



Transport

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Mr Michael Woodland
Director
Metropolitan Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2000

Attention: Ben Lusher

Dear Mr Woodland,

MAJOR PROJECT APPLICATION - ALBERT AVENUE AND THOMAS STREET, CHATSWOOD

I refer to your email dated 15 July 2010 regarding the preferred project report for the above Mixed Use Development (MP09_0066). Transport NSW appreciates the opportunity to comment on this application.

Transport NSW has reviewed the preferred project report and notes the provision of bicycle facilities on the first basement level and the commitment to prepare a Green Travel Plan. Detailed comments on the proposal are:

1. Transport NSW requires further consideration on some matters to support the objectives, targets and initiatives of the *NSW State Plan 2010*, the *Metropolitan Transport Plan: Connecting the City of Cities, Integrating Land Use and Transport* policy package, *Planning Guidelines for Walking and Cycling* and the *Healthy Urban Development Checklist*.
2. The draft statement of commitments should include a commitment to prepare a Green Travel Plan, as per the undertaking on p. 26. Transport NSW directs the applicant to the Premier's Council for Active Living (PCAL) website, <http://www.pcal.nsw.gov.au/>, for further information on Workplace Travel Plan (WTP) and Travel Access Guide (TAG) preparation for residents, workers and visitors of the site.

3. Transport NSW remains concerned that the proposed level of parking (506 spaces) is not a minimalist approach to carparking given the level of accessibility of the site to public transport consistent with the DGRs. Justification for an increased provision of public parking from 150 to 250 spaces has not been provided and its consistency with State Plan and Metropolitan Strategy objectives has not been considered. Transport NSW would welcome further advice from the Department of Planning in this regard.
4. The use of car share as part of the development should be reflected in final conditions of consent (for both residential and business uses). GoGet, the car share operator mentioned in the report, offers strata managers services to co-ordinate car share within residential developments. Furthermore, a co-ordinated car share scheme could take advantage of the different time-of-week demand profiles of the proposed residential and commercial uses of the site.
5. Transport NSW requests the provision of visitor bicycle parking facilities at ground level close to retail entrances, in a visible and weather protected location, in addition to resident and employee bicycle parking on basement level.

Transport NSW requests that these matters be resolved in a final statement of commitments or conditions of consent should the development be approved.

I trust that these comments are of assistance. Should you wish to discuss this matter further, please contact Rowena Phua on 9268 2268 or email rowena.phua@transport.nsw.gov.au.

Yours sincerely



19/03/20

David Hartmann
A/ Senior Manager
Centre for Transport Planning and Product Development

CD10/05467