

>>> "Walter Gordon" <walterg@meriton.com.au> 17/12/2010 12:54 pm >>>  
Anthony,

The resident and visitor car parking rates have been reviewed against those contained in the Environmental Assessment Report, Preferred Project Report and letter dated the 7 December 2010. The unit mix and car parking rates to be applied are those stated in the letter dated the 7 December 2010, with the visitor spaces as shown in the table below.

Car Parking and Unit Mix					
Units	Unit No.s	Mix %	DCP Rate	Required	Proposed
1br	38	5%	1	38.00	38.00
2br	627	78%	1.25	783.75	784.00
2br+ Study	0	0%	1.25	0.00	0.00
3br	107	13%	1.5	160.50	161.00
3br+Study	16	2%	1.5	24.00	24
4br	12	2%	1.5	18.00	18.00
Retail	1	0%	0.03	5.00	5.00
Visitors			0.14	114.29	115.00
<b>TOTALS</b>	<b>800</b>	<b>100%</b>		<b>1143.54</b>	<b>1145.00</b>

In reference to the above table, the following comments are made.

1. Proposed residential car parking spaces on the site comply with the Parramatta DCP.
2. The rate of visitor spaces has been reduced from 1 residential space per 4 units to 1 space per 7 units. Evidence from existing developments has the supply of on-site basement visitor spaces not being taken up by visitors. Visitor spaces are taken up in existing developments at a rate of 1 space per 7 dwellings.
  1. The DCP rate for visitors require 1 space per 4 units will increase traffic generation as empty/unused visitor spaces will be taken up by residential occupants and not visitors. Refer to point 2 above.
  2. Included in the table is a retail rate for the 150sqm shop.
  3. No change to the child care car parking.

Regards

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