

29th November 2017

Kim Holt
Sydney North Planning Panel

Re: 2017SNH059 DA

Willoughby City Council has made a submission regarding application 2017SNH059 which the applicant would like to respond to.

The Section 96 application applied for a reduction in the length of free parking for staff and visitors of commercial / retail spaces in the development from 3 hours to 1 hour.

Willoughby City Council has no controls within the LEP or DCP that specify a period of free parking.

In recent Mixed Use developments of similar size in the B4 Mixed Use Zone within the Chatswood CBD, Willoughby City Council has not imposed conditions specifying free parking periods; e.g.

- 28 Anderson St (The Chatswood) – No Free Parking Condition
- 38 Albert Ave – No Free Parking Condition

A 1 hour free parking for the commercial/retail floor area is appropriate for the approved development because with only 16 commercial/retail shops, the expected average length of stay will be under an hour.

A review of car parks within the Chatswood CBD that are open to the public reveals

- Two have **3-hours** free parking (Chatswood Chase, Westfield)
- One has **2-hours** free parking (Chatswood Regency)
- One has **1-hour** free parking (Chatswood Concourse)
- One has **15 minutes** free parking (6 Brown St)
- Five have **No free parking** (Zenith Centre, 15 Help, 12 Help St, 67 Albert, 475 Victoria Ave)

Willoughby Council's submission to the North Sydney Planning Panel references the two major retail shopping centre's in Chatswood that have a 3-hour free parking period (Westfield and Chatswood Chase). These two centres are substantially larger than the approved development (e.g. Chatswood Chase has 216 shops and Westfield Chatswood has 286 shops) and consequently the length of time required to visit those centres is much greater.

If 3 hour free parking is provided at this development, the car park will effectively become overflow parking for Chatswood Chase across the road. This is not the intended use of the car parking on this site.

Setting the minimum length of free car parking to 1 hour will ensure that this car park turns over regularly and thus enable a greater number of shoppers to be accommodated without resorting to on street parking.

It is noted that Council's assessment report for this application recommends reducing the free parking period for staff and visitors of the commercial / retail spaces to 2 hours.

In summary, the applicant believes that an appropriate free parking period for staff and visitors of the commercial / retail spaces of this property is 1 hour, however it acknowledges and would accept the council officer's recommendation for 2 hours free parking for staff and visitors of the commercial / retail spaces.

Sincerely,

A handwritten signature in black ink that reads "Jonathan Leib". The signature is written in a cursive, slightly slanted style.

Jonathan Leib