

Ben Lusher
Manager
Key Sites and Social Projects
GPO Box 39
Sydney NSW 2001

Attention: Simon Truong

Dear Mr Lusher

Exhibition of Section 75W Modification Request to Discovery Point Concept Plan for Mixed Use Development (MP 10_0003 MOD 4)

Thank you for your letter dated 2 June 2014 requesting Transport for NSW (TfNSW) comment on the above modification proposal. Roads and Maritime Services (RMS) will provide its comments separately.

TfNSW has reviewed the traffic, transport and parking assessment report prepared for the proposed modification by Transport and Traffic Planning Associates (TTPA). Car parking provision (excluding parking for existing buildings on site) for the residential component of the development has been estimated using minimum and maximum parking rates. Based on these rates, the consultant has estimated a demand of between 1,288 and 2,730 parking spaces. The development application is proposed to provide a total of 1,470 parking spaces for the residential component.

Car parking requirements (excluding parking for existing buildings on site) have been assessed by TfNSW by comparing minimum rates documented by TTPA and *Sydney Local Environmental Plan (Green Square Town Centre) 2013 rates* and provided – see Table below. Green Square site is similar to the Discovery Point site in terms of public transport provision and parking rates adopted for it would be an appropriate benchmark to be adopted. It should be noted residential parking for the Discovery Point site is desirable to be capped with maximum parking rates similar to the Green Square site to promote and encourage the use of public and active transport (cycling and walking).

	Number of Apartments	Number of Spaces/Apartment		Number of Spaces	
		TTPA (minimum)	Green Square LEP (maximum)	TTPA (minimum)	Green Square LEP (maximum)
1 bedroom	567	0	0.5	0	284
2 bedroom	875	1	0.8	875	700
3 bedroom	166	2	1.2	332	199
Visitor parking	1608	0.05	0.157 (first 70) 0.0667 (remaining)	81	114
Total				1,288	1,297

Based on the above table, total number of parking spaces calculated using the TTPA minimum rates and the Green Square LEP rates are similar. Therefore, TfNSW requests that consideration be given to conditioning a maximum number of parking spaces to be provided not exceed 1,288 for the residential component of the development. This would be in addition to parking spaces for the existing buildings.

Thank you again for the opportunity of providing comments on the proposed modification proposal. If you require clarification of any comments, please don't hesitate to contact me on 8202 2198.

Yours sincerely



Mark Ozinga

25/7/14

**Manager Land Use and Transport Planning
Planning and Programs**

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