

4. PARKING REQUIREMENTS

4.1 Car Parking

The Woollahra Municipal Council Development Control Plan (DCP) 2015 Part G Site Specific Controls, Chapter G10 136-148 New South Head Road stipulates the maximum car parking rates relevant to the residential component of the subject development proposal.

Separately, it should be noted that the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) provides minimum parking rates for in-fill affordable housing developments, which takes precedence for the residential component of the subject development.

Having considered the above, it is evident from **Table 2** the proposed development yields a maximum permissible residential parking provision up to 107 car spaces (residential and non-residential components) under Council's DCP, and separately, the Housing SEPP stipulates a minimum parking requirement for the residential component of the development of 72 car spaces. The Woollahra DCP 2015 also stipulates a minimum requirement of 8 retail car parking spaces and 20 commercial car parking spaces.

In response, the proposed development makes provision for a total of 74 residential car spaces comprising 11 car spaces, inclusive of one (1) visitor parking for the affordable component and 63 car spaces for the market units, complying with the requirements of the SEPP (Housing) 2021.

In this regard, the development does not seek to provide any on-site retail or commercial car spaces which is considered supportable in this circumstance based on the following consideration:

Reason 1

The proposal to supply reduced off-street car parking for staff and visitors will achieve a sustainable planning outcome and is consistent with the State Government Policy. The nature and location of the subject development suggests, that the majority of staff and visitors will utilise alternative modes of transport, noting that a Green Travel Plan (GTP) will be implemented for staff and visitors. On the contrary, the provision of more on-site car parking would only encourage staff and visitors to drive to/from the site.

Reason 2

Given the location of the site within Edgecliff, staff and visitors of the proposed development will have the exposure to excellent public transport options that provide connectivity to other key destinations within the Sydney Central Business District (CBD) as well as the surrounding metropolitan region. Alternative modes of travel include buses, taxis, ferry, Uber, ride-share, cycling and walking.

Reason 3

It is expected that there will be a high proportion 'multi-purpose' or 'linked trip' from the retail/commercial customer traffic who walk past the site. Additionally, residents and staff who live/work in the locality of the site would generally be the customers of such local retail and commercial premises. Accordingly, these premises will generate a minimal parking demand.

Reason 4

The proposed development is in proximity to a number of car share vehicles, which provide a convenient alternative mode of travel, particularly for staff, and visitors which may wish to hire a vehicle to conduct short trips within the locality.

Reason 5

The site is ideally located within walking distance of several amenities within the locality of the area such as restaurants, supermarkets, cafés, bars, which reduce the overall reliance on private vehicles.

Table 3: SEPP and DCP Parking Rates and Provision

Type	Units / GFA	DCP / SEPP Car Parking Rate	Parking Required ¹	Parking Provided
Residential – State Environmental Planning Policy (Housing) 2021 Minimum Parking Rates				
Dwellings used for affordable housing				
Studio dwelling	0	0.4 spaces per unit	0	11
1-bedroom dwelling	16	0.4 spaces per unit	6.4 (6)	
2-bedroom dwelling	2	0.5 spaces per unit	1	
3-bedrooms +	2	1 space per unit	2	
Dwellings not used for affordable housing				
Studio dwelling	0	0.5 spaces per unit	0	63
1-bedroom dwelling	0	0.5 spaces per unit	0	
2-bedroom dwelling	1	1 space per unit	1	
3-bedrooms +	41	1.5 spaces per unit	61.5 (62)	
Housing SEPP Non-discretionary Parking Requirements:			72	74
Residential – Woollahra Council Site Specific DCP 2015 Maximum Parking Rates (136-148 New South Head Road)				
Studio dwelling	0	0.3 space per unit	0	74
1-bedroom dwelling	16	0.3 space per unit	4.8 (5)	
2-bedroom dwelling	3	0.6 space per unit	1.8 (2)	
3-bedrooms +	43	1.5 space per unit	64.5 (65)	
Visitors	62	0.12 space per unit	7.4 (7)	
Retail – Woollahra Council Development Control Plan 2015 Minimum Parking Rates				
Retail	403m ²	3.3 spaces per 100m ² GFA	8 ²	0
Commercial	1,344m ²	2.5 spaces per 100m ² GFA	20 ²	0
Woollahra Council DCP 2015 Permissible Parking:			107	74

^[1] In accordance with Woollahra Council DCP Section E1, if the total number of car parking spaces is not a whole number for halves, the total is to be rounded up to the next whole number.

^[2] In accordance with Woollahra Council DCP Section E1, parking multipliers apply to non-residential uses to respond to circumstances of areas in the municipality. Table 3 of Section E1 Clause E1.5.3 Parking Multipliers stipulates 0.6 for subject developments under the Edgecliff Commercial Core E1 Zone and New South Head Road Edgecliff commercial corridor MU1 Zone.