

From: <Robert_Rosadi@sta.nsw.gov.au>
To: "Kate MacDonald" <Kate.MacDonald@planning.nsw.gov.au>
Date: 8/31/2011 11:43 am
Subject: Re: MP 10_0171 - 330 Church Street Parramatta,
Attachments: Annexure 10 Traffic and Parking Assessment.pdf

Good morning Kate,

Thank you for forwarding through the updated documents for the proposed development at 330 Church Street in Parramatta. I have reviewed the documents and would request that the following points be included in the assessment of the proposal;

1. Section 4 of the Traffic and Parking Assessment outlines the LEP requirements for parking and the proposed allocations. The application of the LEP requirements would result in a need for 78 visitors spaces and 145 retain spaces, a total of 223 spaces. The proposed development has allocated 190 spaces for both visitors and commercial parking, 33 spaces less than the specified requirement.

While State Transit supports reduced off-street parking allocations for residential usages to encourage the use of public transport, sufficient parking must be provided to meet the expected demands generated by the retail usages. Insufficient retail parking provision often results in illegal parking on the public road, especially for small purchases that don't take a lot of time. Given there is a bus stop immediately adjacent to the site and parking demand on-street is high, if off-street parking is insufficient it is likely that illegal parking will occur within the bus zone which impacts on the safety of bus operations.

2. Provisions or identified locations for taxis and small loading/courier vehicles. It is common for retail developments to generate demand for taxis and small commercial vehicles. If parking provisions are not allocated to these vehicles then the likelihood of illegal parking in bus zones increases. The Traffic and Parking assessment does not address this issue.

Regards,

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