
Colston Budd Rogers & Kafes Pty Ltd

as Trustee for C & B Unit Trust
ABN 27 623 918 759

Our Ref: TR/11911/jj

27 September, 2021

Transport Planning
Traffic Studies
Parking Studies

Thirdi Group
343 Pacific Highway
NORTH SYDNEY NSW 2060

Attention: Adam Marshall

Email: adam@thirdigroup.com.au

Dear Sir,

**RE: S4.56 APPLICATION FOR COLES LINDFIELD
TRAFFIC REVIEW**

1. As requested, we have reviewed the traffic effects of the S4.56 Application to modify the approved mixed use development at the corner of Pacific Highway and Balfour Street, Lindfield. With respect to traffic the proposed modifications include:
 - minor changes in retail floor area (increase of some 17m²);
 - change in the number and mix of residential units (approved 70 units comprising 15x1 bed, 37x2 bed and 18x3 bed – proposed 62 units comprising 26x1 bed, 16x2 bed, 19x3 bed and 1 x 4 bed); and
 - reconfiguration of the residential car park to increase parking from 74 spaces (including a car share space) to 86 spaces (including a car share space). The additional 12 spaces are tandem spaces that would be allocated to the same unit.
2. We prepared the traffic report for the approved mixed use development (Report on Traffic Implications of Proposed Redevelopment of Coles Supermarket Report for Proposed Shopping Centre, Lindfield – May 2018). The traffic effects of the S4.56 modification are set out through the following sections:
 - parking provision;
 - access, parking layout and servicing;
 - traffic effects; and
 - summary.

Suite 1801/Tower A, Zenith Centre, 821 Pacific Highway, Chatswood NSW 2067
P.O. Box 5186 West Chatswood NSW 1515 Tel: (02) 9411 2411 Fax: (02) 9411 2422
Directors - Geoff Budd - Stan Kafes - Tim Rogers - Joshua Hollis ACN 002 334 296
EMAIL: cbhk@cbhk.com.au

Parking

3. For the retail component, Section 8B of Ku-ring-gai DCP sets out a rate of 1 space per 26m² GFA for retail development within mixed use developments and 1 space per 33m² GFA for commercial development. The provision of some 249 retail spaces is a rate of 1 space per 19.5m² GFA which satisfies the above requirements.
4. For the residential component, the DCP sets out the following minimum/maximum parking requirements:
 - 0.6/1.0 space per 1 bedroom unit;
 - 0.9/1.25 spaces per 2 bedroom unit;
 - 1.0/2.0 spaces per 3 bedroom unit; and
 - 1 visitor space per 6 units.
5. Applying these rates the modified residential component 62 units (comprising 26x1 bed, 16x2 bed, 19x3 bed and 1 x 4 bed) would require minimum of 61 spaces and a maximum of 97 spaces. The proposed provision of 86 residential spaces (including 1 car share space) satisfies this requirement. The 12 additional spaces provided are tandem spaces that will be allocated to same unit.
6. As per the approved development the following bicycle parking will be provided:
 - 14 bicycle spaces in the retail car park (4 visitor spaces and 10 secure staff spaces);
 - 25 bicycle spaces in the residential car park (9 visitor spaces and 16 secure residential spaces; and
 - shower and change facilities for staff within Coles.

Access, Parking Layout and Servicing

7. No changes to the approved access arrangements, retail car park layout or service arrangements are proposed as part of the S4.56 Application. To accommodate the additional 12 tandem spaces in the residential car park, some minor changes are proposed to the level 1 car park.
8. As per the approved development, the modified car park layouts will be designed to comply with the requirements of AS2890.1-2004 and AS2890.6-2009 with respect to parking bay dimensions, aisle widths, ramp grades and height clearances.

Traffic Effects

9. The S4.56 Application results in an overall minor increase in floor area of some 17m² and reduction of eight residential units. These minor changes would result in the modified development having a similar traffic generation compared to the approved development.
10. Thus the traffic effects of the S4.56 would be similar to the approved development.

Summary

11. In summary our review of the traffic effects of the S4.56 Application has found the following:
 - parking provision is appropriate;
 - no change in access arrangements;
 - modified car park layout is appropriate and will be designed to comply with AS2890.1-2004 and AS2890.6-2009;
 - traffic effects will be similar to the approved development.
12. 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 ROGERS & KAFES PTY LTD

A handwritten signature in black ink, appearing to read 'T. Rogers', is written over the printed name.

T. Rogers

Director