

Our Ref: 18069

22 July 2020

Icon Construction Group  
PO Box 793  
HURSTVILLE NSW 2000

**Attention: Mr Danny Daher**

Dear Danny,

**RE: 33-35 TREACY STREET, HURSTVILLE  
PARKING STATEMENT**

As requested, please find herein The Transport Planning Partnership (TPPP) parking statement for the above development site to support the modification of parking provision in compliance with Apartment Design Guide (ADG) instead of the Georges River Council (Council) DCP that was previously adopted in the Traffic and Parking Assessment.

Additionally, the basement car park is proposed to be reduced from four levels to three levels, resulting in a reduction from 75 to 58 spaces as shown in Attachment One.

### **Parking Assessment**

The parking assessment has been undertaken based on the ADG which requires the minimum parking provision to be the lesser value of the parking requirements stipulated in the DCP and the TfNSW Guide to Traffic Generating Developments. A comparison of these parking requirements are detailed as follows.

### **Council DCP Car Parking Requirements**

*Reference: Hurstville Development Control Plan (DCP) (Amendment No.7) 2018*

The car parking requirement for the proposed development has been assessed against Council's DCP Amendment No.7 2018. Based on this, the car parking requirement for the proposed development is summarised in Table 1.

**Table 1: Council DCP Car Parking Requirements**

Land Use	Type	Yield	Minimum DCP Parking Rate	Minimum DCP Parking Requirement
Residential	1-bedroom	7 units	1 space per dwelling	7
	2-bedroom	19 units	1 space per dwelling	19
	3-bedroom	11 units	2 space per dwelling	22
	4-bedroom	4 units	2 space per dwelling	8
	Visitor		1 space per 4 dwelling (or part thereof)	10.3
Retail	Specialty	206m <sup>2</sup> GFA	1 space per 50m <sup>2</sup>	4.1
<b>Total</b>				70.4
			Rounded up as per the DCP	<b>71</b>

Table 1 indicates that the proposed development should provide a minimum of 71 car parking spaces to satisfy Council DCP car parking requirements.

### Apartment Design Guide Car Parking Requirements

Reference:

- *State Environmental Planning Policy No.65 (SEPP65)*
- *Car parking requirements in SEPP 65 – Department of Planning and Environment Technical Note.*
- *Apartment Design Guide, Department of Planning and Environment, 2015*
- *Interim Policy Georges River Development Control Plan 2020*
- *A Plan for Growing Sydney, Department of Planning and Environment, 2014*
- *Guide to Traffic Generating Developments, TfNSW, Version 2.2, 2002.*

As part of the State Environmental Planning Policy No.65 (SEPP 65), the Apartment Design Guide states that:

- *For development in the following locations:*
  - *on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or*
  - *on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre*
- *The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.*

Given that the site is located within 800 metres of the Hurstville Railway Station, it is noted that SEPP 65 parking requirements are applicable for the residential component of the development site.

The Department of Planning & Environment technical note states that:

*"It is appropriate to use the current metropolitan strategy for Sydney, 'A Plan for Growing Sydney' to define the scale of centres. This approach is consistent with the policy intent of both the Metropolitan Parking Policy and the Guide to Traffic Generating Developments (GTTGD).*

*Therefore, those centres defined in A Plan for Growing Sydney as a CBD, Regional City Centre or **Strategic Centre should apply the Metropolitan Regional Centre (CBD) rates** of the GTTGD, while the remaining Sydney centres serviced by railway or light rail stations should be classified as a Metropolitan Sub-Regional Centre for the purposes of the GTTGD."*

The document 'A Plan for Growing Sydney' identifies Hurstville as Strategic Centre and therefore the Metropolitan Regional (CBD) Centres rates apply.

This is also confirmed by Council's Interim Policy DCP (2020) that the application of the Metropolitan Regional (CBD) Centres rates are appropriate for the subject site given its proximity to Hurstville Railway Station.

On this basis, the recommended minimum number of off-street resident parking spaces for Metropolitan Regional (CBD) Centres is as follows in accordance with the TfNSW Guide to Traffic Generating Developments:

- 0.4 spaces per 1-bedroom unit
- 0.7 spaces per 2-bedroom unit
- 1.2 spaces per 3-bedroom unit
- 1 space per 7 units (visitor parking).

Based on the above, a summary and comparison of the car parking requirements for the residential component based on the DCP parking requirements and TfNSW GTTGD guide is provided in Table 2.

**Table 2: Summary of Car Parking Requirements**

Land Use	Type	Yield	Minimum Parking Rate [1]		Minimum Parking Requirement			Proposed	Compliant?
			DCP	TfNSW [2]	DCP	TfNSW	Adopted		
Residential	1-bedroom	7 units	1 space per dwelling	0.4 space per dwelling	7	2.8	2.8	58	Yes
	2-bedroom	19 units	1 space per dwelling	0.7 space per dwelling	19	13.3	13.3		
	3-bedroom	11 units	2 space per dwelling	1.2 space per dwelling	22	13.2	13.2		
	4-bedroom	4 units	2 space per dwelling	1.2 space per dwelling	8	4.8	4.8		
	Visitor	-	1 space per 4 dwellings (or part thereof)	1 space per 7 dwellings	10.3	5.9	5.9		
Retail	Specialty	206m <sup>2</sup> GFA	1 space per 50m <sup>2</sup>	45 spaces per 1,000m <sup>2</sup>	4.1	7.0	4.1	-	-
<b>Total</b>				<b>Rounded</b>	<b>71</b>	<b>47</b>	<b>44</b>	<b>58</b>	<b>Yes</b>

Notes:

[1] Based on ADG, the lesser parking requirement is taken for resident and visitor parking; Council DCP requirement is adopted for retail parking

[2] Hurstville is classified as a Metropolitan Regional (CBD) centre based on *A Plan for Growing Sydney*, Department of Planning and Environment.

Based on the above, the minimum parking provision required for the subject mixed use development is 44 car parking spaces. The proposed development proposes 58 car parking spaces in the 3-level basement car park. On this basis, the parking provision is compliant with the requirements specified in the Apartment Design Guide.

The proposed 58 spaces include six accessible parking spaces which will be retained on Basement Level 1.

## Summary and Conclusion

This parking statement has been prepared by TPPP to support the modification of parking provision in compliance with Apartment Design Guide (ADG) instead of the Georges River Council (Council) DCP. The basement car park is proposed to be reduced from four levels to three levels, resulting in a reduction from 75 to 58 spaces.

Based on the ADG parking requirements, the proposed development is required to provide a minimum of 44 car parking spaces. Therefore the proposed provision of 58 car parking spaces is compliant with the statutory guidelines.

We trust the above is to your satisfaction. Should you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 8437 7800.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'K. Hollyoak', is positioned above the printed name.

**Ken Hollyoak**  
**Director**

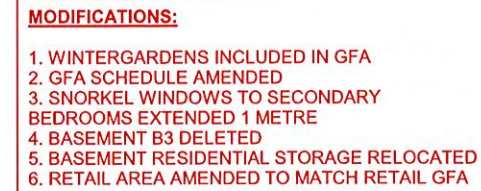
# Attachment One

## Basement Car Park Layout



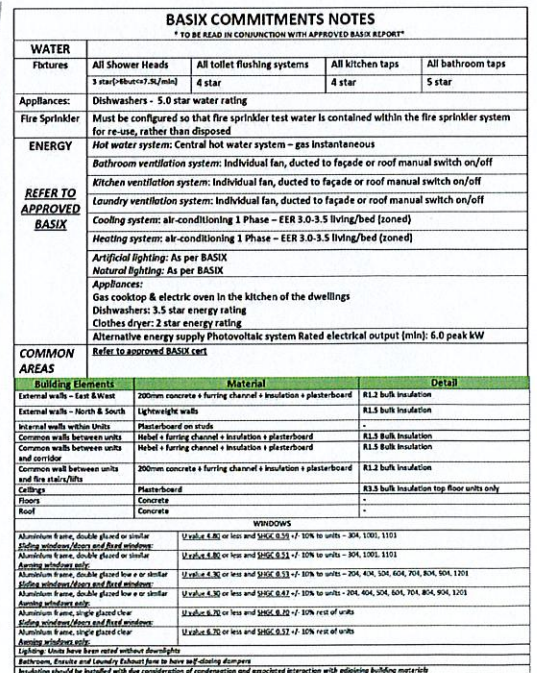






LEVEL	TOTAL NUMBER OF CAR SPACES
B2A+B	25
B1A+B	25
B1C	8

TOTAL: 58



2 B1C  
1 : 200 @ A1(1:400 @ A3)

project 33-35 TREACY STREET WEST STAGE  
(WEST STAGE) HURSTVILLE

drawing B1, B1C PLANS

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issue
A

drawing no DA 06

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.



client

ICON CONSTRUCTION GROUP

architect  
**stanisic architects**

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checked	scale
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drawn
project no

scale

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project no

17 012

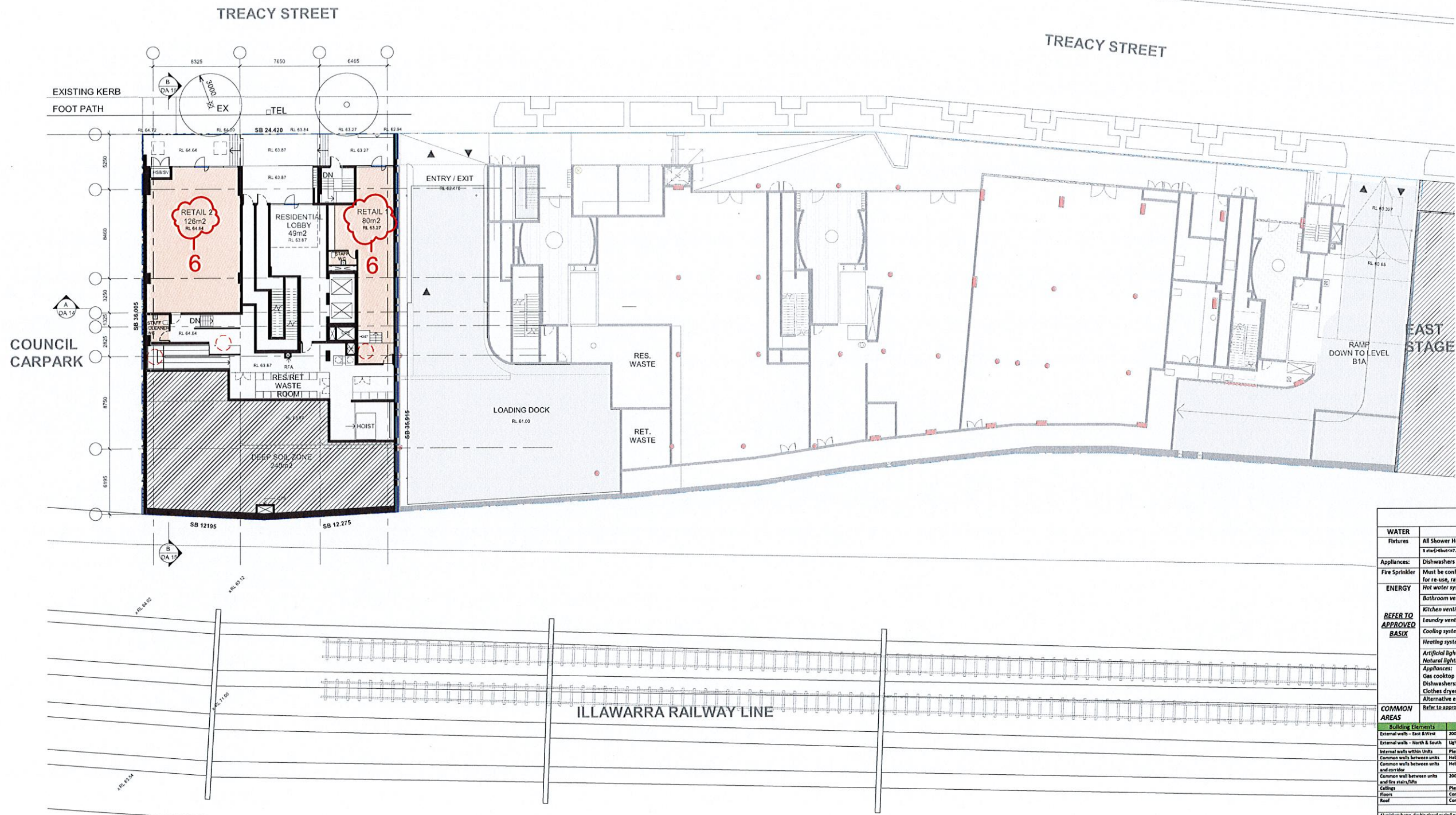
drawing no

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DA 06



- MODIFICATIONS:**
- 1. WINTERGARDENS INCLUDED IN GFA
  - 2. GFA SCHEDULE AMENDED
  - 3. SNORKEL WINDOWS TO SECONDARY BEDROOMS EXTENDED 1 METRE
  - 4. BASEMENT B3 DELETED
  - 5. BASEMENT RESIDENTIAL STORAGE RELOCATED
  - 6. RETAIL AREA AMENDED TO MATCH RETAIL GFA



BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIS REPORT*				
WATER	Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps
		1 star(4.0l/min) or less	4 star	4 star
Appliances:	Dishwashers	5.0 star water rating		
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed			
ENERGY	Hot water system:	Central hot water system – gas instantaneous		
	Bathroom ventilation system:	Individual fan, ducted to facade or roof manual switch on/off		
REFER TO APPROVED BASIS	Kitchen ventilation system:	Individual fan, ducted to facade or roof manual switch on/off		
	Laundry ventilation system:	Individual fan, ducted to facade or roof manual switch on/off		
Cooling system:	air-conditioning 1 Phase – EER 3.0-3.5 living/bed (zoned)			
	Heating system:	air-conditioning 1 Phase – EER 3.0-3.5 living/bed (zoned)		
Artificial lighting:	As per BASIX			
	Natural lighting:	As per BASIX		
Appliances:	Gas cooktop & electric oven in the kitchen of the dwellings			
	Dishwashers:	3.5 star energy rating		
Alternative energy supply:	Photovoltaic system Rated electrical output (min): 6.0 peak kW			
Refer to approved BASIX cert				
COMMON AREAS				
Building Elements		Material		Detail
External walls – East & West		200mm concrete + furring channel + insulation + plasterboard		R1.2 bulk insulation
External walls – North & South		Lightweight walls		R1.5 bulk insulation
Internal walls within units		Plasterboard on studs		-
Common walls between units		Insulated + furring channel + insulation + plasterboard		R1.5 Bulk insulation
Common walls between units and corridor		Insulated + furring channel + insulation + plasterboard		R1.5 Bulk insulation
Common wall between units and fire stairs/halls		200mm concrete + furring channel + insulation + plasterboard		R1.2 bulk insulation
Ceilings		Plasterboard		R1.5 bulk insulation top floor units only
Floors		Concrete		-
Roof		Concrete		-
WINDOWS				
Aluminium frame, double glazed or similar (living windows/doors and front windows)		U-value: 0.80 or less and SHGC: 0.51 +/- 10% to units - 304, 1001, 1101		
Aluminium frame, double glazed or similar (residential windows only)		U-value: 0.80 or less and SHGC: 0.51 +/- 10% to units - 304, 1001, 1101		
Aluminium frame, double glazed low e or similar (living windows/doors and front windows)		U-value: 0.30 or less and SHGC: 0.51 +/- 10% to units - 304, 404, 504, 604, 704, 804, 904, 1001		
Aluminium frame, double glazed low e or similar (residential windows only)		U-value: 0.30 or less and SHGC: 0.51 +/- 10% to units - 204, 404, 504, 604, 704, 804, 904, 1001		
Aluminium frame, single glazed clear (living windows/doors and front windows)		U-value: 0.75 or less and SHGC: 0.51 +/- 10% rest of units		
Aluminium frame, single glazed clear (residential windows only)		U-value: 0.75 or less and SHGC: 0.51 +/- 10% rest of units		
Aluminium frame, single glazed clear (residential windows only)		U-value: 0.75 or less and SHGC: 0.51 +/- 10% rest of units		
Refer to approved BASIX cert				
Lighting: Units have been rated without daylighting				
Batteries: Units and Laundry Batteries have been rated without daylighting				
Insulation should be installed with the consideration of condensation and associated interaction with adjoining building materials				

**1 LEVEL 1 (GROUND)**  
1 : 200 @ A1(1:400 @ A3)

issue	amendment	date	legend
A	AMENDMENTS IN RESPONSE TO COUNCIL COMMENTS	10/07/20	

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

REFER TO PLAN OF SUBDIVISION - EASMENT PREPARED BY MATTHEW RUSSEL STANLEY

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project  
33-35 TREACY STREET WEST STAGE  
(WEST STAGE) HURSTVILLE

drawing  
LEVEL 1 (GROUND)

checked  
scale

issue

drawn  
project no

17 012

drawing no

**A**  
**DA 07**