

Colston Budd Hunt & Kafes Pty Ltd

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

Our Ref: JH\8086\jj

Transport Planning
Town Planning
Retail Studies

16 August 2012

Site 3 Development Co. Pty Ltd
Locked Bag 1451
MEADOWBANK NSW 2114

Attention: Michael Azar
Email: michael@waterpoint.am

Dear Sir,

RE: PROPOSED MODIFICATIONS TO APPROVED STAGES 2 & 3 RESIDENTIAL DEVELOPMENT, SITE 3, SYDNEY OLYMPIC PARK

1. As requested, we are writing in relation to modifying the visitor parking provision for the above development. We have previously prepared a report¹ which was submitted with the application for the approved development.
2. Condition 2 of the consent for the development, dated 24 July 2012, is as follows:
 2. ***Modify Condition A4 Traffic and Parking Details deleting works that have been struck out and adding the bolded words as follows:***

A maximum of ~~806~~ **804** car parking spaces are to be provided, including a minimum:

 - **121 visitor car spaces;**
 - 32 car parking spaces for retail and commercial use, including 2 spaces per persons with a disability; and
 - ~~59~~ **61** adaptable spaces.
3. We understand that the approved 121 residential visitor parking spaces is based on one space per five apartments. The approved development provides 607 residential apartments.
4. The RMS "Guide to Traffic Generating Developments" includes the following recommended visitor parking rates for residential developments:

¹ Traffic and Transport Assessment for Proposed Residential Mixed Use Development, Site 3, Sydney Olympic Park, June 2011.

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- one space per five apartments for medium density residential flat buildings (defined as a building with less than 20 dwellings); and
 - one space per five to seven apartments for high density residential flat buildings (defined as buildings with 20 or more dwellings).
5. In relation to the visitor parking for high density developments, the guidelines also note that *“Councils may wish to reduce this requirement for buildings located in close proximity to public transport”*.
 6. As noted in our report submitted with the Part 3A application, the proposed development is close to public transport, being within 400 metres of Olympic Park railway station. It is also close to bus services which operate adjacent to the site along Australia Avenue.
 7. As noted above, the consent for the development requires provision of 32 parking spaces for the commercial and retail component. These spaces would be used during the day when the commercial and retail uses are operating. At night, the demands for these spaces would be less.
 8. It is proposed to provide eight of the commercial/retail spaces plus the residential visitor spaces in the same area within the car park. This will make more efficient use of these spaces. Appropriate access to the commercial and retail components, and the residential foyers, will be available from this parking area.
 9. The parking provision for the commercial/retail uses and residential visitors is proposed to be 87 spaces. This will include eight of the 32 spaces for the commercial and retail uses during the day, when these components are busier. At times when the residential component generates more visitors, and when retail/commercial parking demands are less (such as in the evenings), these spaces would be available for use by residential visitors.
 10. The provision of 87 spaces for use by visitors represents a rate of approximately one space per seven apartments, which is considered an appropriate provision to cater for the likely peak demands of residential visitors. It is also consistent with the RMS’s recommended provision for high density residential apartments in locations readily accessible by public transport.
 11. The proposed parking provision for the retail, commercial and residential visitor components is therefore considered to be appropriate.

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12. 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 'J Hollis', written in a cursive style.

J Hollis
Director