



PLANNING AND INFRASTRUCTURE
Planning Unit

30 June 2026

Director Housing Delivery
Housing Supply and Infrastructure
Department of Planning, Housing and Infrastructure
Locked Bag 5022,
Parramatta NSW 2124
Att: Anthony Kunz

Dear Anthony,

**Re: State Significant Development Application Number SSD-76555711-
Mod-1 for 3-5 Help Street, Chatswood**

I am writing to you regarding the State Significant Development Application Number SSD-76555711-Mod-1 for 3-5 Help Street, Chatswood.

Following a review of the Modification, the increase in number of parking spaces from 166 to 206 car spaces is not supported.

While market and feasibility conditions are acknowledged, they do not justify the systematic overprovision of residential car parking in a location expressly planned to support reduced car ownership. Market feasibility considerations must be balanced against transport planning objectives, observed travel behaviour and broader housing policy objectives, rather than being relied upon as a standalone rationale for oversupply of parking.

Moreover, ABS Census data from 2021 indicates that approximately 21.2% of households in Chatswood do not own a motor vehicle. This proportion would likely be higher if focused specifically on apartment owners within the Chatswood CBD area. This demonstrates that a substantial segment of the local housing market already chooses to live car-free in this highly accessible location, and that existing parking provisions may already exceed demonstrated demand.

The continued delivery of high parking rates reflects an embedded development and pricing model, whereby car parking is bundled into the cost of housing by default. This approach limits housing choice and effectively excludes households who would prefer lower-cost housing without mandatory parking provision. Reduced or unbundled parking should be recognised as a legitimate means of delivering housing diversity and affordability in a highly accessible, transport-oriented location such as Chatswood.

Should you have any questions in regards this letter, please contact Christopher Nguyen – Strategic Planner on (02) 9777 7646.

Yours sincerely,

Dyalan Govender
Manager of Strategic Planning