

SCENTRE GROUP

26 May 2022

Mr Ray Brownlee
Chief Executive Officer
Northern Beaches Council
PO Box 82
Manly NSW 1655

Dear Mr Brownlee

RE: DA2021/2116 – SUPPORT OF MODIFICATION APPLICATION TO MODIFY DA CONSENT CONDITION CLAUSE 31 – ‘ALLOCATED PARKING SPACES (Retail/commercial)’ TO REMOVE THE WORD “EXCLUSIVE”, SHOP 6CC2, 145 OLD PITTWATER ROAD, BROOKVALE (LOT 103 DP 1247294)

As owner of the abovementioned property, we are in support of the modification application being made to the Northern Beaches Council to adjust the reflected change below.

*“Parking allocated to this development must be clearly signposted and line marked as being for the **exclusive** use of this development.”*

We note the following points support the removal of the word “exclusive” in Clause 31 because:

- The previous childcare centre did not have dedicated parking. Historically, there has been no allowance for dedicated parking spaces for retailers and their customers. Westfield Warringah Mall has 372 tenants and therefore is not feasible to accommodate dedicated parking for every tenant at Warringah Mall.
- The DCP does not nominate a parking rate applicable to an indoor swimming school and therefore there is no need for dedicated parking to meet a DCP parking provision.
- Given the location of the car parking spaces (being proximate and convenient primarily for the swim school), it is unlikely that it will be at capacity with those visitors solely wishing to visit the retail shops in the mall. There are more convenient car parking spaces closer to the retail shops if that was the primary purpose (not dual purpose) for attending the Mall.
- The 53 parking spaces out the front of the site and the 4,500 car spaces in the rest of the centre provide adequate parking and therefore dedicated parking is not required. This parking is somewhat remote from the primary centre and therefore in practise is unlikely to be used by shoppers in any event.

SCENTRE GROUP

In signing this modification application, we declare that we are aware of and acknowledge Council's Political donations and privacy policies.

Yours Sincerely,

Scentre Shopping Centre Management Pty Limited

A handwritten signature in black ink, appearing to read 'Jane Macpherson', with a long horizontal flourish extending to the right.

Jane Macpherson
Development Executive

jmacpherson@scentregroup.com