

# PERICH PROPERTY UNIT TRUST

ABN: 74 413 146 214

1675 THE NORTHERN ROAD, BRINGELLY NSW 2556 TELEPHONE (02) 4773 4291 - FAX (02) 4773 4104

27 April 2020

General Manager  
Camden Council  
PO Box 183  
CAMDEN NSW 2570

Dear Sir,

**Oran Park Tavern at 62-68 Central Avenue (Council ref: DA 2019/402/1) – provision of temporary car park on part Lot 12 DP 270899**

Perich Property Unit Trust (PPUT) is the landowner of Lot 12 DP 270899 in the Oran Park Town Centre.

A temporary car park, generally as shown on the attached plan prepared by Design + Planning and titled '*Tavern Overflow Parking Concept Layout*' (GRDOP-1-141 Tavern Carpark Layout - Rev. A) is proposed to be constructed by Greenfields Development Company No. 2 Pty Ltd ('GDC2') over part of Lot 12 DP 270899. The purpose of the temporary car park is to supplement on-site parking being provided as part of the Oran Park Tavern development by Momento Hospitality whilst the town centre is in its infancy stage. The carpark shall be of sufficient standard to provide all weather access and shall be constructed with sandstone base layer and 2 coat flush seal. No line marking, kerbs or drainage shall be required given its temporary nature and its use as supplementary parking. The carpark will also be used for town centre events from time to time such as "Bounce Town".

PPUT as landowner:

- gives its consent to GDC2 to construct a temporary car park generally as shown on the attached plan;
- gives its consent to Momento Hospitality Pty Ltd ('Momento'), operators of the Oran Park Tavern, to use the temporary car park to supplement the Oran Park Tavern on-site parking.

PPUT commits to allowing the use of the temporary car park by Momento as supplementary car parking for the Tavern until such time as underground car parking of Stage 3 of the future Podium Development is constructed and available to the public.

Yours faithfully,



Mark Perich  
For Perich Property Unit Trust  
P of A Book No. 4767 No.282  
Registered 30/10/2019



Nathan Whishaw  
For Perich Property Unit Trust  
P of A Book No. 4767 No.282  
Registered 30/10/2019

28 April 2020

General Manager  
Camden Council  
PO Box 183  
CAMDEN NSW 2570

Dear Sir,

**DEVELOPMENT APPLICATION (DA) 2019/402/1 FOR ORAN PARK TAVERN – 62-68 CENTRAL AVE ORAN PARK – CAR PARKING PROVISION**

We refer to the above DA and issues raised by Council regarding the provision of onsite parking. As Council are aware, Greenfields are managing the development of Oran Park Town Centre (OPTC) on behalf of landowners Perich Property Unit Trust, as well as the wider Oran Park Town Centre. Representatives of Greenfields have also attended meetings with Council along with the applicant DFP Planning and the intended operator Memento Hospitality to discuss this issue.

Previously, supplementary car parking to accommodate peak parking demand was proposed to be provided by an existing temporary car park on the 'railway corridor' land within the OPTC. Council has indicated that it does not consider the temporary car park on the railway corridor land as suitable for overflow parking, largely due to its distance from the Tavern site. As a result, supplementary parking via a temporary car park directly opposite the Tavern site on Dick Johnson Drive is now being proposed.

As developers of OPTC, Greenfields feels that it is incumbent on it to provide additional supporting information to the revised parking proposal. To this end, it has commissioned Premise to provide the accompanying town planning assessment of the amended car parking proposal. The assessment takes into consideration the existing and evolving development within OPTC and its surrounds, along with parking demand for the tavern over the immediate and long term and reaches the following conclusions:

- The current total peak parking demand for the Oran Park Tavern as a 'destination venue' will be met by a combination of onsite parking at the Tavern and 'overflow' parking availability at the now proposed temporary car park. This combination provides 295 car spaces which is more than the peak total parking demand of 283 car parking spaces.

(See attached D+P Plan – "Tavern Overflow Concept Car Parking Concept Layout 17.04.2020")

- Once constructed, underground car parking as part of the Oran Podium Stage 3 development will more than adequately replace 'overflow' parking previously provided by the temporary car park for the Tavern's peak demand parking periods.

(See attached Plan – Temporary Car Park Context Plan)

- The longer term maturing of the Town Centre and surrounding areas will result in the transition of the Tavern from a 'destination venue' to a 'town centre pub' with a reduced parking demand.
- A significant amount of additional kerbside parking (estimate of 82 car spaces) will be available in the early phase of Tavern operations. The limited amount of other land uses in the locality for this period will reduce the level of 'competing' for these kerbside spaces and the potential for amenity impact.

We trust that the above assists Council in its consideration of the proposed Tavern DA.

Should you have any questions or require anything further please myself or Mick Owens (0419 001 815).

Yours faithfully,

A handwritten signature in black ink, appearing to read 'A. Byczkov', with a stylized, flowing script.

**Andre Byczkov**

Senior Development Manager – Property

Greenfields Development Company

Oran Park Town

Mob: 0466 490 496

[andre.byczkov@greenfields.net.au](mailto:andre.byczkov@greenfields.net.au)

CAR PARK  
112 SPACES

PEDESTRIAN  
ARRIVAL AREA

PEDESTRIAN  
ARRIVAL AREA

GATE

CAR PARK  
ENTRY

TRN ACCESS

# TAVERN OVERFLOW CAR PARKING CONCEPT LAYOUT

17.04.2020

D+P

GRDOP-1-141 Tavern Car Park Layout - Rev A

design+  
PLANNING

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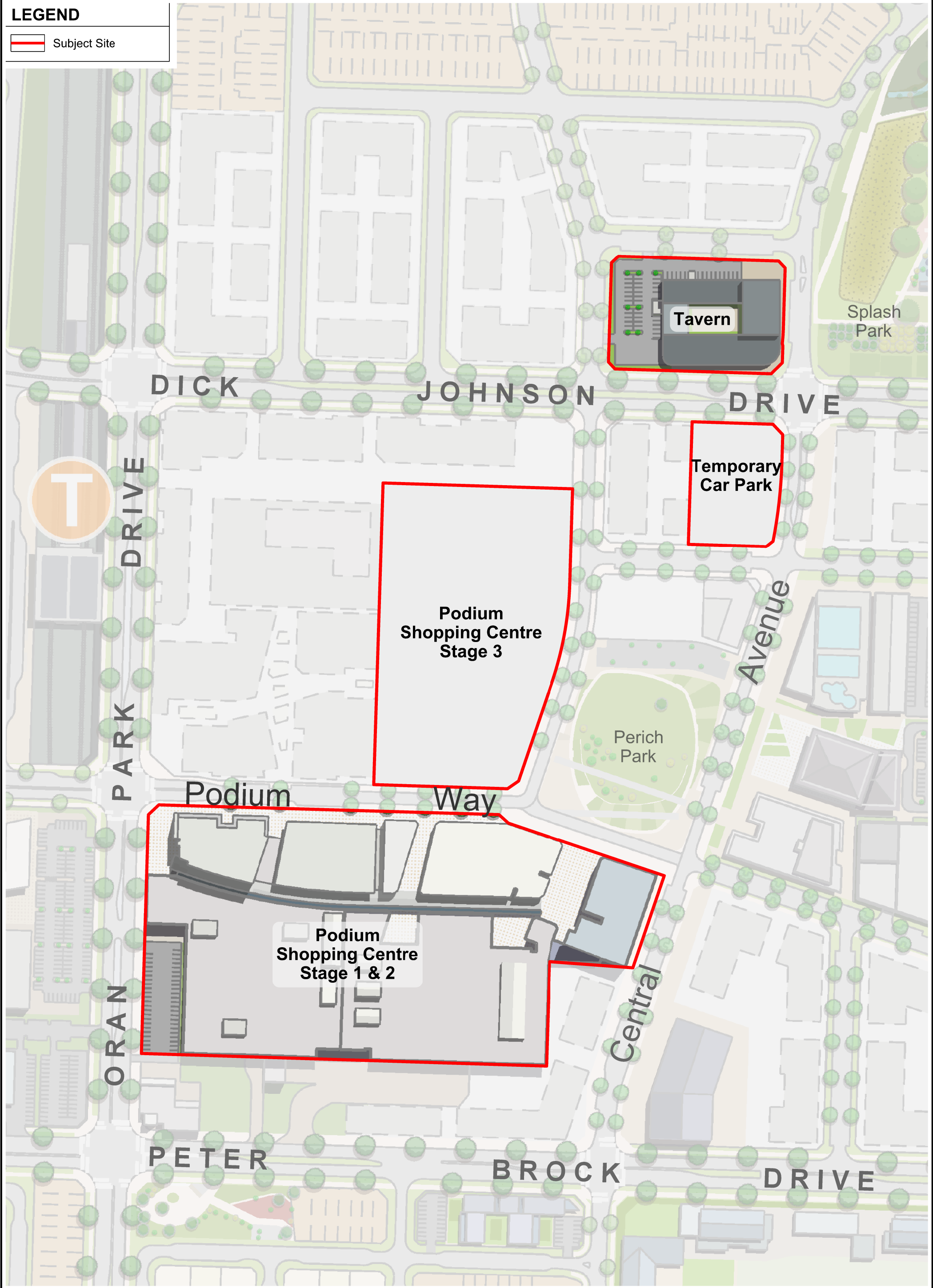
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Temporary Car Park Context Plan

# ORAN PARK



30 0 60 120 180 240 300 metres

Ref: GRDOP-1-139-3 | Date: 02/04/2020 | Revision: A | Scale: 1:6,000@A3

Note: All areas and dimensions subject to detailed survey

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**design+**  
**PLANNING**

PO Box 1778 SYDNEY NSW 2001  
Suite 401 / 171 Clarence Street SYDNEY NSW 2000



# Tavern Catchment - 3,747 Dwellings

## LEGEND

Oran Park Boundary



Tavern - 800m Catchment Plan  
**ORAN PARK**



30 0 60 120 180 240 300 metres

Ref: GRDOP-1-140 Date: 02/04/2020 Revision: A Scale: 1:6,000@A3

Note: All areas and dimensions subject to detailed survey

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**LEGEND**

--- Oran Park Boundary

--- Oran Park Town Centre Area

**Development Timeframe**

2020 - 2025



Town Centre Development 2020 - 2025

# ORAN PARK

0 25 50 100 150 200 250 metres

Ref: GRDOP-1-138a-1 Date: 14/04/2020 Revision: C Scale: 1:5,000@A3

Note: All areas and dimensions subject to detailed survey

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**LEGEND**

 Oran Park Boundary  
 Oran Park Town Centre Area  
**Development Timeframe**  
 2020 - 2030



Town Centre Development 2025 - 2030

# ORAN PARK



**LEGEND**

 Oran Park Boundary  
 Oran Park Town Centre Area  
**Development Timeframe**  
 2020 - 2035



Town Centre Development 2030 - 2035

# ORAN PARK



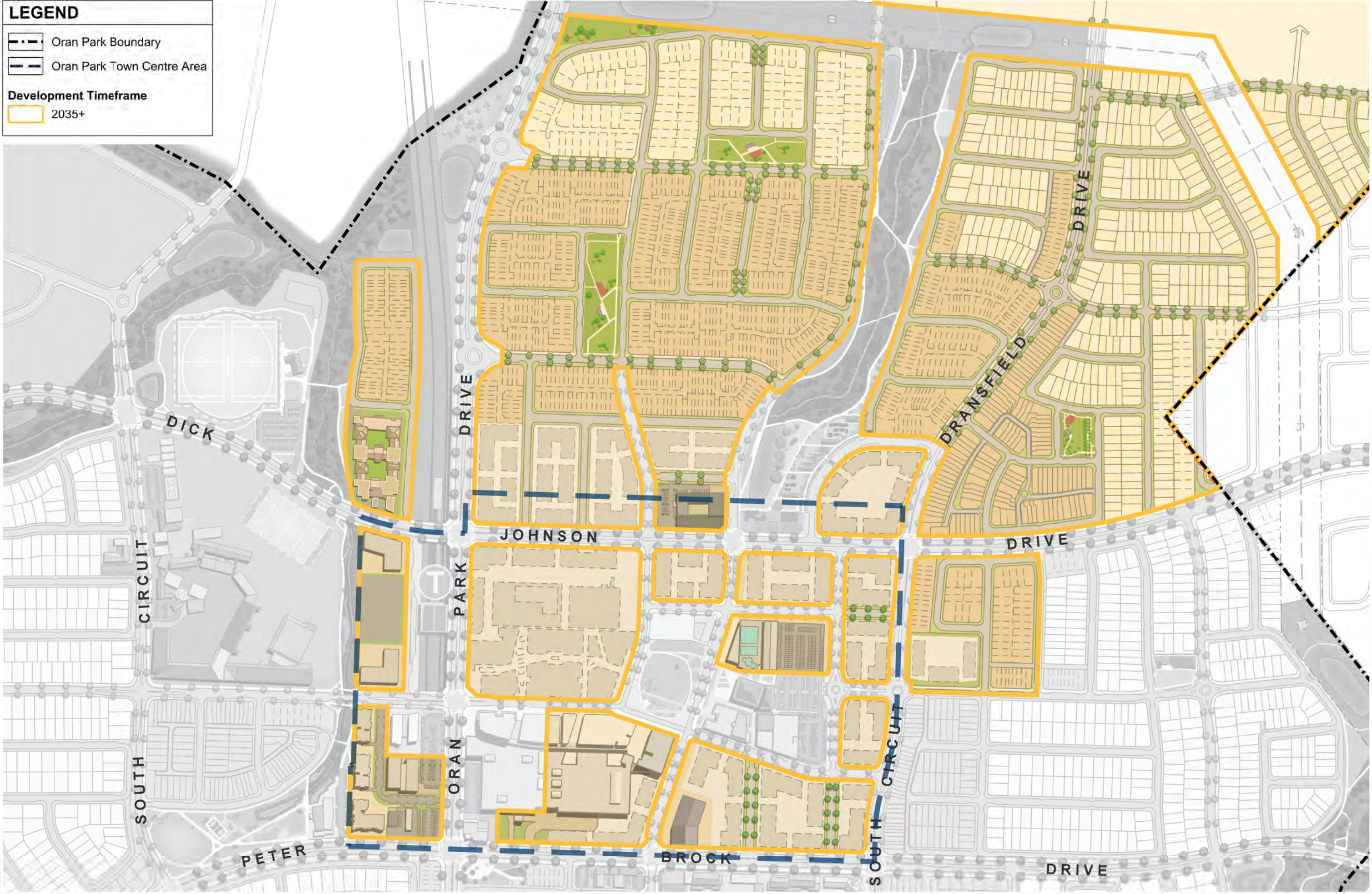
**LEGEND**

--- Oran Park Boundary

--- Oran Park Town Centre Area

**Development Timeframe**

2035+



Town Centre Development 2035+

# ORAN PARK



**LEGEND**

--- Oran Park Boundary

--- Oran Park Town Centre Area

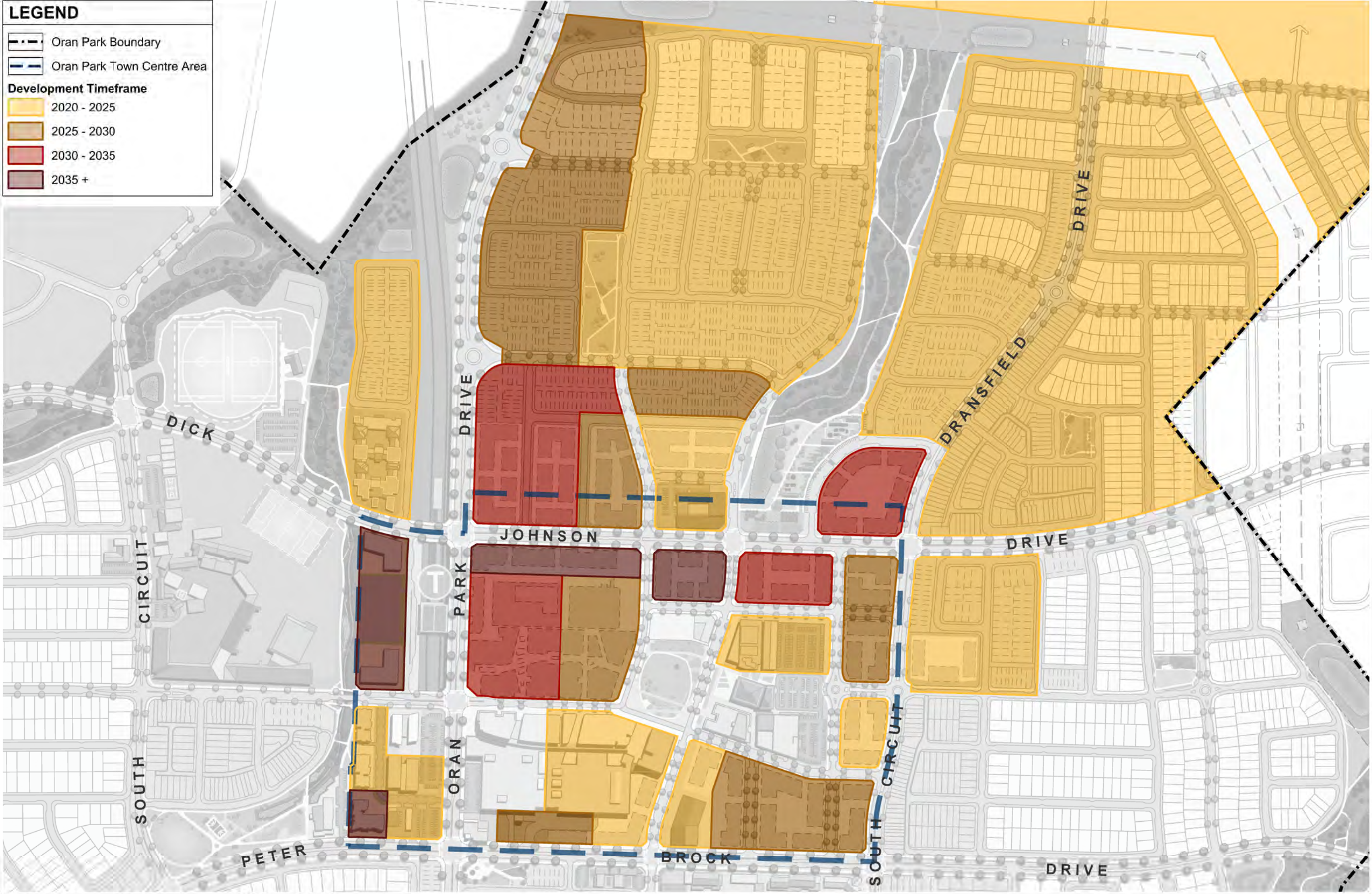
**Development Timeframe**

2020 - 2025

2025 - 2030

2030 - 2035

2035 +



Town Centre Development 2020 - 2035+

# ORAN PARK