
Colston Budd Rogers & Kafes Pty Ltd

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

Our Ref: SK/11248/jj

Transport Planning
Traffic Studies
Retail Studies

5 June, 2019

Crown Group
Level 29
1 Market Street
SYDNEY NSW 2000

Attention: Mark Rabone

Email: markrabone@crownsgroup.com.au

Dear Sir,

RE: REVIEW OF REVISED CAR PARKING ARRANGEMENTS
FOR EASTLAKES SHOPPING CENTRE
NORTHERN SITE DEVELOPMENT

1. As requested, we have reviewed the revised car parking arrangements for the northern site of the approved Eastlakes shopping centre.
2. We have reviewed the following drawings prepared by FJMT Architects, showing ground floor and basement levels 1, 2 and 3, of the revised car park:
 - ❑ Ground Floor, S75WI30002, Revision 10, dated 4 June 2019;
 - ❑ Basement 1, S75WI30006, Revision 07, dated 4 June 2019;
 - ❑ Basement 2, S75WI30005, Revision 09, dated 4 June 2019; and
 - ❑ Basement 3, S75WI30015, Revision 04, dated 4 June 2019.
3. We have reviewed the revised car parking arrangements in accordance with the Australian Standards for Parking Facilities (Part 1: Off-street car parking, Part 2: Off-street Commercial Vehicle Facilities and Part 6: Off-street Parking for People with Disabilities), AS2890.1-2004, AS2890.2-2002 and AS2890.6-2009. A copy of our compliance review is attached.
4. No changes are proposed to the vehicular access arrangements onto Evans Avenue. The access arrangements to basement parking and on-site loading area will be provided in accordance with the Australian Standard for Parking Facilities Part 1: Off-street car parking (AS2890.1-2004) and Part 2: Off-street commercial vehicle facilities (AS2890.2-2002).

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

5. The proposed modifications to car parking arrangements include a reconfiguration of on-site parking within basement levels 1, 2 and 3. Retail parking will be provided on basement levels 1 and 2 with residential parking on basement levels 2 and 3.
6. Inside the property line of the development, the driveway will have a maximum grade of 1 in 20 for the first six metres into the site, with clear areas for appropriate sight lines to pedestrians. Internal ramps will be a maximum grade on 1 in 5 with appropriate transitions at the top and bottom of the ramps accessing the various basement levels.
7. Retail parking spaces will be 2.7 metres wide by 5.4 metres long and residential parking spaces will be 2.4 metres wide by 5.4 metres long. Aisle widths within the car park will be a minimum width of 6.2 metres wide. Columns will be set back 750mm from the front of parking spaces and parking spaces located adjacent to obstructions will be 300mm wider to provide for door opening.
8. Small car parking spaces will be 2.3 metres wide by 5 metres long and motorcycle parking spaces will be 1.2 metres wide by 2.5 metres long. Motorcycle parking will be provided on basement levels 1 and 2.
9. A small area of residential parking, including a proposed car wash bay, is located within the south eastern corner of basement level 2. This area should be reconfigured as shown on Figure 3 of the attached compliance review, in order to provide appropriate access to the adjacent residential parking spaces.
10. Visitor bicycle parking will be provided on ground level adjacent to the eastern boundary of the site, with direct access to and from Evans Avenue. The visitor bicycle parking will comprise a bicycle rack (security level C), in accordance with Australian Standard AS2890.3-2015.
11. Disabled parking spaces will be provided in accordance with the Australian Standards AS2890.6-2009. These spaces will be 2.4 metres wide by 5.4 metres long with an adjacent shared zone of 2.4 metres wide for wheelchair access. Height clearance will be 2.5 metres above disabled parking spaces and 2.2 metres elsewhere within the car park. These dimensions are appropriate, being in accordance with the Australian Standards AS2890.1-2004 and AS2890.6-2009.
12. No changes are proposed to the loading dock arrangements. The loading dock will cater for service vehicles ranging from medium to large rigid trucks. Appropriate on-site manoeuvring area will be provided for service vehicles to enter and exit the site in a forward direction. The loading dock arrangements will be provided in accordance with the Australian Standard AS2890.2-2002.

Colston Budd Rogers & Kafes Pty Ltd

13. 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 "Stan Kafes". The signature is written in a cursive, flowing style.

S. Kafes
Director

GENERAL COMPLIANCE FOR RETAIL/RESIDENTIAL - AS2890.1-2004

RAMP GRADES:

- Maximum grade of 1:20 for 6 metres prior to property boundary.
- Maximum grade of 1:6 for ramps longer than 20 metres.
- Maximum grade of 1:5 for ramps up to 20m in length.
- Maximum change in grade of - 1:8 for summit grade change, and
 - 1:6.7 for sag grade changes.
- Transitions of 2.0m should be adequate for changes in grade larger than above.
- Grades to be measured along shortest distance between two RLs.
 - i.e. on curved ramps grades to be measured along inside edge.

RAMP WIDTHS

- Straight ramps - One way - minimum width 3.0m plus 0.3m clearance on both sides.
 - Two way - minimum width 5.5m plus 0.3m clearance on both sides.
- Curved ramps - minimum inside radius 4.0m.
 - minimum circulation width 3.9m.
 - for two way ramp 0.6m separator between circulation roadways.
 - clearances of 0.3m inside and 0.5m outside to walls and vertical obstructions.
- Intersections between ramps/roadways/aisles should be checked using B99 percentile turning template.

PARKING BAYS

- Residential parking bays 2.4m wide x 5.4m long.
- Visitor parking bays 2.5m wide x 5.4m long.
- Retail parking bays 2.6m wide x 5.4 long. (2.7m wide with narrower aisle, see below)
- Disabled parking bays 2.4m wide x 5.4m long with a 2.4m wide shared zone in accordance with AS2890.6-2009.
- Columns should be set back 0.75m from front of parking bay.
- 0.3m clearance should be provided to adjacent walls.
- Columns, walls and other obstructions should be kept clear of the vehicle design envelope, Figure 5.2 AS2890.1-2004.
- Blind aisles shall be extended 1.0m beyond last parking space.

AISLES

- Minimum aisle widths should be;
 - Residential/Visitors - 5.8m to kerb or parking opposite.
 - 6.1m to wall or other vertical obstruction.
 - Retail/Shopping Centre 2.6m wide spaces - 6.6m to kerb or parking opposite.
 - 6.9m to wall or other vertical obstruction.
 - Retail/Shopping Centre 2.7m wide spaces - 6.2m to kerb or parking opposite.
 - 6.5m to wall or other vertical obstruction.

HEIGHT CLEARANCES TO STRUCTURE AND SERVICES

- 2.2m minimum clearance above circulation aisles and parking spaces.
- 2.5m minimum clearance above disabled parking bays.
- Height clearance above a sag change in grade should be measure in accordance with Figure 5.3 AS2890.1-2004.

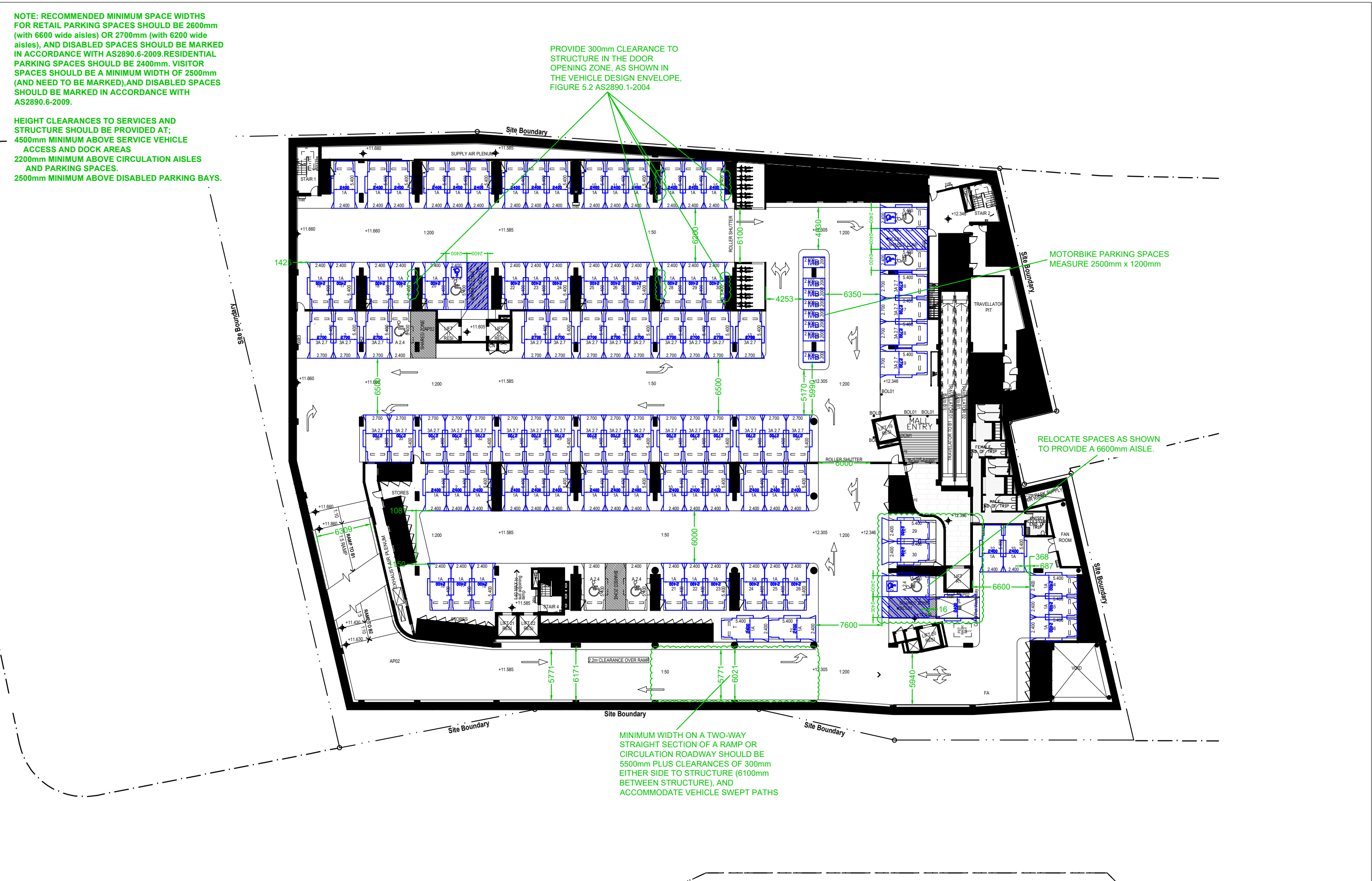
NOTE: ALL DIMENSIONS SHOWN ARE THE RECOMMEND MINIMUM BY AS2890.1-2004, AND THE PLANS HAVE BEEN CHECKED ACCORDINGLY. ANY ALLOWABLE TOLERANCES TO THESE DIMENSIONS THAT MAY OCCUR DURING CONSTRUCTION SHOULD BE ADDED AT THE DESIGN STAGE

BASE PLANS RECEIVED BY CBRK DATED: 4/06/2019
PLAN NUMBERS: S75W130005, REVISION 09
S75W130006, REVISION 07
S75W130015, REVISION 04

NOTE:
SKETCH PLAN ONLY. PROPERTY BOUNDARIES,
UTILITIES, KERBLINES & DIMENSIONS ARE SUBJECT TO
SURVEY AND FINAL DESIGN. TRAFFIC MEASURES
PROPOSED IN THIS PLAN ARE CONCEPT ONLY AND
ARE SUBJECT TO FINAL DESIGN BY CIVIL ENGINEERS.

COMPLIANCE CHECK
AS2890.1-2004 &
AS2890.2-2002

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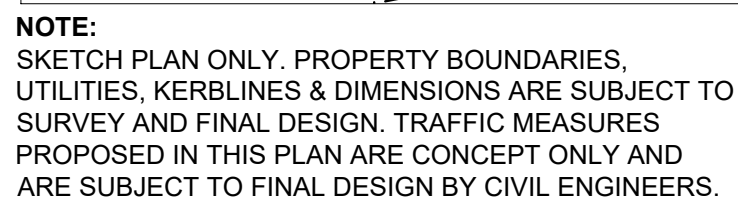
NOTE: RECOMMENDED MINIMUM SPACE WIDTHS FOR RETAIL PARKING SPACES SHOULD BE 2600mm (with 6600 wide aisles) OR 2700mm (with 6200 wide aisles), AND DISABLED SPACES SHOULD BE MARKED IN ACCORDANCE WITH AS2890.6-2009. RESIDENTIAL PARKING SPACES SHOULD BE 2400mm. VISITOR SPACES SHOULD BE A MINIMUM WIDTH OF 2500mm (AND NEED TO BE MARKED), AND DISABLED SPACES SHOULD BE MARKED IN ACCORDANCE WITH AS2890.6-2009.

HEIGHT CLEARANCES TO SERVICES AND STRUCTURE SHOULD BE PROVIDED AT;
4500mm MINIMUM ABOVE SERVICE VEHICLE ACCESS AND DOCK AREAS
2200mm MINIMUM ABOVE CIRCULATION AISLES AND PARKING SPACES.
2500mm MINIMUM ABOVE DISABLED PARKING BAYS.



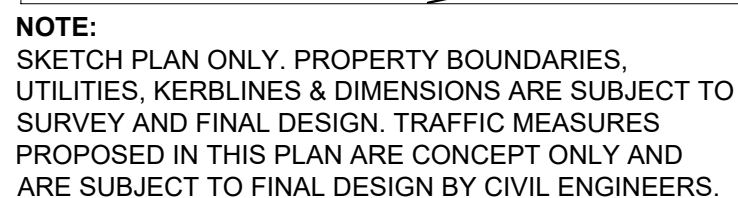
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COMPLIANCE CHECK
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AS2890.2-2002



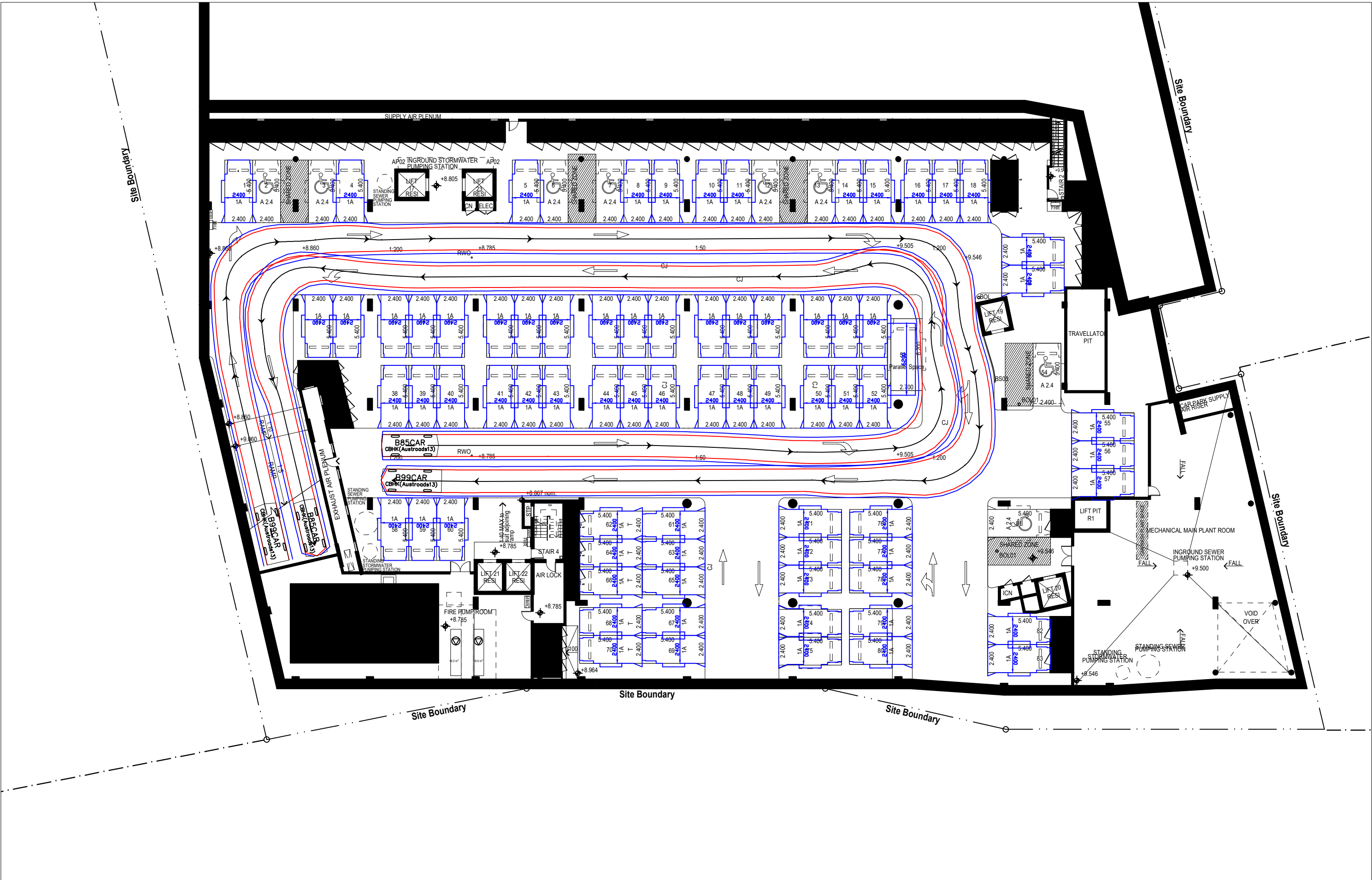
— Swept Path of Vehicle Body
— Swept Path of Clearance to Vehicle Body

B85 & B99 VEHICLE SWEEP PATHS



— Swept Path of Vehicle Body
— Swept Path of Clearance to Vehicle Body

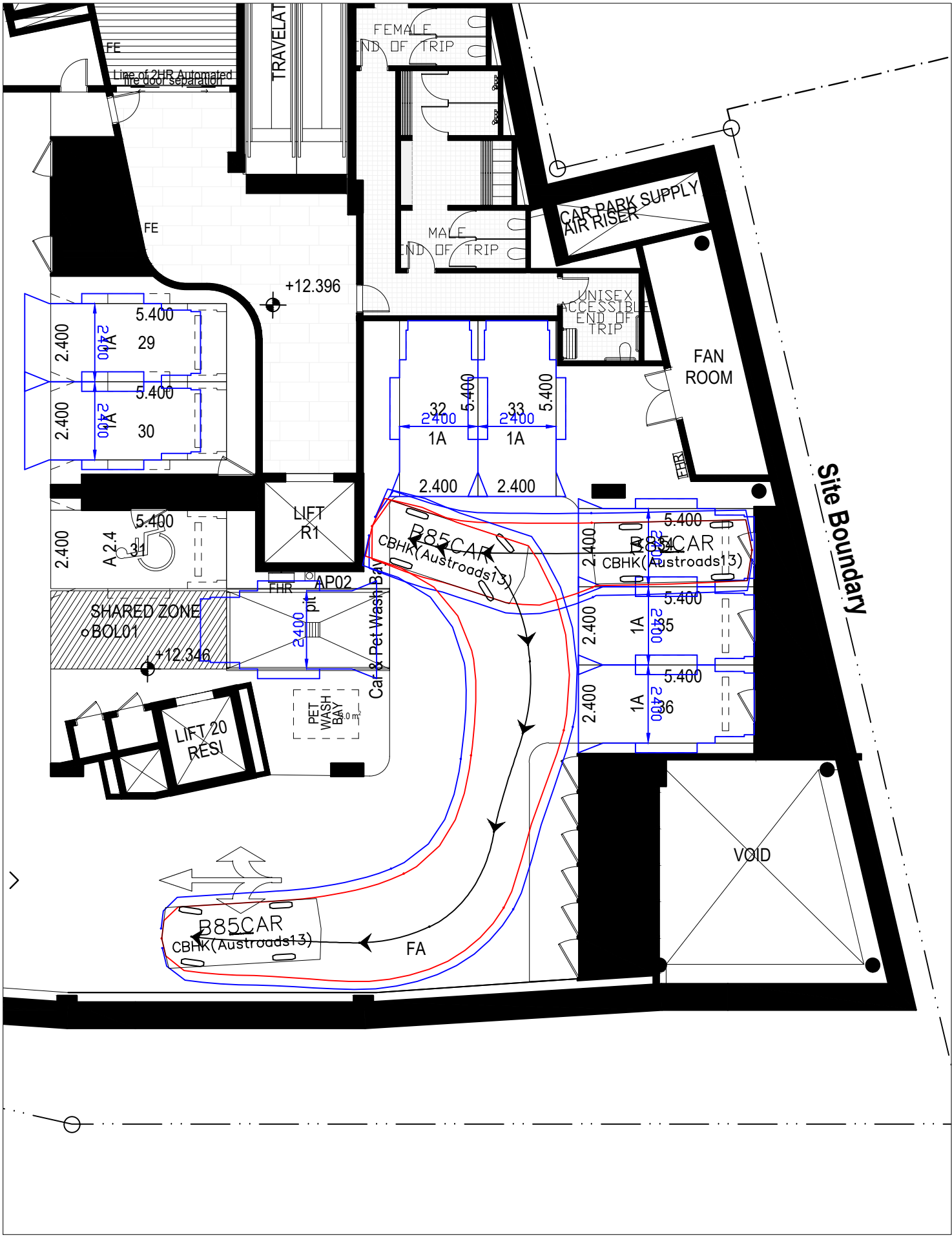
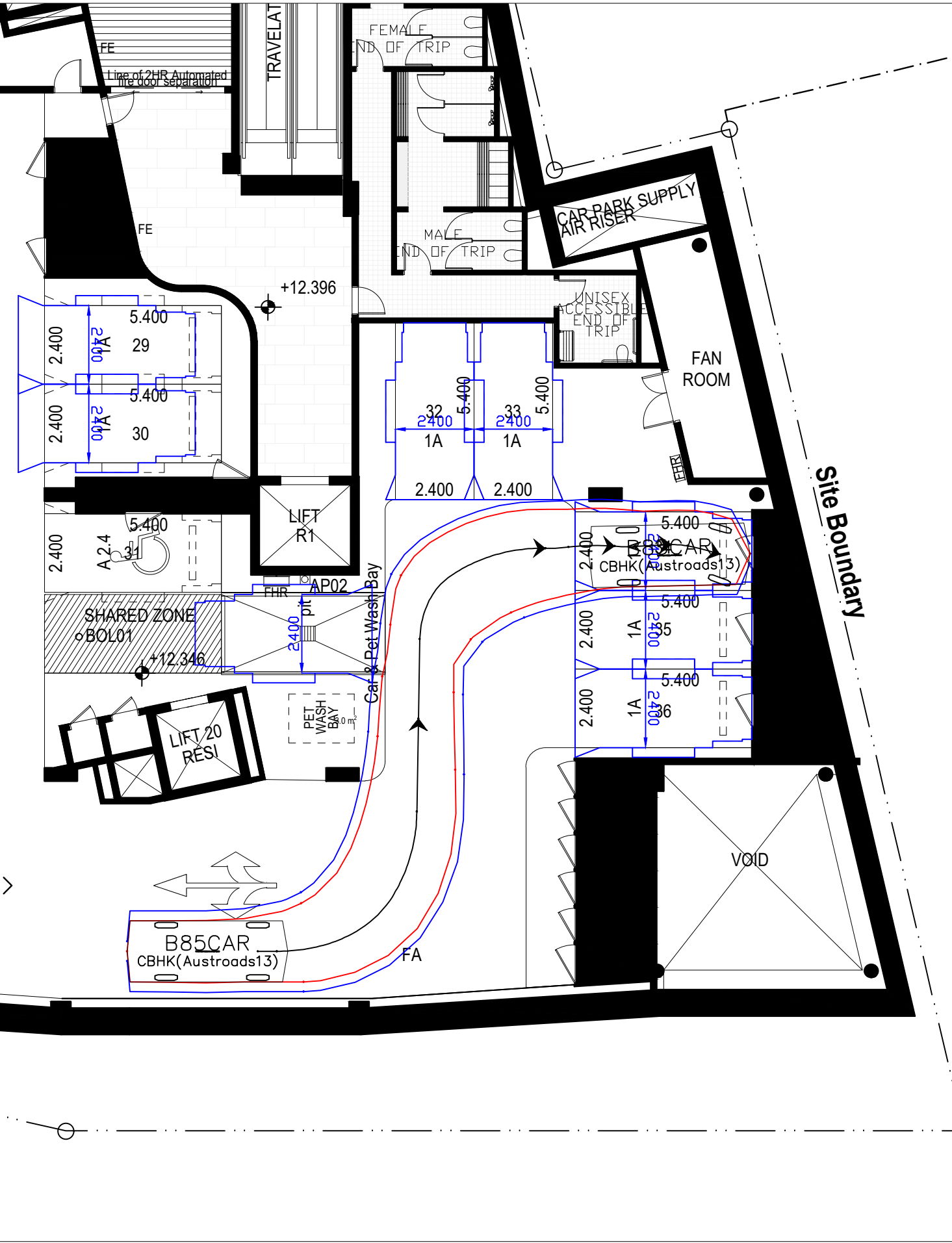
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