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# Colston Budd Rogers & Kafes Pty Ltd

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

Our Ref: JH\11301\jj

Transport Planning  
Traffic Studies  
Parking Studies

17 March, 2020

Nepean Village  
Corner Station and Woodriff Streets  
PENRITH NSW 2750

**Attention: Sonia Davis**  
**Email: [sonia.davis@vicinity.com.au](mailto:sonia.davis@vicinity.com.au)**

Dear Madam,

**RE: SECTION 4.55 APPLICATION FOR OUTDOOR DINING PRECINCT  
AT NEPEAN VILLAGE, PENRITH (DAI9/0763)**

1. As requested, we are writing to set down the traffic and parking aspects of the section 4.55 application for the outdoor dining precinct. We previously prepared documents dated 3 October and 17 December 2019 relating to the approved development.
2. The approved development application includes 108m<sup>2</sup> of seating area, including 73m<sup>2</sup> outdoor seating area and 35m<sup>2</sup> indoor seating area. The section 4.55 would provide an additional 54m<sup>2</sup> outdoor seating area, by removing two storage areas. The proposed change in seating area, by 54m<sup>2</sup>, is a relatively minor change to a centre which provides more than 23,000m<sup>2</sup>.
3. As noted in our documents submitted with the approved development application, the outdoor seating area forms part of the shopping centre which provides a range of retail, food, health, community, restaurant and commercial tenancies. These tenancies do not generate their peak parking demands at the same time.
4. Part C10 of the Penrith Development Control Plan 2014 includes a parking rate for restaurants of one space per 6m<sup>2</sup> of seating area, plus one space per employee.
5. The proposed 54m<sup>2</sup> of external seating area would be common to a number of adjacent restaurants. It is unlikely that there would be additional employees in these restaurants, compared to the approved development.

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P.O. Box 5186 West Chatswood NSW 1515 Tel: (02) 9411 2411  
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6. The additional seating area would therefore require nine parking spaces, based on the DCP.
7. As noted in our previous documentation, peak demands for the restaurant would be during the evening. At these times, retail parking demands for the remainder of the centre are lower. During the day, the vast majority of restaurant customers are likely to be shoppers or employees already at the centre.
8. Therefore the existing parking provision at the centre will cater for the \$4.55 additional seating area.
9. A proportion of patrons using the seating area would be shoppers already at the centre. The \$4.55 additional traffic generation is likely to be some 10 vehicles per hour, two-way. Such a minor traffic generation would not have noticeable effects on the operation of the surrounding road network.
10. We trust the above provides the information you require. Finally, if you have any queries please do not hesitate to contact us.

Yours faithfully,

COLSTON BUDD ROGERS & KAFES PTY LTD



J Hollis  
Director