

Reference: #N124820

27 April 2017

Lumex Property Group  
Suite 9, Level 1  
1 Cooks Avenue  
CANTERBURY NSW 2193

**Attention: Mr. Henry Huynh**

Dear Henry

**RE: 12 PRINCESS STREET, BRIGHTON LE SANDS  
TRAFFIC AND PARKING ASSESSMENT**

The development is located at 12 Princess Street, Brighton Le Sands and its current composition comprises of residential apartments and ground floor retail tenancies above basement level car parking.

A planning proposal is being submitted to Bayside City Council to insert 'residential flat buildings' as an additional permitted land use for land at 12 Princess Street, Brighton-Le-Sands (being SP92060) under Schedule 1 of the Rockdale Local Environmental Plan 2011. This planning proposal is necessary to facilitate the conversion of the non-residential tenancies to residential apartments. The conversion of these spaces will be the subject of a future separate planning approval.

## Background

Since the completion of the building in 2015, the three retail tenancies located on ground level have been unable to be leased. The owner of the development proposes to change the uses of these tenancies from retail to residential. It is understood that the subject Planning Proposal will be submitted to Council to include an additional permitted land-use which will in turn allow for a future application to amend minor modifications for the development to comprise of 69 residential apartments, and basement car parking for 88 vehicles.

## Council Conditions

The approved parking rates, as referenced in Rockdale City Council's Notice of Determination dated 9 September 2014 are outlined below:

*Condition 11. Parking spaces shall be allocated to residential apartments/non-residential units in the development in the following manner and this shall be reflected in any subsequent strata subdivision of the development:*

*Allocated Spaces*

- o *Studio apartments, 1 bedroom apartments and 2 bedroom apartments  
– 1 space per apartment*

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sydney  
brisbane  
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- o Three bedroom apartments – 2 spaces per apartment

#### Non-Allocated Spaces

- o Residential Visitor Spaces – 14 spaces
- o Car wash bays – 1 car wash bay

Parking calculations that are not whole numbers must be rounded up to the nearest whole number.

Application of Council's conditions results in no additional car parking spaces to accommodate the parking requirement of the three non-residential tenancies to be converted to two residential apartments.

## Overview of Change

The future expected changes to the building and parking spaces facilitated through the Planning Proposal are summarised in Table 1.

**Table 1: Overview of Proposed Changes**

Proposal	Current	Future Expected
<b>Land Use</b>		
1 bedroom apartments	34	35
2 bedroom apartments	31	32
3 bedroom apartments	2	2
<b>Total</b>	<b>67</b>	<b>69</b>
Non-residential tenancies	3	0
<b>Car Parking</b>		
Residential Parking Spaces	62	66
Residential Adaptable Spaces	7	8
Residential Visitor Spaces	14 (including 1 wash bay)	14 (including 1 wash bay)
Retail Spaces	4	0
Retail Adaptable Visitor Space	1	0
<b>Total</b>	<b>88</b>	<b>88</b>
Motorbike Spaces	5	5

Table 1 confirms that the proposed development changes will not affect the overall parking provision of the approved DA when assessed against DCP 2011 requirements. No additional parking spaces are required across the site as the retail parking spaces under the approved DA would be converted for residential uses.

All car spaces have been designed in accordance with AS2890.1:2004.

The change in traffic generation would be negligible, if anything it would be expected that the traffic generation would decrease as based on the Roads and Maritime Services' Guide to Traffic Generating Developments, residential apartments generate less than retail premises. Therefore, the proposal would not impact on the surrounding road network.

With consideration for the above, the proposed car parking supply is considered suitable to accommodate the proposed Planning Proposal. All spaces have been designed in

accordance with Australian Standards. Overall, the proposed development changes would have a negligible impact on the surrounding road network.

I trust the above clearly sets out our assessment. Naturally, should you have any questions or require any further information, please do not hesitate to contact me in our Sydney office on (02) 8448 1800.

Yours sincerely

**GTA CONSULTANTS**



**David Yu**  
**Senior Consultant**