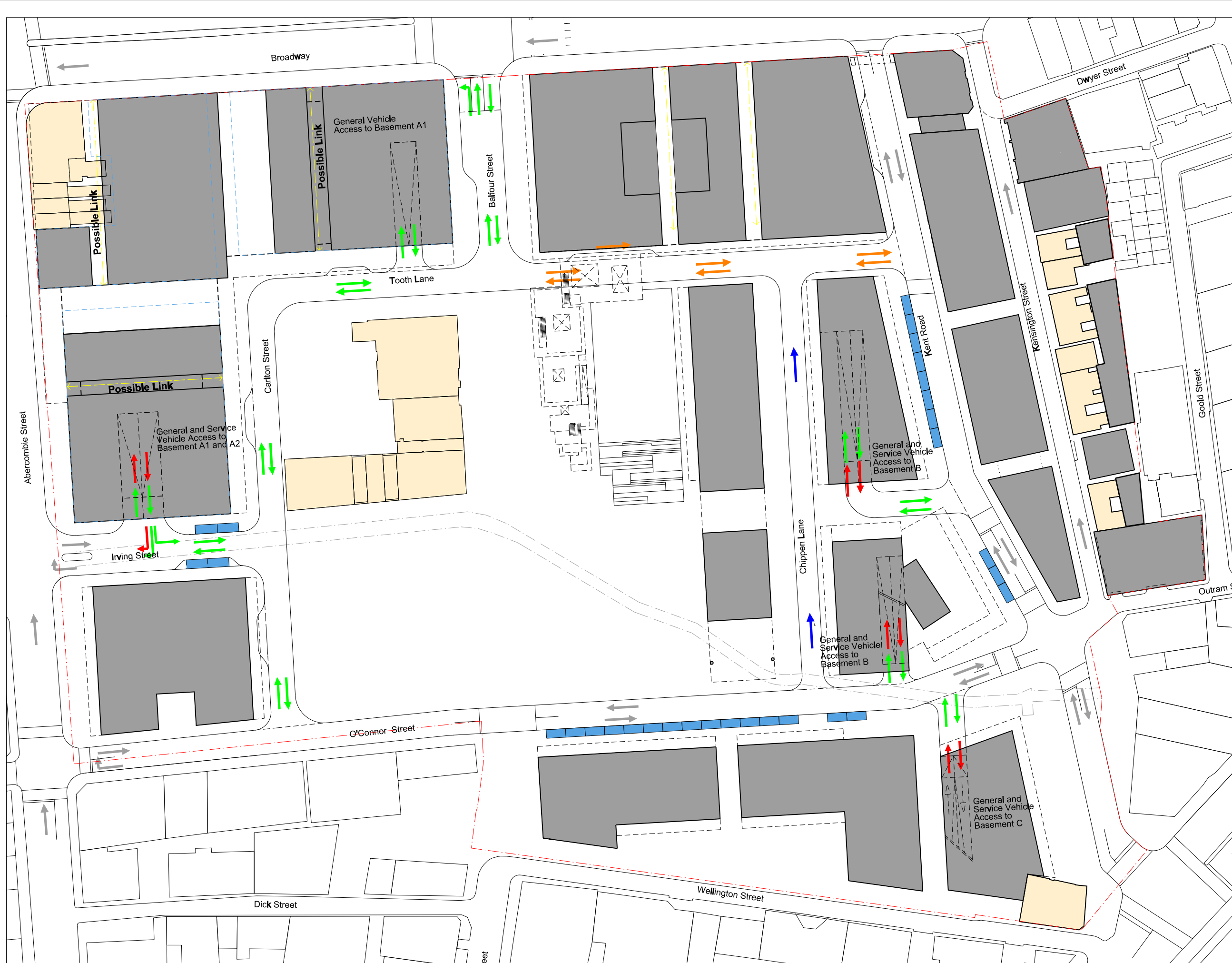
Overall whilst the proposed changes are relatively minor, the benefits are considered an improvement to traffic access and circulation within the site.

I trust this information assists. Please contact me if you require any further clarification regarding the above matters.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Dean Brodie', written over a horizontal line.

Dean Brodie
Executive Transport Planner



General Notes

- Do not scale drawings. Dimensions govern.
- All dimensions are in meters unless noted otherwise.
- All dimensions shall be verified on site before proceeding work.
- Foster + Partners shall be notified in writing of any discrepancies.

Rev.	Date	Reason For Issue	CK
07	15/10/08	Submission DoP	
06	14/10/08	Submission DoP	
05	27/05/08	Submission amended DoP	
04	15/05/08	Submission DoP	
03	07/05/08	Submission amended CP	
02	30/04/08	Submission amended CP	
01	21/04/08	Submission amended concept plan	
00	07/04/08	Final coordination	
-	31/03/08	For information (90% issue)	



Notes

	Drop Off
	General Vehicle Access
	Service Vehicle Access
	Drop Off and Taxi only
	Traffic Direction
	Residential only
	Parking lots
	Development boundary
	Possible pedestrian link
	Maximum building envelope

FRASERS PROPERTY

Project Frasers Broadway
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Title
**Concept Plan
Traffic
Access, Parking**

Project No.	Scale @ A3	Date	Drawn By
1645	1:1000	31/03/08	
Number	Revision		
A-1257			07