



Reference: 16.367r06v1

1 February 2017

Meriton Group  
Level 11, Meriton Tower  
528 Kent Street  
SYDNEY NSW 2000

Attention: Ms Norelle Jones, Senior Development Planner

**Re: Dee Why Town Centre – Level 1 Rezoning  
Review of Parking Requirements**

Dear Norelle,

We refer to the Dee Why Town Centre and an intent to lodge a Planning Proposal specifically for Level 1. It is understood that approval will be sought to rezone floor space for residential use in place of commercial areas. This letter provides a comparison of the parking requirements for each land use.

The relevant parking rates adopted by Council to assess Dee Why Town Centre (DWTC) are shown overleaf in **Table 1** and have also been expressed as a rate per 100m<sup>2</sup> gross floor area, when assuming the minimum apartment sizes stipulated under *State Environmental Planning Policy No.*

**traffix**  
traffic & transport planners

Suite 2 08  
50 Holt Street  
Sunny Hills NSW 2010  
PO Box 1124  
Strawberry Hills NSW 2012  
t: +61 2 8324 6700  
f: +61 2 9380 4481  
w: [www.traffix.com.au](http://www.traffix.com.au)  
**director** Graham Pindar  
a/cn 065132961  
a/bn 06065132961



**Table 1: DWTC Parking Rates**

Type	Parking Rate	Minimum Apartment Size <sup>1</sup>	Required Spaces per 100m <sup>2</sup>
<b>Residential Flat Building</b>			
Studio <sup>2</sup>	1 space per dwelling	35m <sup>2</sup>	2.9
One Bedroom		50m <sup>2</sup>	2.0
Two Bedroom	1.2 spaces per dwelling	70m <sup>2</sup>	1.7
Three Bedroom	1.5 spaces per dwelling	90m <sup>2</sup>	1.7
Visitor	1 space per 5 dwellings (50% of DCP rate)	N/A	0.2 - 0.6
<b>Non-Residential</b>			
Commercial	1 space per 25m <sup>2</sup> gross floor area	N/A	4.0

<sup>1</sup> State Environmental Planning Policy No. 65

<sup>2</sup> Warringah Development Control Plan 2011

It can be seen from Table 1 that a commercial land use generates the most intensive parking demands, which for an equivalent amount of floor space will exceed any combination of residential apartments. The approved allocation of basement car parking for Level 1 is therefore expected to account for the demands arising from a rezoning from commercial to residential use.

We trust the above is of assistance and please contact the undersigned should you have any queries or require any further information.

Yours faithfully,

**traffic**

Kedar Ballurkar  
Senior Engineer