
Colston Budd Hunt & Kafes Pty Ltd

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

Our Ref: TR/7874/jj

12 August, 2011

Transport Planning
Town Planning
Retail Studies

Fabcot Pty Ltd
c/- Woolworths Limited
PO Box 8000
BAULKHAM HILLS NSW 2153

Attention: Patrick Hall
Email: PHall@woolworths.com.au

Dear Sir,

RE: WARNERVALE TOWN CENTRE
PARKING REVIEW

1. As requested, we have reviewed the parking requirements for Stage 1 of the proposed retail development within the future Warnervale Town Centre. We prepared the transport report that accompanied the application for the shopping centre (Report on Transport Aspects of Proposed Retail Development, Warnervale Town Centre, June 2011).
2. Stage 1 of the proposed retail development will provide the following components:
 - ❑ Big W Discount Department Store (DDS) – 8,570m²;
 - ❑ Woolworths Supermarket – 5,080m²;
 - ❑ Mini Major – 1,630m²;
 - ❑ Specialty Retail – 6,230m²;
 - ❑ Leisure/Entertainment – 5,310m²;
 - ❑ Bulky Goods – 1,610m²;
 - ❑ Commercial – 4,730m²; and
 - ❑ Some 1,380 car spaces;
3. The Warnervale Town Centre DCP (2008) sets out parking requirements for development within the town centre. For the proposed development the DCP suggests the following rates:

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 - Lindsay Hunt - Stan Kafes - Tim Rogers - Joshua Hollis ACN 002 334 296
EMAIL: cbhk@cbhk.com.au

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- ❑ retail premises – 5.6 spaces per 100m²; and
 - ❑ commercial - 1 space per 30m² GFA.
4. The rate of 5.6 spaces per 100m² for retail development is the same as the RTA rate for shopping centres between 10,000m² and 20,000m². Stage 1 comprises some 21,960m² of retail development (excluding the bulky goods and ancillary entertainment and commercial components). For shopping centres between 20,000m² and 30,000m², RTA Guidelines suggest provision of 4.3 spaces per 100m². For commercial development RTA Guidelines suggest provision of 1 space per 40m² GFA.
5. Given the size of the proposed development and the site's location within the town centre, the RTA rates are considered more appropriate for estimating parking requirements than the DCP rates. Using the RTA rates of 4.3 spaces per 100m² for the retail (including the bulky goods and ancillary entertainment components) and 1 space per 40m² for the commercial component, the proposed development would require some 1,350 parking spaces.
6. Stage 1 of the proposed development provides some 1,380 spaces which satisfies the requirement of 1,350 spaces.
7. In our transport report that accompanied the application, reference was made to provision of a commuter car park of some 200 spaces. We understand that the commuter car park will be provided as part of Stage 2, once the railway station is completed.
8. 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 'T. Rogers', with a stylized flourish at the end.

T. Rogers
Director