
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

28 February, 2020

Crown Group
Level 29
1 Market Street
SYDNEY NSW 2000

Attention: Mark Rabone
Email: markrabone@crown-group.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, S75W130002, Revision 10, dated 4 June 2019;
 - ❑ Basement 1, S75W130010, Revision 09, dated 27 February 2020;
 - ❑ Basement 2, S75W130011, Revision 11, dated 27 February 2020; and
 - ❑ Basement 3, S75W130012, Revision 06, dated 27 February 2020.
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.
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).

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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 has 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 have 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 are 2.7 metres wide by 5.4 metres long and residential parking spaces are 2.4 metres wide by 5.4 metres long. Aisle widths within the car park are a minimum width of 6.2 metres wide. Columns are 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 are 2.3 metres wide by 5 metres long and motorcycle parking spaces are 1.2 metres wide by 2.5 metres long. Motorcycle parking will be provided on basement levels 1 and 2.
9. 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.
10. Disabled parking spaces have been assessed separately by the access consultant. These spaces will be 2.4 metres wide by 5.4 metres long with an adjacent shared zone of 2.4 metres wide.
11. Height clearance will be 2.5 metres above disabled parking spaces and 2.2 metres elsewhere within the car park. These car parking arrangements are appropriate, being in accordance with the Australian Standards AS2890.1-2004 and AS2890.6-2009.
12. Loading dock arrangements have been designed to cater for service vehicles including small rigid and large rigid trucks. One large rigid truck bay and two small rigid truck bays are provided. Appropriate on-site manoeuvring area is provided for these service vehicles to enter and exit the site in a forward direction. The loading dock arrangements are provided in accordance with the Australian Standard AS2890.2-2002.

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

S. Kafes
Director