



13 November 2020

TfNSW Reference: SYD18/01609/08 (A34996142)

DPIE Ref: SSD 9653

Team Leader
Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: James Groundwater

Dear Sir/Madam,

**ADDITIONAL INFORMATION - RESPONSE TO SUBMISSIONS FOR HILLS
SHOWGROUND STATION PRECINCT CONCEPT PROPOSAL**

Reference is made to the Department of Planning, Industry and Environment (DPIE) correspondence and ongoing discussion with Landcom, regarding the abovementioned proposal which was referred to Transport for NSW (TfNSW) for comment.

This letter is offered as a collective response from agencies of the TfNSW cluster.

TfNSW has met Landcom in several occasions since the TfNSW latest response to DPIE dated 8 October 2020 to discuss the proposed car parking rates.

TfNSW appreciate the fact that Landcom has considered the reduction in residential parking numbers at sites within the immediate proximity of Sydney Metro NW stations including Showground Station and is proposing a total which would be lower than that required under The Hills Shire Council's Showground Precinct DCP. Whilst TfNSW acknowledges Landcom's reasoning behind the suggested rates that have been proposed, TfNSW believes that there are further options and improvements that can be implemented to further reduce residential parking numbers to a total amount that would be recommended by TfNSW.

For the proposed yield of 1620 dwellings, TfNSW recommends that a capped upper limit of 1,663 spaces be applied for these residential dwellings. The 1,663 spaces is derived from applying the proposed 1, 2 and 3 bedroom yields against the application of the residential / visitor parking rates published within the Castle Hill North Planning Proposal Finalisation Report. This amount of parking provision is being recommended to ensure that there is a more consistent approach to other similar residential apartment sites noting that this site is located in extremely close proximity to the Sydney Metro NW and other improving public transport services (once developed). Other guiding rates include the PRCUTS parking rates for development along the Parramatta Road corridor which are within a published government document and supported by a Section 9.1 Direction.

As this development will ultimately include non-residential uses such as Retail / Commercial Office, and as indicated within the documents, 104-203 spaces are allocated for these non-residential uses, further parking reductions could be achieved by allowing these non-residential spaces to be used under a shared parking arrangement for visitor spaces outside of normal weekday business hours. Generally, peak visitor parking demands would be at their greatest over the weekends and also outside of normal weekday working hours, therefore TfNSW recommends that the 162 Visitor parking spaces be reduced by at least 119 spaces to a revised total of 43 visitor spaces (i.e. 1,620 residential + 43 visitor = 1,663 space Residential upper cap) with the 104-203 non-residential spaces to be used under a shared parking arrangement for visitor spaces outside of normal weekday business hours.

If you have any further questions, Ms Zhaleh Alamouti would be pleased to take your call on 8849 2331 or please email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pahee Rathan', with a stylized, cursive script.

Pahee Rathan

Senior Land Use Assessment Coordinator