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# Colston Budd Hunt & Kafes Pty Ltd

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

Our Ref: TR/7728/jj

10 December, 2010

AA Crown Holdings Pty Ltd  
c/- TPG NSW  
PO Box 1612  
NORTH SYDNEY NSW 2060

Transport Planning  
Town Planning  
Retail Studies

**Attention: Marian Higgins**  
**Email: marian.higgins@tpgnsw.com.au**

Dear Madam,

**RE: WOLLONGONG PRIVATE HOSPITAL**  
**CAR PARK MANAGEMENT PLAN**

1. In its letter dated 3 September 2010, the Department of Planning requested the preparation of a car park management plan as set out below:

*Traffic, Access and Car Parking*

*The subject proposal involves the provision of 324 car parking spaces, some of which are proposed within an arrangement that results in cars being parked in by others. These spaces are considered unsuitable for visitors or patients, but through proper management can be used effectively by staff. In this respect, the provision of a car park management plan is requested that deals with the arrangement of use of such spaces to ensure efficient use and functionality of the car park. Additionally, the car park management plan should provide details that clearly demonstrate access arrangements to the basement car park, including details on whether any fees or payments are required for the use of the car park.*

2. We prepared the traffic report that accompanied the Part 3A Application (Traffic Report for Proposed Private Hospital, 360-364 Crown Street, Wollongong, March 2010) for the proposed development. Sections 3.9 to 3.29 of the report addressed parking provision, access, parking layout, internal circulation and service arrangements. Set out below is the Car Park Management Plan.

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

Car Park Management Plan

3. The proposed car park comprises 324 car parking spaces over 3 basement levels (excluding the small short stay car park at the Crown Street level). Access is proposed from Crown Street (via a new traffic signal controlled intersection) with ingress and egress, and Urunga Parade (ingress only). The car park has been designed to comply with the requirements of AS2890.1-2004 with respect to parking bay dimensions, aisle widths ramp grades and parking controls. The car park will be a controlled car park with boom gates controlling access to and from the car park. A number of parking bays (11 pairs of spaces on B1 and 8 pairs of spaces on B2 and B3) are stacked (tandem) parking.
4. The proposed basement car park will provide parking for staff, patients and visitors. A fee will be charged to park in the car park with a fee structure similar to the nearby Wollongong hospital car park. Some concessions may be given to staff members working at night or patients of the clinics. These measures will be finalised with stakeholders once the hospital is operational and tenants are known.
5. The small short stay car park at the Crown Street level provides 7 parking spaces (including 1 disabled space). These spaces will be designated as 5 minute parking and function as a set down/pick up area. Access to this car park is provided via the proposed traffic signal controlled access off Crown Street. This car park also includes a set down/pick up bay for taxis and mini buses.
6. Stacked parking on each level (16 spaces per level) will be allocated to staff with each pair of spaces allocated to the one tenancy so that access to and from these spaces can be easily managed. Four disabled spaces are provided on each level. Bicycle and motor cycle parking is provided on each level.
7. Within the car park, spaces will be designated for either staff or visitor/patient parking. Parking on the upper level (basement 1) will generally be allocated for visitor/patient parking (except for the stack parking spaces), providing some 88 visitor/patient spaces. The two lower parking levels (basement 2 and basement 3) will generally be allocated to staff parking. The mix of staff and visitor/patient parking will be finalised once the tenants of the proposed development are known.

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8. Signage and line marking will direct vehicles around the car park to the appropriate parking areas. It is suggested that the car park management be regularly reviewed to determine whether the allocation of parking spaces needs to be changed (to meet demand) and/or the fee structure adjusted.
6. 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

A handwritten signature in black ink, appearing to read 'T. Rogers'. The signature is written in a cursive style with a large, prominent 'R'.

T. Rogers  
Director