

Our Ref: 13S1311000

17 April 2014

Westfield Design & Construction Pty Limited
85 Castlereagh Street
SYDNEY NSW 2000

Attention: Mr Roland Wong

Dear Roland

RE: WESTFIELD WARRINGAH MALL – STAGE 1 S96 APPLICATION TRAFFIC REVIEW

As requested, GTA Consultants has conducted a traffic and parking review in relation to a proposed Section 96 (S96) application seeking consent to modify an approval for a proposed Stage 1 expansion of the Westfield Warringah Mall shopping centre.

This traffic statement presents the findings of the review.

Approved Stage 1 Development

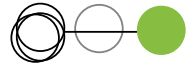
In April 2010 Warringah Council granted an approval for a Stage 1 expansion of Warringah Mall. The approved Stage 1 expansion allows an additional development of some 8,000m² of gross leasable area (GLA) with a total of 526 additional car parking spaces to be provided, exceeding the DCP requirement of 328 by 198 car parking spaces. It is noted that the delivery of these car parking spaces was staged; with 336 at the completion of Stage 1 and 190 in the future.

The traffic assessment report prepared by consultant Colston Budd Hunt & Kafes Pty Ltd (which included a Paramics micro-simulation traffic model) that accompanied the original Stage 1 development application concluded that the road network would be able to accommodate additional traffic arising from the proposed Stage 1 development.

Proposed S96 Modifications to Stage 1 Development

The proposed S96 application is not proposing to change the previously approved floor space area (8,000m²). However, this application is seeking approval to alter the approved internal arrangements of the "Palm Tree" and "Starfish" car parks.

Modifications to the approved "Palm Tree" entry and egress consist of refining both the Cross Street and Green Street access points. Access at Cross Street has been modified to one egress lane instead of two, and direct access to the Level 2 speed ramp has been provided. No changes are proposed to the Green street access, in terms of number of ingress and egress points, only separation of the loading dock truck traffic from the car park traffic is proposed.



In regards to the existing "Starfish" car park, it is proposed to relocate the approved internal entry speed ramp (to Level 1 Mezzanine), to be an external ramp (accessing Levels 1 & 1M) within the west access road from Old Pittwater Road.

The proposed modifications in this S96 application would not affect bus movements to and from the site. Existing access arrangement for buses would be maintained.

Access for service vehicles would be as per existing (i.e. at existing locations off Old Pittwater Road).

The proposed works is generally consistent with the previous approved Stage 1 proposed expansion.

Finally, this S96 application does not propose any changes to the number of car parking spaces to be provided, nor to the staged delivery of the car parking spaces.

Traffic Implications of Proposed Modifications

As indicated previously, it is not proposed to change the approved floor space area for Stage 1 expansion; therefore traffic generation for the current scheme would be consistent with those arising from the approved scheme. As such, the surrounding road network would continue to operate well as originally planned.

Parking Effects of Proposed Modifications

The Warringah Mall DCP stipulates a parking rate of 4.1 spaces per 100m² of GLA. Based on a proposed additional area of 8,000m² in Stage 1, the required parking provision is 328 parking spaces.

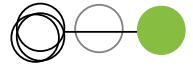
It is proposed to provide 336 additional car parking spaces to serve Stage 1 expansion plus an additional 69 parking spaces for a future stage.

Internal Parking Arrangements

Any new car parking spaces and other proposed car park associated elements are proposed to be designed in accordance with the Australian Standard for car parking facilities, namely AS2890.1:2004.

The proposed changes of the internal ramp system and circulation, shown in the architectural plans (Scheme 28d Drawing Nos. DA 01.5201 to DA 01.5205 Rev C dated 6 March 2014) are considered to be satisfactory.

In relation to the access changes at the "Palm Tree" and "Starfish" car parks, it is also considered these would be acceptable.



Conclusion

This traffic statement relates to a proposed S96 application seeking consent to modify an existing approval for Stage 1 development at the Warringah Mall shopping centre.

The salient findings from this traffic and parking review are as follows:

- The current scheme is not proposing to alter the previously approved floor space area i.e. 8,000m² gross leasable floor area.
- The expected development traffic arising from the current Stage 1 scheme would be consistent with the previously approved development. As such, the surrounding road network would continue to operate well as originally planned.
- No change to the number of car parking spaces or staged delivery of the car parking spaces.
- The proposed modifications to access arrangement at the "Palm Tree" and "Starfish" car parks are considered to be acceptable.
- The proposed access arrangement is consistent with that shown in the Warringah DCP.
- All new parking spaces and associated car park elements are proposed to be designed in accordance with the requirements set out in the Australian Standard for car parking facilities.

Overall, the traffic and parking effects of the proposed modifications to the approved Stage 1 would be satisfactory.

We trust the above is to your satisfaction. Naturally, should you have any questions or require any further information, please do not hesitate to contact me or my colleague Michael Lee in our Sydney office on (02) 8448 1800.

Yours sincerely

GTA CONSULTANTS

Ken Hollyoak
Director

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