

Re: Pyrmont Metro OSD - GoGet's Formal Response

GoGet welcomes the opportunity to provide feedback on the proposed Pyrmont Metro Over Station Development (OSD).

Recommendation 1

Replace the word "Maximum" with "Minimum" in *Table 5.3 Maximum car share space requirements* in *Section 5.2.4 'Car sharing'* in the *Pyrmont Over Station Development Transport and Access Report*.

Reason:

According to the Sydney DCP 2012, there is no maximum number of carshare vehicles allowed for a new development in the City of Sydney. Instead, the DCP states that the minimum number of on-site parking spaces to be made available for car share scheme vehicles is 1 car share parking space per 60 parking spaces provided for residential development and 1 space for every 40 commercial or retail use car parking spaces.

Whilst this was probably a simple typo, GoGet wants to ensure that future plans can include more carshare vehicles on-site as demand necessitates. The demand for on-site carshare services bears an inverse relationship with the number of residential parking spaces allocated on-site. As a result, GoGet recommends that the number of carshare spaces be tied to the number of units (or bedrooms) without allocated parking spaces.

Our recommendation for the area of Pyrmont is 1 carshare vehicle per 40 bedrooms without parking spaces.

- Proposed number of units onsite = 160 units
- Proposed number of bedrooms onsite = 299 bedrooms
- Proposed number of residential parking spaces = 47 parking spaces
- Number of bedrooms without parking spaces = 252 bedrooms
- Therefore, recommended number of carshare spaces = 6.3 spaces (252 / 40)

As you can see, based on the proposed number of units and the proposed number of residential parking spaces, 2 carshare spaces on-site is not going to be sufficient supply for the expected demand. We would instead recommend 6-7 carshare spaces on-site.

Recommendation 2:

When Over Station Developments are approved with onsite carshare requirements, it is important for carshare to be included in the conditions of the Development Approval. These conditions are to be enforceable to ensure that the Responsible Authority can verify that developers, and subsequent owners' corporations, have entered into an agreement with a carshare operator to fulfil the requirement.

Ideal conditions should state:

1. XX spaces are to be reserved for carshare operation with no charge to the carshare operator to use them
2. These spaces must be publicly accessible 24 hours a day seven days a week and should be well-lit with safe pedestrian access
3. These spaces must be contracted to an operator (a carshare provider that has been approved by the Responsible Authority) with evidence of agreement submitted to Council prior to issuing of the Building Permit

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- a. The agreement must ensure appropriate insurance and vehicle maintenance is in place including public liability.
4. The carshare operation, or contract confirming operation from an operator, must be in place before of issue of the Occupancy Permit
5. The carshare operator must report utilisation of the spaces to council quarterly (or in accordance with Council's on-street reporting requirements)

Optional Inclusions:

- Owners Corporations are to promote carshare to owners/tenants to ensure all future residents have awareness of the service
- In the interest of future-proofing the parking infrastructure it is recommended that sufficient cellular connectivity is available at the location of the carshare spaces (also an important aspect for safety reasons) as well as providing the requisite infrastructure (i.e. conduits, wiring, adequately sized power supply and metering cabinet) so that EV chargers can be readily provided when demand necessitates

Reason: to ensure the provision of legal access to the designated off-street car parking space for carshare users/members from the day the development is launched. This means that future residents can move into these new developments without having to bring their private vehicles with them.

If the Sydney Metro, the City of Sydney, or the Minister for Planning and Public Spaces or Independent Planning Commission wishes to discuss our suggestions, or if you would like a presentation or tour of carshare on site, please feel free to contact Darcy Lechte on 0427 713 623, or via darcy@goget.com.au.

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All the best,
Darcy Lechte | Carshare Strategic Planner | GoGet Carshare