
Colston Budd Rogers & Kafes Pty Ltd

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

Our Ref: SK/10481/jj

Transport Planning
Traffic Studies
Retail Studies

9 November, 2017

Crown Group
Level 29
1 Market Street
SYDNEY NSW 2000

Attention: Suzan Oktay
Email: suzanoktay@crowngroup.com.au

Dear Madam,

**RE: S75W APPLICATION FOR EASTLAKES SHOPPING CENTRE
NORTHERN SITE DEVELOPMENT**

1. As requested, we are writing to address parking matters raised by Bayside Council in their submission to the Department of Planning regarding the Section 75W application. We have previously prepared a traffic report⁽¹⁾ which was submitted as part of the Section 75W modifications to the project approval (MP09_0146) for the redevelopment of the centre.
2. The Project Approval includes the following parking rates for the development:
 - ❑ 1 space per studio, one bedroom and two bedroom units;
 - ❑ 2 spaces per three bedroom and four bedroom units;
 - ❑ 1 visitor space per five residential units; and
 - ❑ 3.5 spaces per 100m² GLA for retail uses.
3. Bayside Council, in its letter dated the 23 August 2017, suggested the following modifications to these rates:
 - ❑ 2 spaces for two bedroom units; and
 - ❑ 6 spaces per 100m² GFA for retail uses.

⁽¹⁾ "Traffic Report for .Section 75W Modifications to Project Approval for the Proposed Redevelopment of Eastlakes Shopping Centre", July 2017, Colston Budd Rogers & Kafes Pty Ltd.

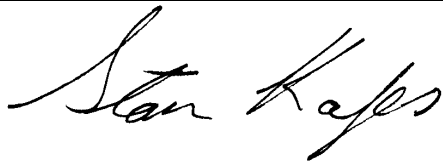
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4. As noted in our report⁽²⁾ that supported the application for the approved development, the rates that have been approved are within the range of Council's DCP parking rates and RMS guidelines. This represents a balance approach of providing appropriate parking while encouraging travel by means other than private car.
5. Council also noted that some of the parking for the northern site development is proposed to be provided in the southern site. It is now proposed to provide all the parking for the northern site development on the same site, by provision of a third basement level.
6. The northern site development, with the Section 75W modifications, will provide 2,960m² GLA retail and 133 residential units, comprising 1 studio unit, 47 one bedroom units, 77 two bedroom units and 8 three bedroom units.
7. Application of the approved parking rates results in a requirement for 272 parking spaces. The proposed northern site development, including the third basement parking level, will provide parking for 280 vehicles (136 retail and visitor parking spaces and 144 residential parking spaces) satisfying this requirement.
8. Retail parking will be provided on levels B1 and B2 with residential parking on levels B2 and B3. Busy times for residential visitor parking and retail parking will occur at different times. Therefore, to make efficient use of the parking provision, the residential visitor parking would be shared with the retail parking.
9. 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



S. Kafes
Director

⁽²⁾ "Transport and Accessibility Impact Assessment for Part 3A Application for the Proposed Redevelopment of Eastlakes Shopping Centre", July 2012, Colston Budd Hunt & Kafes Pty Ltd.