

Issue History

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P3337.001T 17 Deane Street Burwood TIA - Hotel Parking Rates	S. Daizli	A.Giyahi	A.Giyahi	09/07/2018	Samantha Wilson <swilson@urbis.com.au>

17 Deane Street Burwood Traffic Impact Assessment – Comparison of Hotel Parking Rates

1. INTRODUCTION

On Thursday 14 June 2018, the Sydney Eastern City Planning Panel held a public meeting to determine an outcome for a proposed development site at 17 Deane Street, Burwood. The proposed development consists of a 23-storey mixed development including 36 residential units, 101 hotel rooms, 106m² retail space and a child care centre with a capacity of 50 children. The Panel deferred the development application noting a hotel parking shortfall and requested further information.

The Traffic Impact Assessment (TIA) report (*P3337.004T 17 Deane Street Burwood TIA*), dated 5 December 2017, adopted a parking rate of 0.3 parking spaces per hotel room as per the Marrickville DCP 2011, totalling 30 required spaces for guests. However, Burwood Council stated that “Marrickville may not be the most suitable LGA to compare to Burwood based on its proximity to the City only. Other comparable DCPs such as Willoughby, which is a strategic centre like Burwood, and Strathfield each require 1 space per room”. The current proposal is for 35 parking spaces, including 33 for guests and two for the hotel staff.

This technical note provides a comparison of hotel parking rates and established hotels from other LGAs across Sydney with similar characteristics as Burwood Town Centre to justify whether there are any parking shortfalls associated with the proposed development.

2. BURWOOD TOWN CENTRE CHARACTERISTICS

The following characteristics of Burwood Town Centre were considered when comparing with other LGAs:

- it is approximately 10.5km from the Sydney CBD and takes 15 minutes by train;
- 17 Deane Street is less than 100m from Burwood Train Station and bus interchange;
- Westfield Burwood Shopping Centre is located 300m away;
- it is a major employment hub, and has many pedestrian attractors and generators; and
- unrestricted on-street parking is very limited.

3. COMPARISON OF HOTEL PARKING RATES

3.1 BURWOOD DEVELOPMENT CONTROL PLAN 2013

Table 3.1 summarises the hotel parking rate as per Table 2 of the Burwood DCP 2013, within which 17 Deane Street falls under.

Table 3.1: Burwood DCP Hotel Parking Rates

Proposed Rooms	Parking Rate	Required Spaces
101	1 space per room	101
-	2 spaces for employees	2
Total		103

While Burwood Council stated that the proposed off-street parking provisions do not satisfy their requirements, in liaison with Urbis in their email of 9 November 2017, they specified that they would be "open to a rate of 1 space per 5 rooms", provided that evidence of other LGA use was provided, as stated in the TIA report. The applicant has indicated that they do not support the proposal of 101 parking spaces for hotel guests.

3.2 STRATHFIELD DEVELOPMENT CONTROL PLAN 2005

Table 3.2 summarises the hotel parking rate as per the Strathfield DCP 2005. While also mentioned by Burwood Council as being comparable with Burwood, Strathfield is both an adjacent suburb and LGA.

Table 3.2: Strathfield DCP Hotel Parking Rates

Proposed Rooms	Parking Rate	Required Spaces
101	1 space per 3.5m ² licensed floor area plus 1 space per room	101 min.
Total		101 min.

There are three hotels within Strathfield Town Centre, all within 300 metres of the train station, including:

- Shilla Lodge – 3-star accommodation located at 41 The Boulevard, with 17 single, double and twin rooms, and no onsite parking;
- Whelan's Strathfield Hotel – 3-star pub accommodation located opposite Strathfield Train Station at 27 Everton Road. It has single, double and twin rooms, and limited parking is available on request at no extra cost; and
- Strathfield Executive Accommodation – located at 30D Cooper Street. It has double, triple, king and family rooms, and onsite car and bicycle parking can be reserved at an additional cost.

Like Burwood, Strathfield also has a train station and an extensive bus network. Strathfield Train Station though has more frequent suburban services, intercity services to the Central Coast, Newcastle and Blue Mountains, and regional services to the North Coast, North West and Central West, which is the key function of the town centre. Also, Strathfield Town Centre is not as large as Burwood Town Centre and is not a major employment hub, with only a post office, major banks and some speciality stores. The nearby Strathfield Plaza predominantly consists of supermarkets and restaurants.

3.3 WILLOUGHBY DEVELOPMENT CONTROL PLAN 2006

Table 3.3 summarises the hotel parking rate as per the Willoughby DCP 2006. As stated above, Burwood Council mentioned Willoughby as a strategic centre that is comparable with Burwood and Strathfield.

Table 3.3: Willoughby DCP Hotel Parking Rates

Proposed Rooms	Parking Rate	Required Spaces
101	1 space per room	101
-	1 space per 2 employees	2 min.
Total		103 min.

3.3.1 Willoughby Town Centre

The Bridgeview Hotel is the only hotel within Willoughby Town Centre, located at 580 Willoughby Road, approximately 8km north of the Sydney CBD. It is a pub-style accommodation, with 16 rooms across two levels and limited free parking in their carpark that operates on a "first in, best dressed" basis.

In addition, Willoughby does not have a local train station, major shopping centre or major office and commercial spaces. The nearest train station is Artarmon, located approximately 1.7km west and the nearest shopping centre is Northbridge Plaza, located approximately 1.2km east. Therefore, cars and buses are the only options for travelling to and from Willoughby. Bus destinations include the Sydney CBD, Chatswood, North Sydney, Bondi Junction and Kingsford. Buses travelling via the Gore Hill Freeway and Sydney Harbour Bridge take 10 to 15 minutes between Willoughby and the Sydney CBD, compared with the alternative bus route which can take at least 25 minutes.

3.3.2 Chatswood City Centre

Chatswood is an adjacent suburb to Willoughby within the Willoughby LGA. It is also a strategic centre, with similar characteristics as Burwood, including a train station, bus interchange, Westfield and a major employment hub. Chatswood is located approximately 10km north of the Sydney CBD and it takes less than 20 minutes to travel to the CBD by train. Chatswood City Centre has six hotels, all within 700m of the train station, including:

- Charrington of Chatswood – 3-star Victorian hotel, located at 22 Centennial Avenue, with 30 rooms in 5 different types and no onsite parking;
- Meriton Suites Chatswood – 32-storey 5-star hotel, located at 79 Albert Avenue, with 337 1 to 3-bedroom suites. Onsite parking is available at \$30 per vehicle per night on a “first come, first served” basis and spaces cannot be pre-booked;
- The Sebel Sydney Chatswood - 4.5-star accommodation, located at 37 Victor Street, with 63 1 to 3-bedroom apartments and onsite paid parking;
- Quest Chatswood – 3-star accommodation, located at 38 Albert Avenue, with 100 1, 2-bedroom and studio apartments, and onsite parking at an extra cost per night;
- Silkari Suites at Chatswood – 11-storey accommodation, located at 88 Archer Street, with 212 1, 2-bedroom and studio apartments, and onsite paid parking; and
- Mantra Chatswood – 4-star accommodation, located at 10 Brown Street, with 165 1, 2-bedroom and studio apartments, and onsite paid parking that is subject to availability.

3.4 NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

Table 3.4 summarises the hotel parking rate as per Section 10 of the North Sydney DCP 2013. St Leonards, located within the North Sydney LGA, is also a strategic centre with similar characteristics as Burwood, including a train station, bus interchange, Royal North Shore Hospital, specialty shops and an employment hub. It is located approximately 7km north of the Sydney CBD and takes 15 minutes by train.

Table 3.4: North Sydney DCP Hotel Parking Rates

Proposed Rooms	Parking Rate	Required Spaces
101	1 space per 5 rooms	21
Total		21

As shown above, the North Sydney DCP adopts a hotel parking rate less than what was used in the TIA report. Quest St. Leonards is the only hotel within the St Leonards Town Centre, located at 10 Atchison Street and less than 200m east of the train station. It is a 4-star accommodation, with 79 studio rooms, and onsite parking that is subject to availability and must be requested when making a booking.

3.5 CITY OF RYDE DEVELOPMENT CONTROL PLAN 2014

Table 3.5 summarises the hotel parking rate as per Part 9.3 of the City of Ryde DCP 2014. The Macquarie Centre, located within the City of Ryde LGA, is also a strategic centre with similar characteristics as Burwood, including a train station, bus interchange, shopping centre, Macquarie University and an

employment hub. It is located approximately 18km north-west of the Sydney CBD and takes 30 minutes by train.

Table 3.5: City of Ryde DCP Hotel Parking Rates

Proposed Rooms	Parking Rate	Required Spaces
101	1 space per 1.5 rooms	68
Total		68

3.6 PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

Table 3.6 summarises the Parramatta CBD hotel parking rate as per Part 7.3 of the Parramatta LEP 2011. As Sydney's second CBD, Parramatta is a key strategic centre, with a train station, bus interchange, Westfield, a major employment and cultural hub, and many pedestrian attractors and generators. It is located approximately 25km west of the Sydney CBD and takes up to 30 minutes by train.

Table 3.6: Parramatta LEP Hotel Parking Rates

Proposed Rooms	Parking Rate	Required Spaces
101	Maximum 1 space per 5 rooms plus 1 space per 3 employees	22 min.
Total		22 min.

As shown above, the Parramatta LEP adopts a hotel parking rate less than what was used in the TIA report. The Parramatta CBD has eight hotels, all within 900m of the train station, including:

- Holiday Inn Parramatta – 4-star accommodation, located at 18-40 Anderson Street, with 181 1 and 2-bedroom suites, and onsite public paid parking where hotel guests receive a discounted parking rate;
- Mantra Parramatta – 4-star accommodation, located on the corner of Parkes Street and Valentine Avenue, with 1, 2-bedroom and studio apartments, and onsite paid parking at \$18 per day that is subject to availability;
- Fiori Apartments – 4-star accommodation, located at 13-15 Hassall Street, with 1, 2-bedroom and studio apartments, and onsite paid parking that must be prearranged;
- Meriton Suites George Street, Parramatta – 14-storey 5-star accommodation, located at 10 George Street, with 202 1 to 3-bedroom and studio suites. Onsite parking is available at \$18 per vehicle per night on a "first come, first served" basis and spaces cannot be pre-booked;
- Meriton Suites Church Street, Parramatta – 36-storey 5-star accommodation, located at 254 Church Street, with 202 1 to 3-bedroom suites. Onsite parking is available at \$18 per vehicle per night on a "first come, first served" basis and spaces cannot be pre-booked;
- PARKROYAL Parramatta – 4-star accommodation, located at 30 Phillip Street, with king and two double bedroom suites. Two basement levels of onsite self-parking (including unlimited entry and exit) and overnight valet parking are available for \$20 and \$35 per night respectively;
- SKYE Hotel Suites Parramatta – 5-star accommodation, located at 30 Hunter Street, with 72 1, 2-bedroom and studio apartments, and limited onsite paid parking; and
- Novotel Sydney Parramatta – 4.5-star accommodation, located at 350 Church Street, with 194 rooms and 200 onsite parking spaces for \$10 per 6 hours and \$18 per 24 hours.

3.7 HURSTVILLE DEVELOPMENT CONTROL PLAN 2007 No. 2

Table 3.7 summarises the Hurstville Town Centre hotel parking rate as per Section 5 of Hurstville DCP 2007 No. 2. Hurstville serves as a strategic centre for southern areas of Sydney, with a train station, bus interchange, Westfield, and pedestrian attractors and generators. It is located approximately 18km south-west of the Sydney CBD and takes up to 30 minutes by train.

Table 3.7: Hurstville DCP No. 2 Hotel Parking Rates

Proposed Rooms	Parking Rate	Required Spaces
101	1 space per 5 rooms	21
Total		21

As shown above, the Hurstville DCP adopts a hotel parking rate less than what was used in the TIA report. The Hurstville Ritz Hotel is the only hotel within Hurstville Town Centre, located at 350 Forest Road and 110m north of the train station. It is a pub-style accommodation, with 16 double, triple and family rooms, and no onsite parking.

4. CONCLUSIONS

This technical note into a comparison of hotel parking rates and established hotels from other LGAs across Sydney with similar characteristics as Burwood Town Centre concludes that:

- the Burwood, Strathfield and Willoughby DCPs adopt a rate of 1 space per room;
- the North Sydney, Parramatta and Hurstville DCPs adopt a rate of 1 space per 5 rooms;
- the City of Ryde DCP adopts a rate of 1 space per 1.5 rooms;
- Willoughby Town Centre is not considered a strategic centre that is comparable with Burwood given it does not have a local train station, major shopping centre or major office and commercial spaces. The nearest train station and major shopping centre are both located over 1.5km away;
- the strategic centres examined, including Chatswood, St Leonards, Parramatta and Hurstville, all have similar characteristics as Burwood Town Centre and are deemed comparable in terms of having a train station, bus interchange, major shopping centre, major employment hub, and many pedestrian attractors and generators, all within proximity to established hotels;
- the established hotels within these strategic centres have predominantly paid parking onsite that must be pre-booked or operates on a "first come, first served" basis. Therefore, they do not have a parking rate of 1 space per room;
- adopting an unbundled parking strategy encourages hotel guests to instead use nearby public transport, particularly given all abovementioned strategic centres have ticketed and very limited unrestricted on-street parking, as well as ticketed off-street carparks, including Burwood. A similar parking strategy should be considered for the proposed hotel at 17 Deane Street given this is used in established hotels within comparable strategic centres across Sydney.