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37° 49' 6" S 144° 57' 42" E

## ADVERTISED COPY

Henry Wallis  
Associate Director  
Ethos Urban  
Level 8, 30 Collins Street  
Melbourne VIC 3000

Dear Henry,

**SUBJECT: CAR PARK DEMAND AND PROVISION CASE STUDIES**  
**PROJECT: MULTI STOREY WAREHOUSE DEVELOPMENT**  
**SITE ADDRESS: 1-31 GILBY ROAD, MOUNT WAVERLEY**

**IMPACT**® continue to act on behalf of Dexus in relation to the Traffic & Transport related considerations associated with the proposal to develop part of the site at 1-31 Gilby Road, Mount Waverley for the purpose of a Multi Storey Warehouse.

**IMPACT**® have prepared a Transport Impact Assessment dated 25<sup>th</sup> November 2022 which accompanied an application for a permit. The proposal contemplates a warehouse development with 80,040 sqm Gross Floor Area, and supported by parking at a rate of 0.86 spaces per 100 sq.m

Provision of parking at the rate of 0.86 spaces / 100 sq.m is **43% less** than that required at Clause 52.06, with the nominated rate being 1.5 spaces per 100 sq.m.

The assessment references a number of case studies undertaken by RMS (NSW) as well as studies undertaken by **IMPACT**® which confirm that parking demand is generated at rates that are substantially lower than the statutory rate, and that the proposed parking at a rate of 0.86 spaces / 100 sq.m is satisfactory and would comfortably cater for the demand generated by the proposed development.

Provided as an enclosure to this correspondence is additional detail of comparable, local Warehouse and Industrial developments that have been delivered and **operate successfully with parking provided at discounts of between 59% - 78%**. Importantly, recorded **demand is regularly recorded at rates that are between 75% - 87% of the statutory rate.**

We are satisfied that the proposed 43% discount when compared to the statutory rate is consistent with contemporary local practise and will deliver an outcome that will operate without adversely affecting the amenity of the locality.

KIND REGARDS,

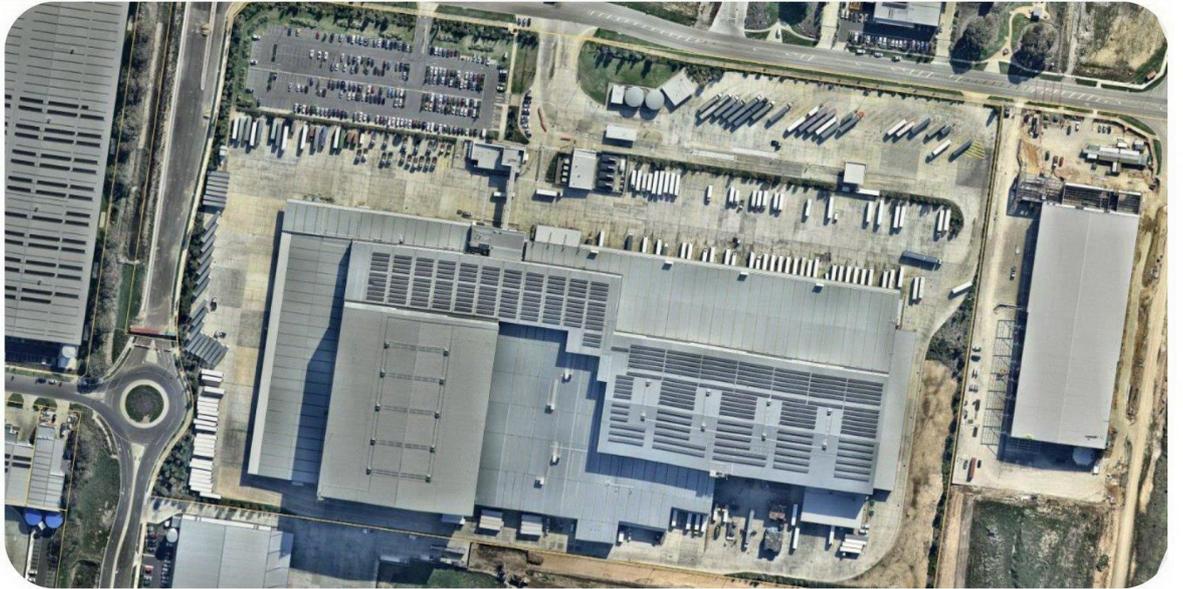


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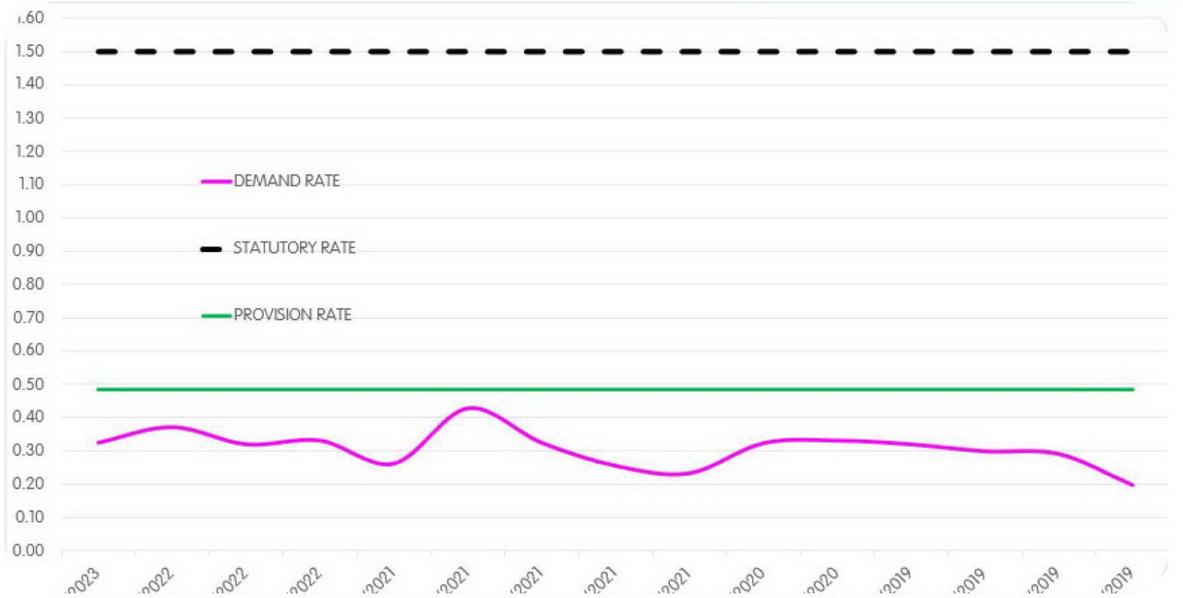
Enclosed: CASE STUDY SUMMARY

37° 49' 6" S 144° 57' 42" E

**WOOLWORTHS DISTRIBUTION CENTRE, DANDENONG**      **WAREHOUSE**



<b>Floor Area</b>	62,000 sq.m
<b>Statutory Requirement</b>	1.5 spaces per 100 sq.m,
<b>PROVIDED Rate</b>	0.48 spaces per 100 sq.m <b>68% Less than Statutory Rate</b>
<b>AVERAGE DEMAND RATE</b>	0.31 spaces per 100 sq.m <b>80% Less than Statutory Rate</b>



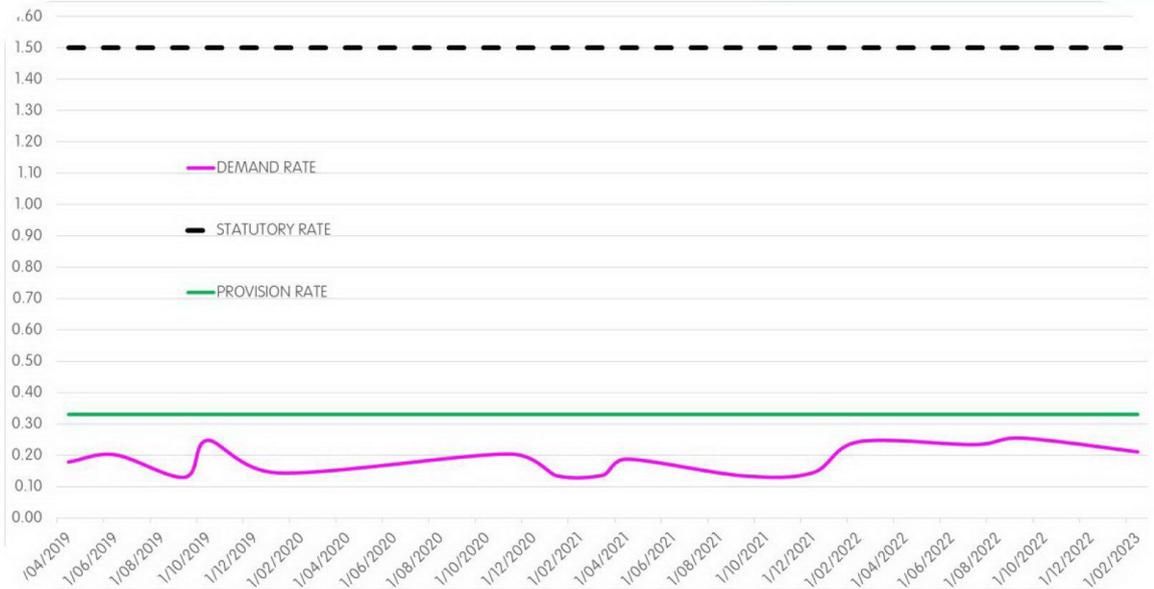
37° 49' 6" S 144° 57' 42" E

BUNNINGS DISTRIBUTION CENTRE, DANDENONG

WAREHOUSE



<b>Floor Area</b>	43,500 sq.m
<b>Statutory Requirement</b>	1.5 spaces per 100 sq.m,
<b>PROVIDED Rate</b>	0.33 spaces per 100 sq.m <b>78% Less than Statutory Rate</b>
<b>AVERAGE DEMAND RATE</b>	0.20 spaces per 100 sq.m <b>87% less than Statutory Rate</b>



37° 49' 6" S 144° 57' 42" E

1 HUDSON COURT, KEYSBOROUGH

WAREHOUSE



<b>Floor Area</b>	16,000 sq.m
<b>Statutory Requirement</b>	1.5 spaces per 100 sq.m,
<b>PROVIDED Rate</b>	0.53 spaces per 100 sq.m <b>65% Less than Statutory Rate</b>
<b>AVERAGE DEMAND RATE</b>	0.30 spaces per 100 sq.m <b>80% less than Statutory Rate</b>

