

Reference: 15.061r06r01

11 August 2022

Erilyan Pty Ltd  
1/27 Hotham Parade  
ARTARMON NSW 2064

Attention: Mike Ryan, Project Manager

**Re: 23-27 Lytton Street, Wentworthville**  
Proposed Extension to Wentworthville Northside West Clinic  
On-street Car Parking Supporting Statement

Dear Mike,

We refer to the subject State Significant Development Application (SSD-17899480) and the NSW Department of Planning and Environment (DPE) comments in relation to existing on-street parking utilisation. In order to address the department's concerns, TRAFFIX has commissioned an on-street parking survey to determine existing car parking demands within the vicinity of the site. The departments comments are reproduced below for ease of reference.

## ➤ NSW DPE Comments

The following comments have been provided by DPE:

*"Provide details of where staff/visitors are expected to park during construction, noting that overall site parking is reduced by half as the southern car park will be fenced off and only the northern carpark (capacity of approximately 31 spaces) will be operating. If relying on existing on-street parking to accommodate shortfall, provide confirmation that existing capacity exists on surrounding streets."*

*"Undertake a survey of the parking capacity on the surrounding streets to confirm that the additional four spaces of on-street parking demand generated by this proposal can be accommodated and provide appropriate documented evidence."*

## ➤ On-Street Parking Surveys

In order to determine the existing parking demands near the subject development, a parking survey was conducted between 9:00am-5:00pm on Monday 8 August 2022. The extent of the parking survey is outlined in **Figure 1** and is considered an appropriate scope to allow visitors/staff to park and walk to the site. The results of this assessment are summarised in **Chart 1**, which provides an appreciation of the existing parking demands across a typical day.

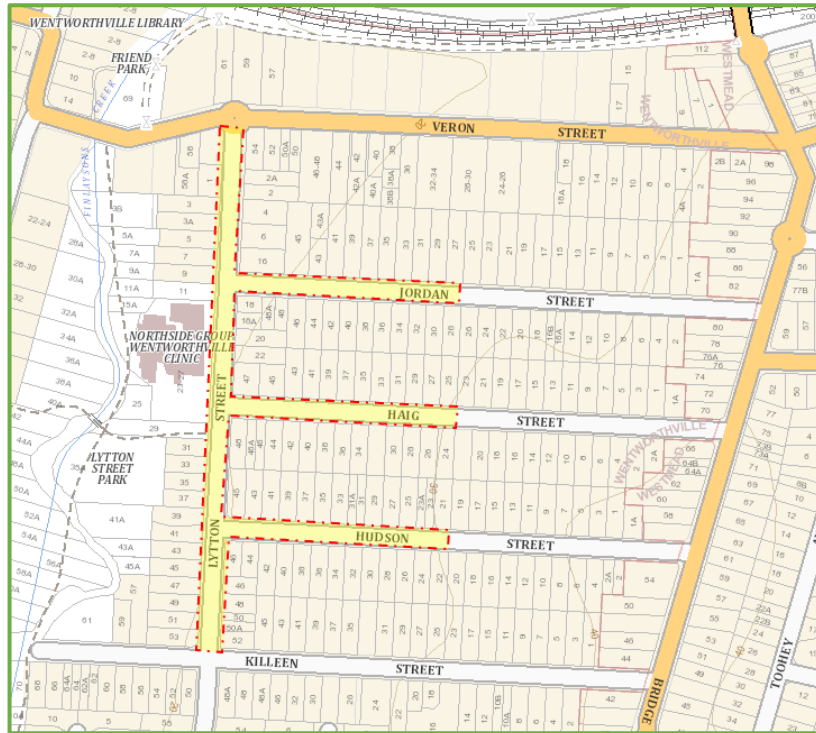


Figure 1: Parking Survey Extent

Chart 1. On-Street Car Parking Occupancy Survey Results



The total number of car parking spaces within the survey zone was 205 parking spaces. It can be seen from Chart 1 that on-street parking demands were consistent across the entire day with an average occupancy of 39%. The number of vehicles parked within the survey zone peaked at 10am with 87 vehicles or 42% occupancy. This corresponded with a vacancy of 118 parking spaces. On average, there is a total of 124 vacant parking spaces within the survey zone.

### ➤ Response to NSW DPE Comments

A response to DPE comments is provided below:

#### **Comment 1**

*“Provide details of where staff/visitors are expected to park during construction, noting that overall site parking is reduced by half as the southern car park will be fenced off and only the northern carpark (capacity of approximately 31 spaces) will be operating. If relying on existing on-street parking to accommodate shortfall, provide confirmation that existing capacity exists on surrounding streets.”*

#### **Response**

As can be seen from the on-street parking surveys above, there is an abundance of unoccupied parking spaces within the vicinity of the site. At a minimum there is 118 vacant parking spaces at 10am, and an average of 124 parking spaces available across the entire day. As such, there is sufficient free on-street capacity to accommodate the short-term parking impacts (approximately 31 spaces) associated with construction.

#### **Comment 2**

*“Undertake a survey of the parking capacity on the surrounding streets to confirm that the additional four spaces of on-street parking demand generated by this proposal can be accommodated and provide appropriate documented evidence.”*

#### **Response**

As outlined above, there is an abundance of unoccupied parking spaces within the vicinity of the site. At a minimum there is 118 vacant parking spaces at 10am, and an average of 124 parking spaces available across the entire day. As such, there is sufficient free on-street capacity to accommodate the four (4) parking space shortfall associated with the proposed clinic expansion. It is also noteworthy, that a site-specific Green Travel Plan could potentially reduce private car usage generally, and as such, the continual support is provided for the proposal.

### ➤ Conclusion

On the basis of the above, the on-street car parking occupancy survey demonstrated there is sufficient free capacity on the surrounding streets to accommodate the short-term construction impacts and long-term parking impacts associated with the clinic expansion. As such, the development is considered supportable from a traffic engineering perspective.

We trust the above is of assistance and request that you contact the undersigned should you have any queries or require any further information. In the event that any concerns remain, we request an opportunity to discuss these with the department's officers prior to any determination being made.

Yours faithfully,

**Traffix**



Ben Liddell  
**Director**

Encl. Attachment 1 – Parking Survey Results

# ATTACHMENT 1

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Parking Survey Results



**R.O.A.R. DATA**  
*Reliable, Original & Authentic Results*  
 Ph. Mob.0418-239019



Client : Traffix  
 Job No / Name : 7729 WENTWORTHVILLE Northside Clinic  
 Day/Date : Monday 8th August 2022

ZONE	Location	Cap	0900	0930	1000	1030	1100	1130	1200	1230	1300	1330	1400	1430	1500	1530	1600	1630	1700
A	Lytton St West / Side	10	3	6	5	4	4	4	4	3	3	4	4	4	4	4	4	5	4
B	Lytton St West / Side	12	3	2	3	3	3	3	3	3	2	4	4	4	4	4	4	4	2
C	Lytton St West / Side	11	7	8	10	9	9	10	10	8	7	10	8	8	10	9	8	8	7
D	Lytton St West / Side	13	3	4	5	5	5	4	4	4	4	4	4	4	3	3	3	3	3
E	Lytton St East / Side	13	2	2	2	1	2	2	1	1	2	1	1	1	2	2	2	3	2
F	Lytton St East / Side	10	6	7	8	8	7	8	8	8	8	9	9	8	8	8	7	8	7
G	Lytton St East / Side	12	1	1	0	1	1	2	1	1	1	2	0	2	2	3	3	4	3
H	Lytton St East / Side	10	5	7	7	5	4	4	4	4	4	5	4	5	5	5	5	6	6
I	Hudson St South / Side	22	11	11	11	11	11	10	9	9	10	9	9	8	7	8	9	9	9
J	Hudson St North / Side	21	7	7	7	7	7	6	7	5	5	5	5	5	5	7	9	8	9
K	Haig St South / Side	22	9	9	9	10	10	11	11	10	10	9	9	9	9	8	8	8	9
L	Haig St North / Side	21	10	11	11	11	11	12	12	11	11	11	11	10	10	11	11	8	7
M	Jordan St South / Side	15	5	5	5	5	6	5	5	6	6	5	5	3	2	4	4	5	5
N	Jordan St North / Side	13	4	4	4	4	4	4	4	4	4	4	4	5	5	5	5	5	5
<b>Total of Vehicles Parked</b>		<b>205</b>	<b>76</b>	<b>84</b>	<b>87</b>	<b>84</b>	<b>84</b>	<b>85</b>	<b>83</b>	<b>77</b>	<b>77</b>	<b>82</b>	<b>77</b>	<b>76</b>	<b>76</b>	<b>81</b>	<b>82</b>	<b>84</b>	<b>78</b>
<b>Number of Vacant Spaces</b>			129	121	118	121	121	120	122	128	128	123	128	129	129	124	123	121	127
<b>% of Capacity Used</b>			37.1%	41.0%	42.4%	41.0%	41.0%	41.5%	40.5%	37.6%	37.6%	40.0%	37.6%	37.1%	37.1%	39.5%	40.0%	41.0%	38.0%