

Reference: #N117430

29 March 2017

Mirvac Projects Pty Ltd (NSW)
Level 26
60 Margaret Street
SYDNEY NSW 2000

Attention: Mr. Ryan Thomas (Project Manager)

Dear Ryan

**RE: AUSTRALIAN TECHNOLOGY PARK, EVELEIGH
SECTION 96 (1A) APPLICATION – ACCESSIBLE PARKING PROVISION**

GTA has prepared this statement to support the application, pursuant to Section 96(1A) of the *Environmental Planning & Assessment Act 1979* to modify development consent SSD 7317, which relates to the development of a commercial campus at the Australian Technology Park, Eveleigh.

Specifically, Mirvac wish to alter the car parking layout within Building B2 and have submitted revised plans accordingly. This statement assesses the proposal to reduce the accessible car parking provision from 12 down to 6 with an overall parking provision of 500.

In this regard, GTA's previously prepared Transport Impact Assessment (TIA) provided the following recommendation:

"... the 2005 Masterplan requires two per cent of car parking spaces for areas which are greater than 50 car spaces, to be accessible car parking spaces."

It is our understanding that the provision outlined within the Masterplan is superseded by the BCA standard.

GTA considers it appropriate to allocate the accessible bay provision in line with the BCA 2016 Standards 2010 (Table D3.5), which requires a minimum rate of 1% of total spaces for class 5 buildings. The provision of 6 spaces within the revised layout meets the BCA requirement.

It is noted, the overall development is still consistent with the maximum 1,600 car spaces on-site as set out in Clause 23 of Schedule 3 of SEPP (State Significant Precincts) 2005.

Further, the revised car park layout has been designed to be in accordance with Australian Standards AS2890 series for 'Category 1A' employee parking.

With respect to commercial vehicle facilities, a service area is provided within the site. Access to the service area is gained via the car park entry/exit point and is located to the east of the main circulation roadway. The service area accommodates the following:

- 2 x 8.8m medium rigid vehicles
- 3 x 6.4m small rigid vehicles
- 3 x 99th percentile vehicles (large car/van)

melbourne
sydney
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perth

Level 25, 55 Collins Street
MELBOURNE VIC 3000
PO Box 24055
MELBOURNE VIC 3000
t// +613 9851 9600

www.gta.com.au

All manoeuvring to gain access to all commercial loading bays is contained within the service area and via a reverse entry. This allows all loading activity to occur outside of vehicle manoeuvring areas.

Should you have any questions or require any further information, please do not hesitate to contact me in our Sydney office on (02) 8448 1800.

Yours sincerely

GTA CONSULTANTS



Kane Williams
Associate

encl.