



To: NSW Department of Planning, Housing and Infrastructure

Re: Proposed Development – SSD-89477725

The College wishes to lodge this submission regarding the proposed development, and particularly the adequacy of the parking provision proposed within the application.

While we acknowledge that the development appears to satisfy the relevant planning requirements and parking standards, we remain concerned that the proposed parking allocation may not adequately meet the demands of future residents, staff, visitors, and service users associated with the development.

Our primary concern is the potential for parking demand to overflow onto surrounding local streets. The road network surrounding the site is already subject to timed parking restrictions and experiences significant parking demand throughout the day. These conditions are further intensified by the presence of nearby educational, community, and commercial uses, resulting in limited parking availability for existing users.

Importantly, our concerns are not solely related to this development in isolation. The College has observed increasing pressure on local parking infrastructure arising from a number of developments and changing land uses within the surrounding area. The cumulative impact of these developments has contributed to growing competition for on-street parking, particularly during peak operational periods.

In this context, the College is concerned that any shortfall between actual parking demand and the parking provided on-site may result in additional vehicles seeking parking within the surrounding street network. This has the potential to exacerbate existing parking constraints, create inconvenience for local residents and visitors, and further impact access to nearby community facilities, including the College.

We acknowledge the applicant's efforts to comply with applicable Council and planning authority requirements. However, compliance with minimum parking standards does not necessarily eliminate the risk of parking overflow where local conditions already indicate significant parking stress.

Accordingly, we request that the assessment authority carefully consider the cumulative parking impacts of the proposed development and the adequacy of the proposed parking provision in the context of existing parking demand within the surrounding area.

Thank you for the opportunity to provide feedback on this proposal.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'James Jeffery', with a stylized flourish at the end.

James Jeffery
Dean of Finance (CFO)