

Your ref
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ARUP

Department of Planning and Environment

Level 10 201 Kent Street
PO Box 76 Millers Point
Sydney 2000
Australia

t +61 2 9320 9320

d +61 2 9320 9964

f +61 2 9320 9321

joshua.milston@arup.com

www.arup.com

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Dear Sir / Madam

Crown Sydney - Response to Submissions

The following document provides a response to the issue raised in relation to the off-street car parking, supporting the Crown Sydney development application. The issue raised by Transport for NSW (TfNSW) is outlined below.

The TfNSW submission requested that the applicant undertakes a detailed analysis to demonstrate that 300 car parking spaces would be available for visitors to the Crown Hotel at the carparks located in the vicinity of the Barangaroo Precinct to accommodate the shortfall in hotel parking. However, there has been no quantitative analysis of capacity and demand of nearby car parks to take excess demand from the hotel in the Revised Transport Assessment Report. Therefore, TfNSW requests that the applicant undertakes a detailed parking assessment of nearby car parks that are expected to be used by hotel patrons.

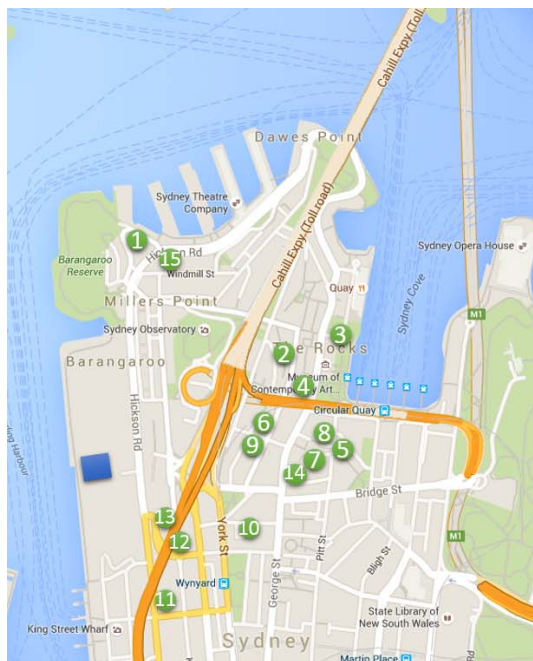
As noted in the response to submissions document, the quantum of parking proposed (500 spaces) will meet the expected demand generated by the hotel on weekdays and for the majority of the time on weekends (Friday evening through Sunday). This precinct-wide strategy is a sensible approach to reduce the overall extent of car parking in the Barangaroo precinct. This level of parking provides for a supply-constrained parking provision that encourages public transport use, while also minimising the impact on local residents and businesses.



A similar approach is taken by The Star at Pyrmont, where parking demand exceeds supply on Friday and Saturday evenings. The additional demand for parking during these peak periods is managed through the external supply of parking in the Darling Harbour precinct such as the Harbourside car park. Outside of these evening peaks, demand is considerably lower, and thus casino parking is largely contained on site.

During busy periods, other off-street car parks in close proximity to Crown Sydney will be utilised to accommodate this residual demand. There are a number of publically available parking facilities in the area which have spare capacity during the evenings when Crown Sydney parking demand is highest. There will be opportunities for shared parking arrangements in nearby commercial buildings which is an efficient means of meeting parking requirements. These off-peak periods coincide with the peak parking demand for Crown Sydney, and therefore create the opportunity for the shared use of spaces.

The figure below indicates the various public off-street car parking opportunities available for users of Crown Sydney. There are 15 off-street car parking areas within short walking distance of the site as shown in Figure 1 below, which have a total combined capacity of approximately 2,100 spaces available for public use on Friday and Saturday evenings.



1. Wilson Parking – 25 Hickson Road, Millers Point
2. Wilson Parking - 71 Harrington St, The Rocks
3. Wilson Parking - 210 Circular Quay West, The Rocks
4. Wilson Parking - 153 George Street, The Rocks
5. Wilson Parking – 25 Reiby Place, Sydney
6. Wilson Parking – 111 Harrington Street, The Rocks
7. Wilson Parking – 6 Underwood Street, Sydney
8. Wilson Parking - 19 Pitt St, Sydney
9. Wilson Parking – 121 Harrington Street, The Rocks
10. Secure Parking - 32 Jamison St, Sydney
11. Sun Parking - 251 Kent St, Sydney
12. Wilson Parking – 196 Kent Street, Sydney
13. Wilson parking – 20 Napoleon Street, Sydney
14. Secure Parking – 2 Dalley Street, Sydney
15. Interpark – 26 Hickson Road, Millers Point

Figure 1 Nearby off-street car parking areas

To understand the occupancy of these car parking areas on a typical Friday and Saturday evening (peak demand periods for Crown Sydney), Arup undertook surveys of all car parking areas listed in Figure 1. Results of the surveys are illustrated in Figure 2, and demonstrate over the course of Friday and Saturday evening between 779 and 996 parking spaces remained unoccupied within these car parking areas. This is well above the 300 required to accommodate the demand generated by Crown Sydney.

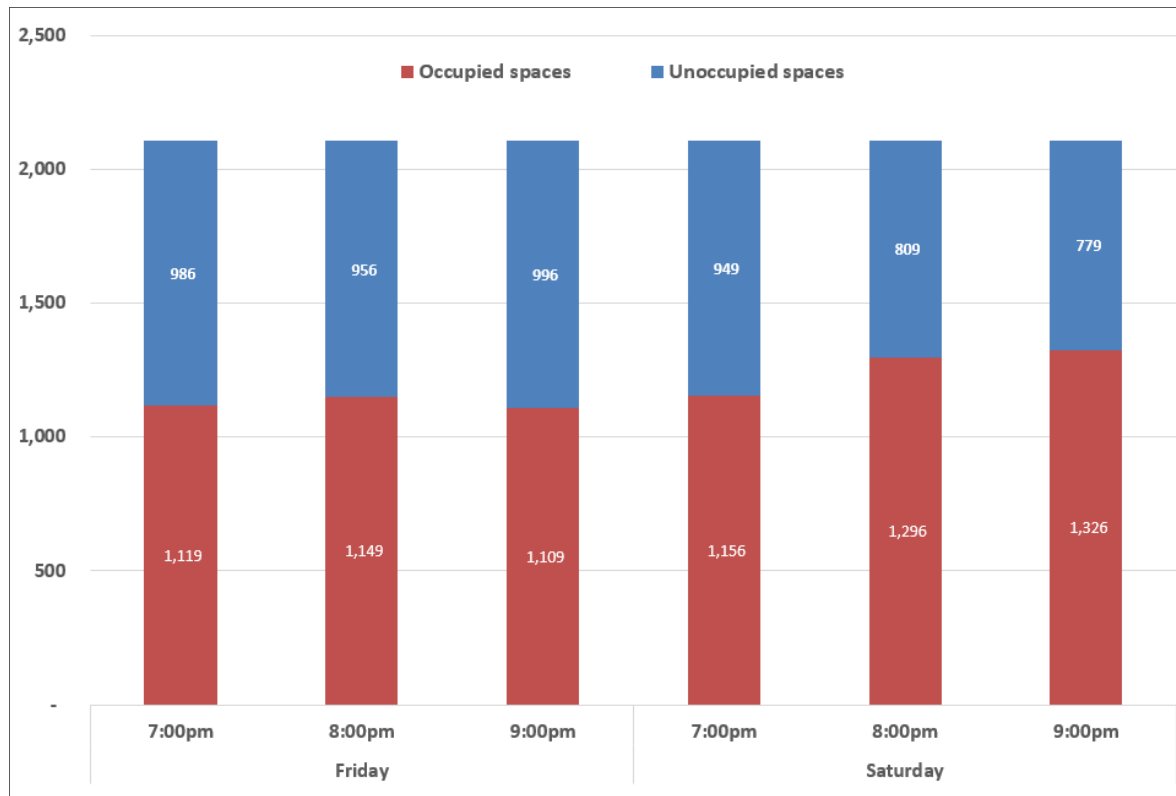


Figure 2 Off-street parking survey results

Detailed findings of the parking survey, including opening hours of all car parks considered, are enclosed as an appendix to this document.

Should you have any further questions or require clarification, please do not hesitate to contact the undersigned.

Yours sincerely

Joshua Milston
Senior Transport Planner MIEAust CPEng

Enc Parking survey results



		Friday				Saturday		
Id	Location	Supply	7:00pm	8:00pm	9:00pm	7:00pm	8:00pm	9:00pm
A	Off Street							
1	Wilson Parking - 25A Hickson Rd, Millers Pt	285	88	95	94	79	110	109
			31%	33%	33%	28%	39%	38%
2	Wilson Parking - 71 Harrington Street, The Rocks	146	144	145	142	134	133	138
			99%	99%	97%	92%	91%	95%
3	Wilson Parking - 210 Circular Quay West	95	5	21	22	4	12	14
			5%	22%	23%	4%	13%	15%
4	Wilson Parking - 153 George Street, The Rocks	138	110	104	106	128	132	135
			80%	75%	77%	93%	96%	98%
5	Wilson Parking - 25 Reiby Place, Sydney	210	32	29	22	28	26	23
			15%	14%	10%	13%	12%	11%
6	Wilson Parking - 111 Harrington Street, The Rocks	525	268	295	256	275	320	312
			51%	56%	49%	52%	61%	59%
7	Wilson Parking - 6 Underwood Street, Sydney	72	11	9	10	3	6	0
			15%	12%	14%	4%	8%	0%
8	Wilson Parking - 19 Pitt St, Sydney	135	58	52	67	22	31	39
			43%	39%	50%	16%	23%	29%
9	Wilson Parking - 121 Harrington Street, The Rocks	0	0	0	0	0	0	0
			0%	0%	0%	0%	0%	0%
10	Secure Parking - 32 Jamison St, Sydney	100	98	97	85	102	108	118
			98%	97%	85%	102%	108%	118%
11	Sun Parking - 251 Kent St, Sydney	171	87	80	80	97	122	130
			15%	14%	14%	17%	22%	23%
12	Wilson Parking - 196 Kent Street, Sydney	87	10	9	9	0	0	0
			11%	10%	10%	0%	0%	0%
13	Wilson Parking - 20 Napoleon Street, Sydney	0	0	0	0	11	10	10
			0%	0%	0%	15%	14%	14%
14	Secure Parking - 2 Dalley Street, Sydney	0	0	0	0	0	0	0
			0%	0%	0%	0%	0%	0%
15	Interpark - 26 Hickson Road, Millers Pt	141	110	113	117	128	143	149
			78%	80%	83%	91%	101%	106%
A	Off Street	2105	1119	1149	1109	1156	1296	1326
			53%	55%	53%	55%	62%	63%

Location	Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday		Public holiday	
	Open	Close	Open	Close	Open	Close	Open	Close	Open	Close	Open	Close	Open	Close	Open	Close
Wilson Parking - 25A Hickson Rd, Millers Pt	5am	12am	5am	12am	5am	12am	5am	12am	5am	1am	5am	1am	10am	9:30pm	10am	9:30pm
Wilson Parking - 71 Harrington Street, The Rocks	6am	1am	6am	1am	6am	1am	6am	1am	6am	2am	6am	2am	6am	1am	8am	12am
Wilson Parking - 210 Circular Quay West	24hr		24hr		24hr		24hr		24hr		24hr		24hr		24hr	
Wilson Parking - 153 George Street, The Rocks	6am	12am	6am	12am	6am	12am	6am	12am	6am	1am	8am	1am	8am	12am	8am	12am
Wilson Parking - 25 Reiby Place, Sydney	6am	7pm	6am	7pm	6am	7pm	6am	7pm	6am	7pm	11am	2pm	11am	2pm	11am	2pm
Wilson Parking - 111 Harrington Street, The Rocks	6:30am	1am	6:30am	1am	6:30am	1am	6:30am	1am	6:30am	2am	7am	2am	8am	12am	8am	12am
Wilson Parking - 6 Underwood Street, Sydney	7am	7pm	7am	7pm	7am	7pm	7am	7pm	7am	7pm	Closed		Closed		Closed	
Wilson Parking - 19 Pitt St, Sydney	6:30am	12am	6:30am	12am	6:30am	12am	6:30am	12am	6:30am	1am	6:30am	1am	6:30am	12am	6:30am	12am
Wilson Parking - 121 Harrington Street, The Rocks	7:30am	6:30pm	7:30am	6:30pm	7:30am	6:30pm	7:30am	6:30pm	7:30am	6:30pm	11am	2pm	11am	2pm	11am	2pm
Secure Parking - 32 Jamison St, Sydney	7am	11pm	7am	11pm	7am	11pm	7am	11pm	7am	1am	8am	12am	7am	4pm	7am	12am
Sun Parking - 251 Kent St, Sydney	9:30am	12am	9:30am	12am	9:30am	12am	9:30am	12am	9:30am	1am	6am	1am	10am	11am	Not specified	
Wilson Parking - 196 Kent Street, Sydney	7am	7pm	7am	7pm	7am	7pm	7am	7pm	7am	7pm	11am	2am	11am	2pm	11am	2pm
Wilson Parking - 20 Napoleon Street, Sydney	7am	7pm	7am	7pm	7am	7pm	7am	7pm	7am	7pm	Closed		Closed		Closed	
Secure Parking - 2 Dalley Street, Sydney	6:30am	7:30pm	6:30am	7:30pm	6:30am	7:30pm	6:30am	7:30pm	6:30am	7:30pm	11am	2pm	11am	2pm	Closed	
Interpark - 26 Hickson Road, Millers Pt	5am	12am	5am	12am	5am	12am	5am	12am	5am	1am	9am	1am	10am	9:30pm	10am	9:30pm