

## 4 Parking Requirements

### 4.1 Car Parking Requirements

The site falls under the City of Parramatta local government area. However, the site had previously been under the jurisdiction of Hornsby Shire Council and the Hornsby Development Control Plan (DCP) 2013 continues to be applicable to the area. Moreover, the site is specifically classified as part of the Epping Town Centre Core (ETCC).

The parking requirements for the proposed development have been assessed with reference to the Hornsby DCP 2013, specifically for the ETCC if applicable. If not, rates for the broader Hornsby DCP 2013 have been adopted.

It is noted that the gym is ancillary to residential uses and not intended for public use. Therefore, the gym is not expected to generate any parking demand and excluded in the parking assessment.

Table 4.1 provides a summary of the above parking requirements for the proposed development.

**Table 4.1: Car Parking Requirements**

Land Use	Detail	Size	DCP Car Parking Rates	Permitted Parking Spaces	Proposed Parking Spaces	Context APPRAS CURRENT PROPOSAL
High-Density Residential	One-bedroom apartment	43 units	Max. 0.4 spaces per dwelling	17	252	234
	Two-bedroom apartment	124 units	Max. 0.7 spaces per dwelling	87		
	Three/ four-bedroom apartment	42 units	Max. 1.2 spaces per dwelling	53		
	Total (for visitor parking)	211 units	Min. 1 space per 7 dwellings	31 (Min)	31	31
Childcare centre		60 children	Min. 1 space per 4 children	15 (Min)	15	15
Retail		64m <sup>2</sup>	Max. 1 space per 30m <sup>2</sup> GFA	3	3	3
Commercial		750m <sup>2</sup>	Max. 1 space per 50m <sup>2</sup> GFA	15	15	15
Car Share			1 car share bay for developments with over 50 car spaces	1	1	1
TOTAL				222	317	299
BASEMENT LEVELS				4	6	5

It is noted that Meriton seeks to provide surplus provisions to the DCP-permitted rates. However, it is noted that the desired outcomes of the DCP include "car parking and bicycle facilities that meet the requirements of future occupants and their visitors".