

22 December 2022

TfNSW Reference: SYD22/01340/01

DPE Reference: PP-2021-2784

Ian Shillington
Strategic Planner
Willoughby City Council
PO Box 57
Chatswood NSW 2057

RE: Planning Proposal for 92-96 Victoria Avenue, North Willoughby

Attention: Ian Shillington

Dear Mr Shillington,

Transport for TfNSW (TfNSW) appreciates the opportunity to provide comment on the subject Planning Proposal referred to us on 25 October 2022 in accordance with the Gateway Determination.

TfNSW has reviewed the revised documentation and notes that the planning proposal at 92-96 Victoria Avenue, North Willoughby seeks to rezone the site and amend the planning controls as follows:

- increase the maximum height of building from 8.5m to 10m for the land identified as 92-96 Victoria Avenue, North Willoughby;
- increase floor space ratio from 0.4:1 to 1:1 for the land identified as 92-96 Victoria Avenue, North Willoughby;
- inclusion of a Special Provisions clause 6.10 to amend the minimum lot sizes for certain residential accommodation and as such require a minimum lot size of 2,500m² for multi-dwelling housing, rather than the current minimum lot size of 550m² for the subject site.

The planning proposal is accompanied by draft voluntary planning agreement (VPA) and a draft site-specific Development Control Plan (DCP) to aid in the development of the subject site.

TfNSW has reviewed the submitted documentation and provides detailed comments at **Attachment A** for Council's consideration.

Thank you for the opportunity to provide comment on the subject Planning Proposal. Should you have any questions or further enquiries in relation to this matter please email: development.sydney@transport.nsw.gov.au

Yours sincerely,



Carina Gregory
**Senior Manager Strategic Land Use
Land Use, Network & Place Planning**

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Attachment A: Detailed Comments

TfNSW provides the following comments for Council's consideration:

Car Parking and Site-specific DCP Maximum Car Parking Controls

The site has pedestrian access to public transport options (buses) with bus stops on both Penshurst Street and Victoria Avenue within a 200m walk of the site. As the site is well serviced by public transport, maximum parking rates via a site specific DCP should be considered in this instance.

It is noted that car parking rates proposed for the subject site is still higher than the rates outlined by Council for development within the Chatswood CBD, with 1.8 spaces per dwelling proposed. The maximum parking rates recommended by the Willoughby Development Control Plan Part F: Transport and Parking Management – DRAFT 2021 are to be adopted for the subject site within a site specific DCP. These rates are reflective of best practices proposed in the Willoughby Integrated Transport Strategy (2020) and the proposed rates set out in Willoughby Development Control Plan 2006 (WDCP) are outdated for the current circumstance.

Further consideration is required by Council of how this amount of car parking provision on the subject site would reduce transport by car, in accordance with *Planning Direction 5.1 Integrating Land Use & Transport*.

Table 1 Car parking rates

Land use category	Development type	Chatswood CBD and St Leonards precinct (maximum rates)
Residential	e. multi dwelling housing, residential flat buildings and attached dwellings with more than 2 storeys and 4 or more dwellings	0.5 space per studio and 1, 2, 3 or more bedroom units; 1 visitor space per 7 dwellings

Figure 1: Comparison of parking rates based on zone.

Source: Willoughby Development Control Plan Part F: Transport and Parking Management – DRAFT 2021 – Table 1 page 17

Active Transport

TfNSW recommends that the future transport assessment that will support the development application demonstrate how the site can connect to the Principal Bike Network to encourage active transport uptake into the future.