

3 October 2019

Ms Emily Allen
Barr Property And Planning
PO Box 3107
MEREWETHER NSW 2291

Dear Emily

Subject: **DA/2019/00663 – Mixed Use Development and Demolition of Existing Structures**
LOT: 01 DP 131687
43 Station Street, Wickham NSW 2293 **Zone b4 Mixed Use**
Compass Carparking Requirements

I refer to the abovementioned Development Application and the requirements for carparking at the proposed development.

Compass Housing Services (Compass) is one of Australia's largest non-government social housing providers with over 30 year's experience in providing secure and affordable housing, as well as delivering housing products for disadvantaged people who have difficulties sourcing adequate and affordable housing.

Compass manages social housing in a similar manner to state government provided social housing, with operations regulated by the national community housing performance-based registration system.

Compass is registered under the National Community Housing Regulatory System (NCHRS) as a Tier 1 provider and holds a full certificate of accreditation under the National Community Housing Standards.

Compass currently manages over 6,500 properties in New South Wales, Queensland and New Zealand.

As part of the management of these properties Compass collects and collates data relevant to various key social outcomes at properties it has under management.

One key item Compass has been monitoring is the carparking requirements of its tenants.

Compass has found in its past experiences that the mandated carparking provisions outlined in Council's planning instruments far exceed the actual required number of allocated carparking spaces, this is due to:

1. Demographic and socio-economic tenant profiles of the tenants that occupy the developments; and

Compass Housing Services Co. Ltd.

ABN 84 002 862 213

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We're working TOWARDS A NATIONAL HOUSING STRATEGY

2. Compass car parking policies; and
3. Compass site management plans

Furthermore, it has been recognized that on previous developments where an oversupply of carparks is provided (being developments that have carparking rates in accordance with Council's planning instruments), an increase in antisocial behavior has occurred.

Compass has provided examples below of current properties under management, the respective carparking provisions, and the outcomes for each property.

303 The Entrance Road, The Entrance - General Social Housing

- 40x Units
- 14x car spaces total
- 12x tenant allocated car spaces
- Currently one vacant car space.
- No outstanding requests for car spaces
- No issues or concerns raised by tenants or neighbours.

15-21 Gosford Avenue The Entrance – General Social Housing

- 30x Units
- 6x car spaces total
- 6x tenant allocated car spaces
- No outstanding requests for car spaces.
- No issues or concerns raised by tenants or neighbours regarding parking.

32-34 Boyd Street Swansea – General Social Housing

- 24x Units
- 20x car spaces total
- 8x tenant allocated car spaces
- 12x vacant car spaces that do not get used.
- No outstanding requests for car spaces.
- No issues or concerns raised by tenants or neighbours regarding parking.

1 Cedar Close Watanobbi – General Social housing

- 21x Units
- 6x car spaces total
- 6x tenant allocated car spaces
- No outstanding requests for car spaces.
- No issues or concerns raised by tenants or neighbours regarding parking.

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On this basis Compass Housing Services as the social & affordable housing provider endorses the proposed carparking numbers provided in DA/2019/00663, Lot 1 DP 131 687 43 Station Street, Wickham NSW 2285.

Should you have any questions or require any further information please have no hesitation in contacting the undersigned.

Kind Regards,
Michael Nolan



**Property and Procurement Manager
Corporate and Human Services
Compass Housing Services
Suite 302, Level 3,
12 Stewart Ave,
Newcastle West NSW 2302**

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