

Reference: #12S1395000

24 June 2016

Frasers Property Australia
Suite 11 Level 12, 101 Bathurst St
SYDNEY NSW 2000

Attention: Ms Amy Romero (Development Manager)

Dear Amy,

RE: CENTRAL PARK MIXED USE DEVELOPMENT, BLOCK 4N TOWER – CHILDCARE CENTRE DEVELOPMENT APPLICATION

GTA Consultants was engaged by Frasers Property Australia to assess the traffic and transport impacts resulting from the reallocation of parking spaces for the childcare centre at Central Park, block 4N tower.

This letter supplements GTA Consultants' report *Central Park Proposed Mixed Use Development – State Significant Development Application for Block 4N, Traffic and Transport Report* (GTA reference: 12S1395000) dated 21 October 2014.

A change to the allocation of parking spaces on site is proposed.

Approved condition

The Development Application for the mixed use development, block 4N tower was approved on 20 August 2015 by the City of Sydney Council, with 121 parking spaces allocated accordingly:

- 54 spaces for the hotel
- 34 spaces for residential purposes
- 23 spaces for commercial purposes
- 5 spaces for retail purposes
- 5 spaces for childcare purposes.

Table 5.1 of the GTA report (21 October 2014) outlines that the previously allocated five parking spaces for the childcare centre are all allocated to visitor parking, which would be associated with short term drop off/ pick up parking.

Proposed revision

A new proposal entails reallocating four spaces from the hotel to the childcare such that the following provision is made:

- 50 spaces for the hotel
- 9 spaces for childcare purposes.

It is proposed that the nine childcare spaces be utilised by either staff or for drop off/ pick up purposes. It is proposed that the nine spaces would be allocated on the level 2 basement

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of the development and that the operation of the spaces would be overseen by the operational management plan of the operator of the childcare centre.

No other changes are proposed.

Assessment of impact

Based on the Development Control Plan (DCP) and Local Environment Plan (LEP) requirements the maximum car parking allocation for the hotel land use is 56 parking spaces (GTA, 21 October 2014). Since this is a maximum LEP requirement, it is considered acceptable to provide fewer parking spaces for the hotel land use. Therefore, the reallocation of four spaces from hotel parking to childcare parking is considered to have no impact on overall parking supply for the mixed use development.

It is assumed that the nine parking spaces allocated to the childcare centre will be appropriately assigned for staff and pick-up/ drop-off purposes. The allocation will be dependent on the mode share of staff and parents/ carers travelling to the centre.

Traffic generation for childcare centres and hotel facilities is based on the number of children and the number of rooms and floor space for function areas within the facilities, respectively and not the number of parking spaces provided. Therefore, there is no forecast change to traffic generation associated with the centre and hotel as a result of the change of parking allocation.

Given the prevailing transport conditions and the minor impact of the proposed change, it is considered that the reallocation of parking is appropriate and would not adversely impact the conditions within the approved Development Application.

Naturally, should you have any questions or require any further information please do not hesitate to contact the GTA Sydney office on (02) 8448-1800.

Yours sincerely

GTA CONSULTANTS

Nicole Vukic
Associate Director