

Traffic Engineering Letter

To	Kosmos Property Group Pty Ltd Atf Kosmos Family Trust	Date	22 May 2026
Prepared by	Bradley Fuller, Modus Senior Traffic Engineer	Approved by	Harj Singh, Modus Executive Director (RPEQ 22364)
Location	302 Ferguson Road, Seven Hills		
Subject	Proposed Development - Traffic Engineering Letter		
Status	Final	Attachments	Appendix A: Development Plans

Introduction

Overview

Modus has been commissioned by Kosmos Property Group Pty Ltd Atf Kosmos Family Trust to provide traffic and transport advice in relation to the proposed development located at 302 Ferguson Road, Seven Hills.

This Traffic Engineering Letter has been produced by Modus to assess the traffic and transport engineering items in support of the proposed development. A copy of the proposed development plans are provided at **Appendix A**.

Modus has completed this Traffic Engineering Letter in accordance with the usual care and thoroughness of the consulting profession.

The assessment is based on accepted traffic engineering practices and standards applicable at the time of undertaking the assessment. Modus disclaims responsibility for any changes to project planning or road conditions that may occur after completion of the assessment.

Site Location

The development site is located at 302 Ferguson Road, Seven Hills and is bounded by Ferguson Road to the north, Hume Street to the west and residential uses to the south and east.

It is noted that both Ferguson Road and Hume Street are classified as Neighbourhood Roads with posted speed limits of 50 km/hr.

In accordance with the BCC Infrastructure Design PSP, a Neighbourhood Road is classified as accommodating up to 6,000 vehicles per day.

Crash Review

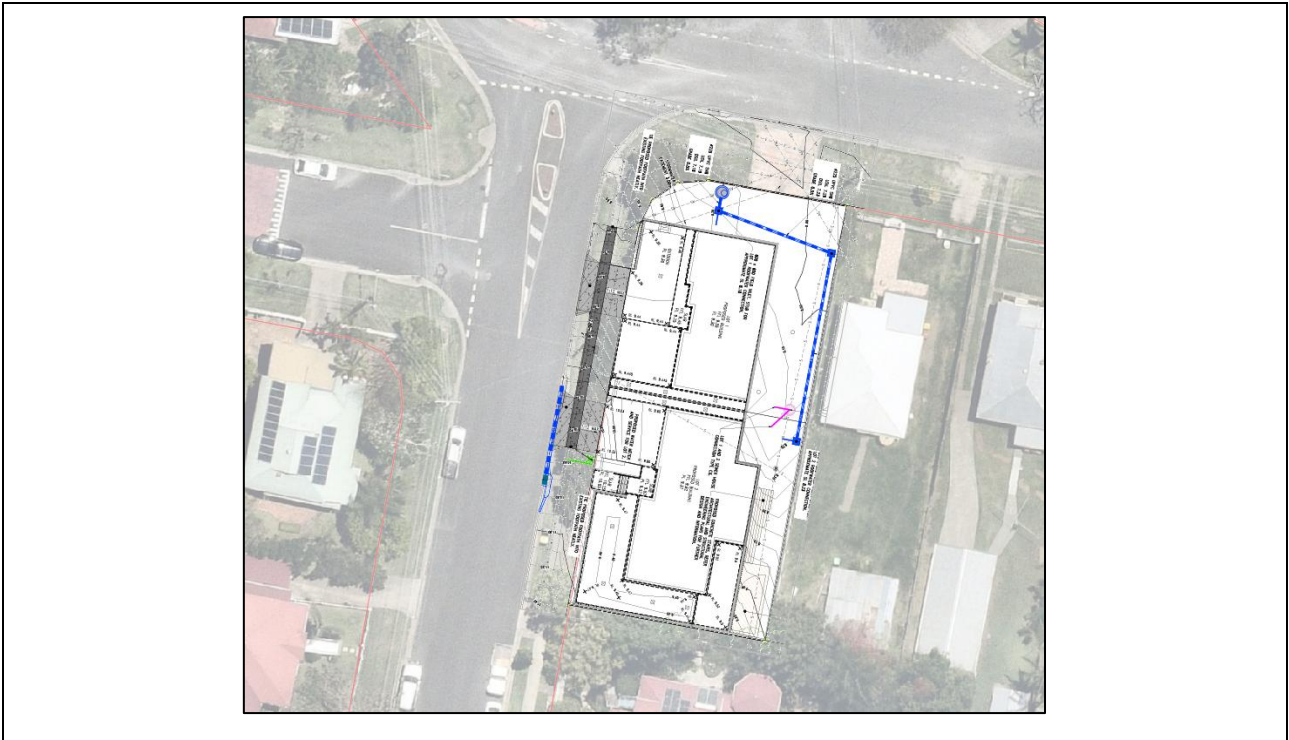
Modus has reviewed historic TMR Crash Data, which confirms that zero (0) crashes have occurred near the subject site within the previous five (5) year period. As such, Modus does not consider there to be any significant underlying safety concerns along the surrounding external road network.

Traffic Engineering Review

Proposed Development

The proposed development will comprise a one (1) Lot into two (2) Lot Subdivision, with two (2) new crossovers provided onto Hume Street as illustrated on Figure 1 below.

Figure 1 Proposed Development Layout



Access Design

The proposed crossovers accommodate minimum driveway widths of 3.0m as per Australian Standards 2890.1 and hence are considered acceptable.

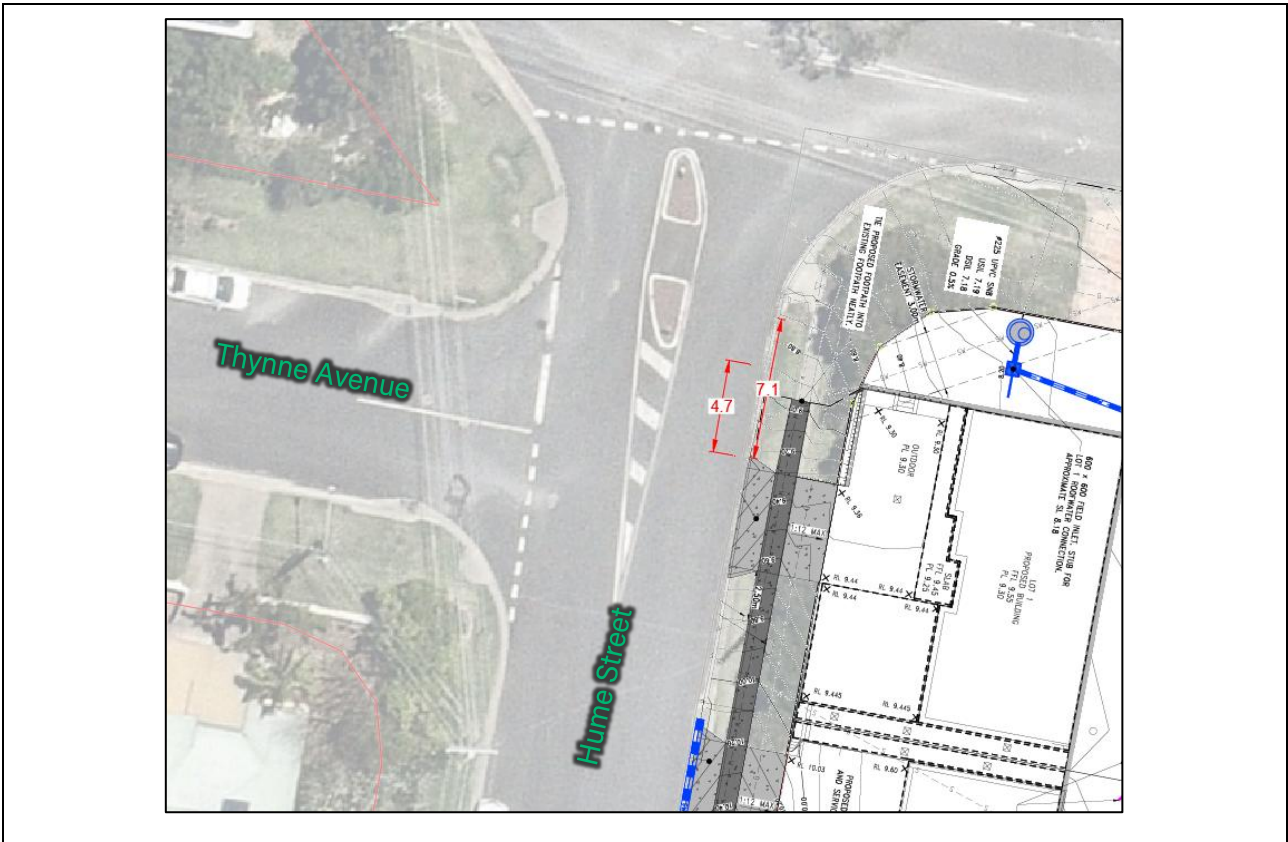
Access Location

The proposed Lot 1 access ensures a minimum 6.0m separation to the tangent point of the Ferguson Road / Hume Street intersection, and hence complies with Australian Standards 2890.1.

However, the proposed Lot 1 access is not able to accommodate a minimum separation of 10.0m from the median break nose, nor sufficient intersection spacing to the Hume Street / Thynne Avenue intersection.

This is illustrated on Figure 2 on the subsequent page.

Figure 2 Proposed Lot 1 Access Separation





However, Modus is of the professional opinion that the proposed access location is acceptable on the following basis:

- ▶ In accordance with the TMR GTIA, a 'Low' road environment level of risk is applied when daily volumes are less than 8,000 vehicles and vehicle speeds are less than 50 km/hr. Noting that all surrounding roads are Neighbourhood Roads (maximum 6,000 vehicles per day as per the BCC Infrastructure Design PSP) and have 50 km/hr speed limits, the site context indicates a 'Low' road environment level of risk,
- ▶ The proposed Lot 1 access is expected to cater for up to one (1) vehicle movement per hour, indicating the theoretical likelihood of a development vehicle conflicting with a throughbound is at most once per hour.

Furthermore, the surrounding road network accommodates sufficient driver visibility to the proposed access location as illustrated in Table 1 on the subsequent page.

Table 1 Driver Perspective From Surrounding Road Network

Driver Perspective from Southern Approach (Hume Street)

Driver Perspective from Western Approach (Thynne Avenue)


As such, Modus considers the proposed access arrangements to be acceptable from a traffic engineering perspective.

Summary

Therefore, Modus is of the opinion that the proposed development is acceptable from a traffic engineering perspective and will not have a substantial impact on the safety or efficiency of the external road network.

Should there be any issue with the above, please contact the undersigned.

Yours sincerely,

HSingh

MODUS TRANSPORT AND TRAFFIC ENGINEERING



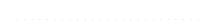










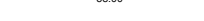



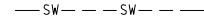
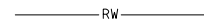


Harj Singh
Executive Director (RPEQ 22364)

APPENDIX A

Development Plans

NOTE:
DA DESIGN ONLY. NOT TO BE USED FOR CONSTRUCTION.

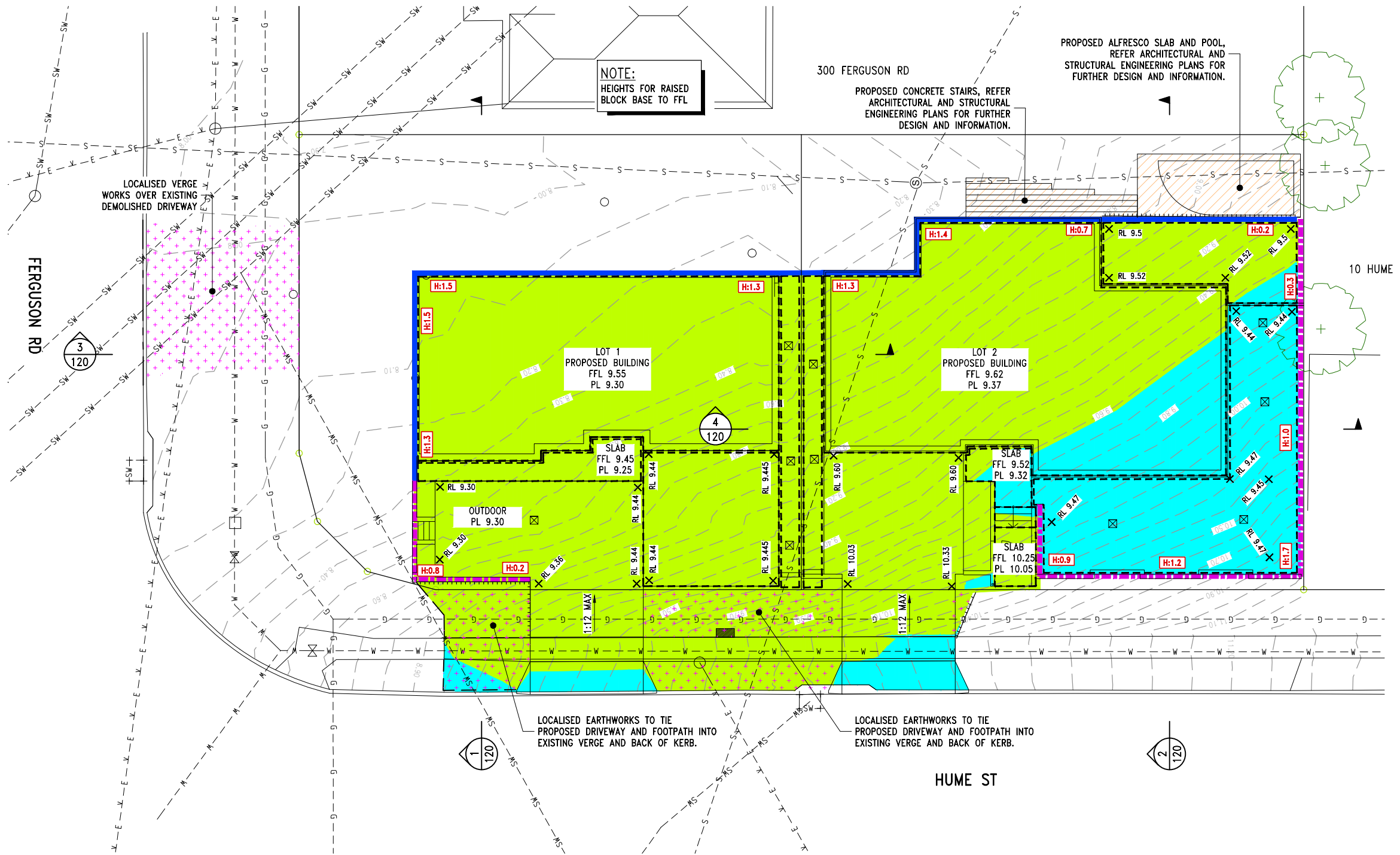
LEGEND

-  EXISTING LOT BOUNDARY
-  PROPOSED KERB
-  EARTHWORKS BATTER TOP
-  EARTHWORKS BATTER BOTTOM
-  EARTHWORKS PAD
-  PROPOSED RETAINING WALL (HEIGHT IN m)
-  RAISED BLOCK BASE
-  AREA OF CUT
-  AREA OF FILL
-  LOCALISED VERGE WORKS
-  DESIGN SURFACE CONTOUR (0.1m INTERVALS)
-  EXISTING SURFACE CONTOUR (0.1m INTERVALS)
-  PROPOSED SPOT LEVEL
-  EXISTING STORMWATER
-  EXISTING ROOFWATER
-  EXISTING SEWER
-  EXISTING WATER
-  EXISTING ELECTRICAL
-  EXISTING TELECOMMUNICATION
-  TREES TO BE RETAINED
-  TREES TO BE REMOVED

NOTE:
PRIOR TO CONSTRUCTION CONTRACTOR TO CONFIRM EXISTING ADJACENT LOT LEVELS, RETAINING WALLS, INCLUDING TOP AND BOTTOM & WALL HEIGHTS.

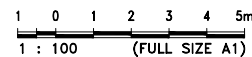
NOTE:
RETAINING WALLS WILL BE A DESIGN & CONSTRUCT ITEM BY THE CONTRACTOR. RETAINING WALL TYPE & DESIGN TO BE CONFIRMED AS PART OF CONTRACTOR'S DESIGN & CONSTRUCT WORKS.

NOTE:
EXISTING WATER ALIGNMENT TO BE CONFIRMED PRIOR TO CONSTRUCTION. LINE SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM UU MAPPING AND HAVE NOT BEEN SURVEYED.



EARTHWORKS LAYOUT PLAN
SCALE 1:100

REV	DESCRIPTION	BY	DES	DATE
A	FOR APPROVAL	NM	JH	10.06.25
B	UPDATED COUNCIL REF	NM	JH	04.09.25
	LAYOUT UPDATED	NM	JH	26.03.26



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RPEQ: DATE:
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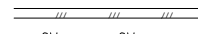
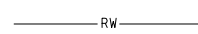
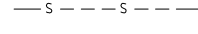
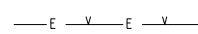
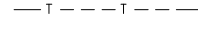

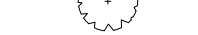












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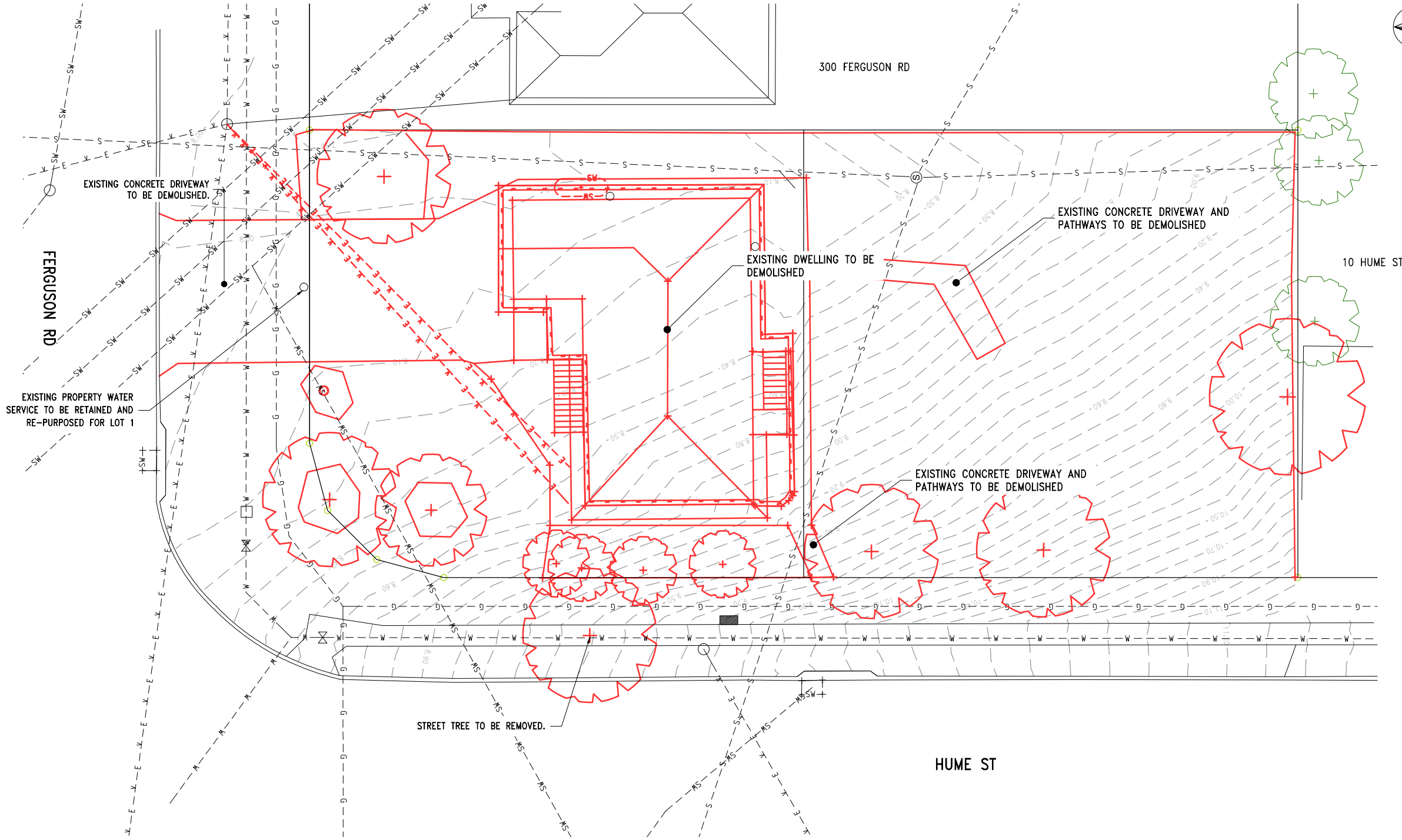


CLIENT
KOSMOS PROPERTY GROUP PTY LTD
TITLE
BULK EARTHWORKS LAYOUT PLAN

PROJECT		STATUS		DESIGNED	DRAWN	APPROVED	DATE	SCALE @ A1	SHEET
302 FERGUSON ROAD, SEVEN HILLS PROPOSED 1 IN 2 LOT ROL		FOR APPROVAL		NM	NM	JH	10.06.25	1:100	1 of 1
PROJECT No	DRAWING No	REV							
25-004	100	C							

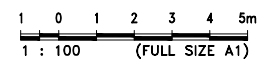
LEGEND

-  EXISTING LOT BOUNDARY
-  EXISTING SURFACE CONTOUR (0.1m INTERVALS)
-  EXISTING CONCRETE
-  EXISTING DWELLING
-  EXISTING STORMWATER
-  EXISTING ROOFWATER
-  EXISTING SEWER
-  EXISTING WATER
-  EXISTING ELECTRICAL
-  EXISTING TELECOMMUNICATION
-  EXISTING FENCE
-  TREES TO BE REMOVED
-  EXISTING CONCRETE REMOVED
-  EXISTING DWELLING REMOVED
-  EXISTING STORMWATER REMOVED
-  EXISTING ROOFWATER REMOVED
-  EXISTING SEWER REMOVED
-  EXISTING WATER REMOVED
-  EXISTING ELECTRICAL REMOVED
-  EXISTING TELECOMMUNICATION REMOVED
-  EXISTING FENCE REMOVED
-  TREES TO BE REMOVED




DEMOLITION LAYOUT PLAN
SCALE 1:100

REV	DESCRIPTION	BY	DES	DATE
A	FOR APPROVAL	NM	JH	10.06.25



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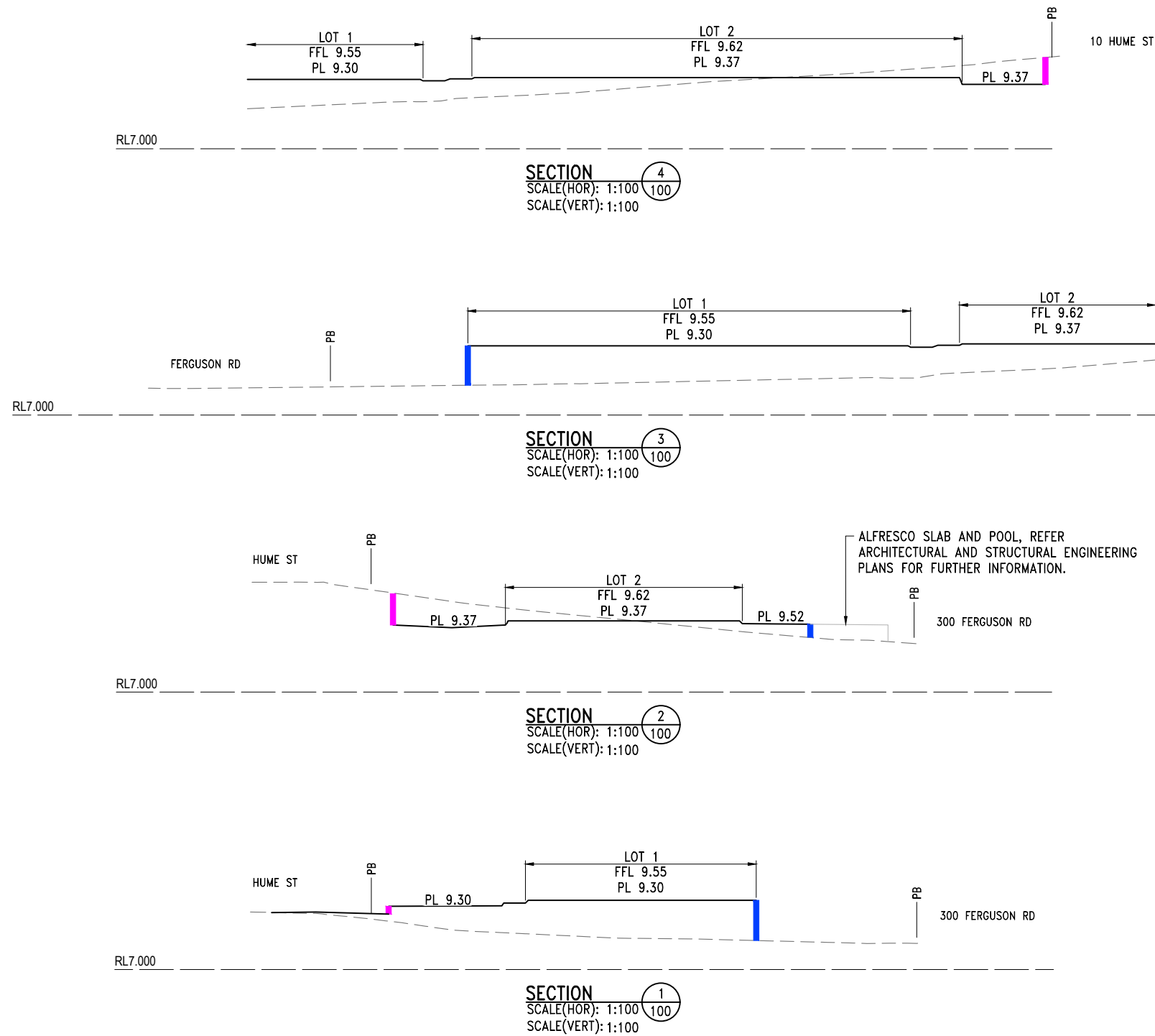
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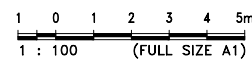
CLIENT
KOSMOS PROPERTY GROUP PTY LTD
TITLE
DEMOLITION LAYOUT PLAN

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PROJECT No	DRAWING No	REV							
25-004	101	A							

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REV	DESCRIPTION	BY	DES	DATE
A	FOR APPROVAL	NM	JH	10.06.25
B	UPDATED COUNCIL RFI	NM	JH	04.09.25
C	LAYOUT UPDATED	NM	JH	26.03.26



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CLIENT
KOSMOS PROPERTY GROUP PTY LTD
TITLE
SITE SECTIONS

PROJECT		CLIENT		PROJECT	
302 FERGUSON ROAD, SEVEN HILLS PROPOSED 1 IN 2 LOT ROL		KOSMOS PROPERTY GROUP PTY LTD		FOR APPROVAL	
DESIGNED	DRAWN	APPROVED	DATE	SCALE @ A1	SHEET
NM	NM	JH	10.06.25	1:100	1 of 1
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LEGEND

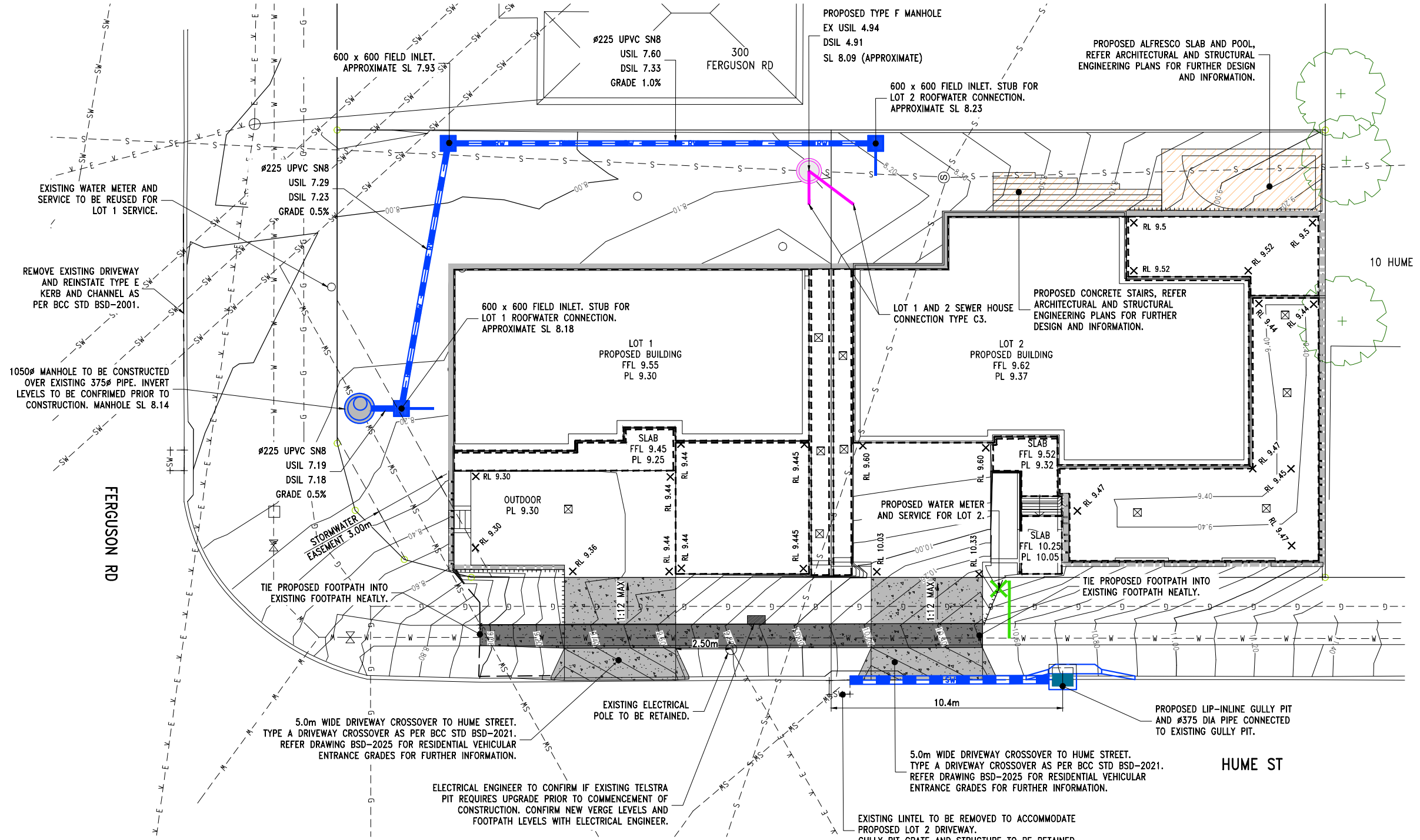
- EXISTING LOT BOUNDARY
- PROPOSED KERB
- DESIGN SURFACE CONTOUR (0.1m INTERVALS)
- PROPOSED STORMWATER LINE
- PROPOSED STORMWATER STRUCTURE
- PROPOSED WATER RETICULATION
- PROPOSED WATER CONNECTION & M
- PROPOSED SEWER RETICULATION
- EARTHWORKS BATTER TOP
- EARTHWORKS BATTER BOTTOM
- EARTHWORKS PAD
- PROPOSED RETAINING WALL
- RAISED BLOCK BASE
- PROPOSED DRIVEWAY CROSSOVER
- PROPOSED FOOTPATH
- INTERNAL DRAINAGE BY OTHERS
- EXISTING STORMWATER
- EXISTING ROOFWATER
- EXISTING SEWER
- EXISTING WATER
- EXISTING ELECTRICAL
- EXISTING TELECOMMUNICATION
- TREES TO BE RETAINED

NOTE:
EXISTING WATER ALIGNMENT TO BE CONFIRMED PRIOR TO CONSTRUCTION. LINE SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM UU MAPPING AND HAVE NOT BEEN SURVEYED.

NOTE:
HEIGHTS FOR RAISED BLOCK BASE TO FFL

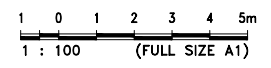
NOTE:
WHERE STRUCTURAL BRIDGING OVER EXISTING SEWER / STORMWATER SERVICES TO BE DESIGNED & CERTIFIED BY REGISTERED RPEQ STRUCTURAL ENGINEER & TO HAVE PERMITS SUBMITTED & APPROVED PRIOR TO COMMENCEMENT OF WORKS ON SITE.

NOTE:
FOR LOT 1 AND 2 DRIVEWAY GRADES REFER BCC STANDARD DRAWING BSD-2025 FOR RESIDENTIAL VEHICULAR ENTRANCE GRADES. FOR FURTHER INTERNAL DRIVEWAY GRADING REFER IPWEA STD DRG RS-050 AND AS 2890.1 PARKING FACILITIES OFF STREET CAR PARKING.



SITWORKS LAYOUT PLAN
SCALE 1:100

REV	DESCRIPTION	BY	DES	DATE
A	FOR APPROVAL	NM	JH	10.06.25
B	UPDATED COUNCIL RFI	NM	JH	04.09.25
C	LAYOUT UPDATED	NM	JH	26.03.26



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25-004	200								