

DA 16-2019-455-1 – 795 Medowie Road, Medowie

Parking discussion and applicable group term ‘commercial use’.

In response to Council’s request for information dated 9th August 2019, I make reference to the comment of nominated uses and request this remains as Commercial for the following reasons.

The car park and layout has been designed to accommodate parking for a ‘worst case’ scenario. Commercial use is the highest order, a group term representing business, office or retail. We seek consent for this group term to facilitate opportunities to change the use as appropriate through the Complying Development Process available within the Codes SEPP. (note Part 2, Sub 10A; Part 5 Sub 2 and 3)

Per the attached, it is described that the car park provides more than adequate spaces;

- The big box retail is largely self-contained and provides 32 spaces for 800sqm of commercial space. This supports any type of retail or office or business noting the car park demand for these range between 13-35 spaces. The self-contained nature of the design provides for more than adequate parking for this element.
- The childcare requires 31.5 spaces. 32 of the spaces are shown on the attached.
- There are 46 spaces remaining to cater for the pharmacy, medical and 7 x commercial tenancies
- Applying a 70% retail use and 30% business / office use, an average rate of 1/27sqm is applicable (see attached calculations)
- Peppertree commercial (570sqm) + car park commercial (115sqm) = 25spaces
- Pharmacy generates 14.75 spaces
- Medical generates 5.75 spaces
- The commercial + medical + pharmacy generate in isolation 46 spaces.

With regard to the above, we are of the opinion that the units can be approved as a commercial group term. The first use and change of use in Codes SEPP will satisfy the individual uses. Should a specific use be proposed outside of the requirements of the SEPP, a separate DA will be submitted.

In this regard we see no reason to limit the consent to a first use or lower use.

Chris Speek

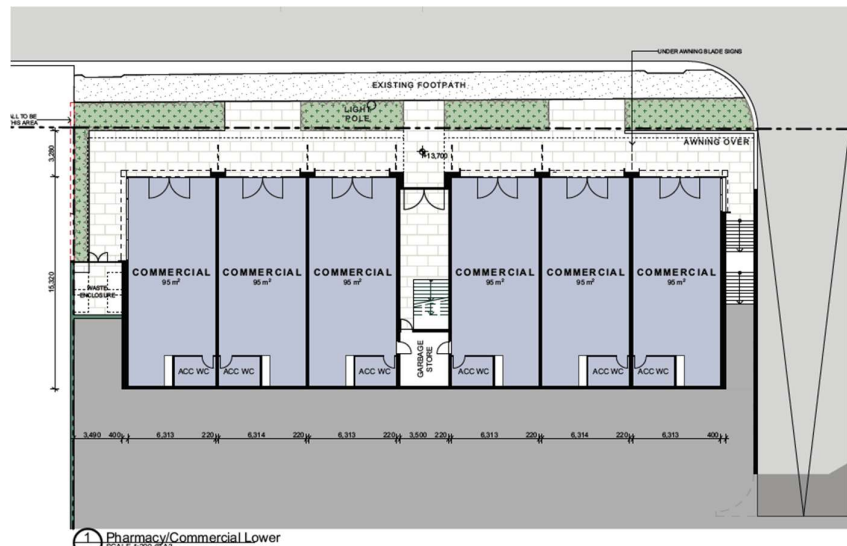


Development Manager

MAVID Group

Addendum – Calculations of Commercial Rates

6 small tenancies at ground level on Peppertree



These 6 units provide an active frontage to Peppertree Road and 'ground' the development to this frontage to cater for the level differences over the site. Uses would benefit from the main street exposure, the ability for on-street short term parking and form part of the viability of the whole centre in offering cross uses and circulation.

Each tenancy is likely to support a range of commercial uses that integrate with each other. Our research indicates that strip shops are more successful whereby 70% of the space is occupied with retail uses. This offers supporting uses of which consumers can receive multiple services in one brief stop. The remaining 30% are generally occupied by smaller local businesses and include, real estate, banking, hair dressers, accountants, newsagency, physiotherapy, postal services. This would be in the form of either a range of 6 smaller uses which would be in the form of supporting mixed uses but can support larger tenancies. The example below is a strip shop in Tenambit and comprises:

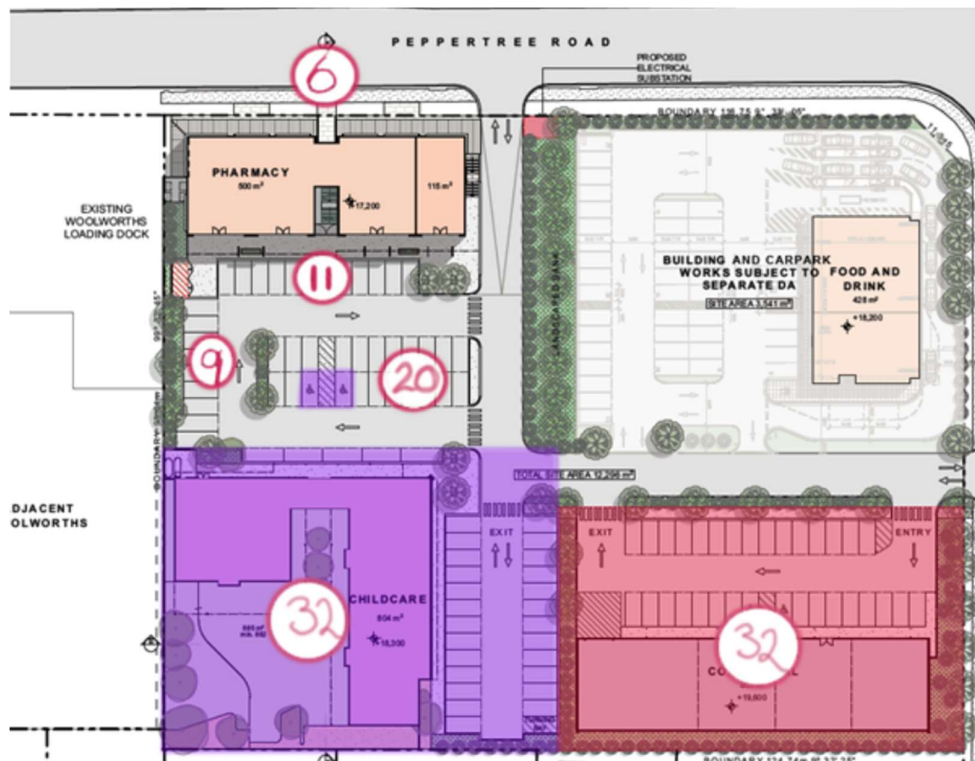


Use	Type	Parking Requirement
Podiatrist	Business	1/40
Take-Away	Retail	1/25
Massage Therapy	Business	1/40
Hair and Beauty	Business	1/40
Café	Retail	1/25
Restaurant	Retail	1/25
Bakery	Retail / shop	1/25
Liquor Store	Retail / shop	1/20
Chocolatier	Retail / shop	1/20
Pharmacist	Retail / shop	1/20
Food works	Retail / shop	1/20
Butcher	Retail / shop	1/20
Accountant	Office	1/40

Applying a Retail use rate of 70%, the average parking rate = $\frac{1}{27}$

Parking over the broader site

The image below identifies the actual parking numbers and application of strict compliance based on uses. It can be seen that the childcare as an isolated use could support 32 spaces. The bulky retail could support 32 spaces. This leaves 46 spaces for the group A building. The table below nominates the calculations for each use.



Proposed Use		Rate	GFA	Calculation
Group A	Commercial (70% retail)	1 / 27	570sqm	21.1
Group B	Pharmacy	1/20	295sqm	14.75
	Medical	1/25	206sqm	8.2
	Shop	1/27	115sqm	4.2
Group C (options)	Retail	1/20	700sqm (100sqm loading)	35
	office	1/40	800sqm	20
	Bulky goods	1/55	700sqm	13
Childcare		1 per 4 children	126 children	31.5
Total				111.75

The development provides 104 spaces internal and 6 spaces on the street. With cross utilisation the development provides for more than adequate parking.