

REF: 16S1109000/N137233

DATE: 1 July 2020

Fivex
Level 17, 275 Alfred Street
NORTH SYDNEY NSW 2060

Attention: Lesli Berger (Managing Director)

Dear Lesli,

RE: 511 PRINCES HIGHWAY, ROCKDALE – TRANSPORT ADDENDUM

This letter provides an update to the Planning Proposal Transport Assessment to address parking changes requested by Bayside Council.

This letter should be read in conjunction with the following GTA documents:

- 181217ltr-16S1109000 507-511 Princes Highway, Rockdale (Transport Addendum 2)
- 180308ltr-16S1109000 507-511 Princes Highway, Rockdale (Transport Addendum 1)
- Interchange Precinct, Greeves Avenue, Rockdale – Transport Study – GTA dated 31 October 2017 (Transport Report).

GTA has been advised that at the Ordinary Meeting of Bayside Council held on Wednesday, 13 November 2019 Council determined that the following rates should be used for this site and incorporated into the draft DCP amendment:

- Roads and Maritime Services Metropolitan Sub-Regional Centres Parking Rates for Residential Development
- One space per 40 square metres for commercial
- One space per 140 square metres for retail.

Table 1 provides an understanding of the proposed development for the Planning Proposal.

Table 1: Proposed Development

Land use	Proposed Development
Residential	248 apartments
Retail	3,977 m ² GFA
Commercial	351 m ² GFA

GFA= Gross floor area

Previous assessments have split the precinct into three sites, it is understood that the precinct is now proposed as two sites. Table 2 and Table 3 provide an understanding of the Council and Transport for NSW (formally Roads and Maritime Services) parking requirements respectively per site with Table 4 providing the total development requirement.

Table 2: Council Parking Requirements

Land use	Parking Rate	Site 1		Site 2	
		Area/ GFA	Parking Requirement	Area/ GFA	Parking Requirement
Commercial	1 space/40 m ² GFA	-	-	351 m ²	9
Retail	1 space/140 m ² GFA	2,006 m ²	15	1,971 m ²	14
Commercial/ Retail Total		15		23	

GFA= Gross floor area

Table 3: Transport for NSW – Residential Parking Requirements (sub-regional)

Description	Use	Parking rate	Site 1		Site 2	
			Units/ GFA	Parking requirement	Units/ GFA	Parking requirement
Residential	Studio	0.6 spaces/unit	32	19	43	26
	1 Bed					
	2 Bed	0.9 spaces/unit	74	67	67	60
	3 Bed	1.4 spaces /unit	15	21	17	24
	Visitor	1 space per 5 units	121	24	127	26
Residential Total			131		136	

Table 4: Total Development Parking Requirements

Description	Site 1		Site 2	
	Units/ GFA	Parking requirement	Units/ GFA	Parking requirement
Residential	121	131	127	136
Commercial	-	-	351 m ²	9
Retail	2,006 m ²	15	1,971 m ²	14
Site Total	146		159	
Development Total	305			

GFA= Gross floor area

As outlined in Table 4, when combining the parking requirements for residential, commercial and retail the entire site would require a total of 305 parking spaces.

The parking provision provided by the planning proposal would meet the parking requirements outlined in this letter.

Naturally, should you have any questions or require any further information, please do not hesitate to contact me on (02) 8448 1800.

Yours sincerely

GTA CONSULTANTS

Karen McNatty
Associate Director