

Colston Budd Hunt & Kafes Pty Ltd

as Trustee for C & B Unit Trust

ABN 27 623 918 759

Our Ref:
TR/9581/jj

Transport Planning
Town Planning
Retail Studies

16 October, 2015

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

Attention: Layne O'Neill
Email: loneill@woolworths.com

Dear Madam,

RE: GLENROSE SHOPPING CENTRE TENANCY PARKING REVIEW

1. As requested, we are writing regarding parking provision for the above development. We have previously prepared a report¹ which was submitted with the applicant for the approved development.
2. We understand that Council has raised concern that the parking effects of the proposed uses in a number of tenancies within the approved shopping centre have not been addressed as they are not classified as shops under the Warringah LEP 2011 (WLEP 2011).
3. The approved shopping centre comprises some 10,872m² GLA with some 519 parking spaces located within at grade and

(1) TRAFFIC REPORT FOR PROPOSED REDEVELOPMENT OF GLENROSE SHOPPING CENTRE, NOVEMBER 2013

basement parking areas. Parking for the approved shopping centre was based on RMS Guidelines with rates of 4.5 spaces per 100m² GLA for specialty shops, 4.2 spaces per 100m² GLA for supermarkets and 4.0 spaces per 100m² GLA for mini majors.

4. A number of the proposed fitouts are classified by WLEP 2011 as business premises, medical centres, recreation facilities and cafes. Proposed uses classified by WLEP 2011 as business premises include Australia Post/newsagent, hairdresser, optometrist, beautician, nail bar, banks, telcos, massage, barber, travel agent and dry cleaner.
5. Proposed uses classified by WLEP 2011 as medical centres include doctors surgeries, audio clinics, dentist surgery and a medical centre. A gym is classified as a recreational facility by WLEP 2011.
6. The uses classified as business premises/cafes by WLEP 2011 are typically found in shopping centres and would be classified as specialty shops by RMS Guidelines for the purposes of calculating parking requirements. Thus the parking effects of these uses have been assessed as part of the shopping centre approval.
7. With regard to the proposed uses classified as medical centres, RMS Guidelines provide the following parking rates:
 - within shopping centres – 0.9 spaces per 100m²; and
 - standalone medical centres – 4.0 spaces per 100m².
8. Both of these rates are less than the specialty shop rate (4.5 spaces per 100m²) used to determine parking requirements for the approved shopping centre. Thus the parking effects of these uses have been assessed as part of the shopping centre approval.

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9. With regard to recreational facilities (such as a gym), we note that the WDCP 2011 rate for gyms is 4.5 spaces per 100m², the same rate as the RMS rate for specialty shops. Thus the parking effects of these uses have been assessed as part of the shopping centre approval.
10. In summary our review of the parking effects of the proposed fitouts (business premises, medical centres, recreational facilities and cafes) within the approved centre has found that:
 - the parking requirements would be the same or less as assessed for the approved shopping centre; and
 - the approved parking provision is therefore appropriate.
11. 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