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16 February 2023

Project: 300303930

Urbis Pty Ltd
Level 8, 123 Pitt Street
SYDNEY NSW 2000

Attention: Jacqueline Parker

Dear Jacqueline,

Reference: Chatswood Chase – Response to Council Request for Further Information

A Development Application (DA-2022/305) has been submitted with Willoughby City Council for the redevelopment of Chatswood Chase. The site forms part of the existing shopping centre with frontages on Malvern Avenue, Archer Street, Victoria Avenue and Havilah Street. The development proposal incorporates the expansion of the existing shopping centre to deliver an uplift in the floor area on the site with improved retail and new commercial floor area.

The following details our response to Council's Request for Further Information with this letter prepared to specifically provide a response to the matters raised in this regard. The relevant submissions from Council have been reproduced below together with detailed responses.

Item 4:

We do have concerns that a significant number of accessible parking spaces have been removed and do not appear to have been replaced. Plans to be checked and correct dimensions parking spaces provided in the plan set.

Response:

The proposal includes an equitable approach to on-site parking given the reduction in the overall supply from 2,441 to 2,349 spaces. This represents a net loss of 92 spaces. The existing accessible parking supply is 58 spaces and the proposal documents provision of 60 accessible spaces. As such, the proportion of on-site accessible parking will increase from 2.37 per cent to 2.55 per cent as a result of the proposal.

While this falls marginally short of the three per cent as required by Willoughby DCP 2006 (71 spaces), it significantly exceeds that as required by the National Construction Code (NCC) (34 spaces).

Overall, the quantum of accessible parking is increasing both proportionally and in total number when compared with existing. This is considered both appropriate and consistent with the objectives of the applicable statutory guidance.

Item 11:

In order to assess the compliance of the parking area with AS/NZS 2890.1 and AS/NZS 2890.6 dimensioned plans are required for any areas where changes are proposed for the parking areas. This includes new spaces and spaces adjacent to new structures. All new and altered parking spaces should

Reference: Chatswood Chase - Response to Council's Statement of Facts and Contentions

comply with the requirements for Class 3A parking (Short term high turnover at shopping centres) in accordance with AS/NZS 2890.1. Given the number of small parking spaces already on site, all new and altered spaces shall comply with the sizes for normal spaces and not small car spaces.

Response:

The proposal includes modifications to the existing multi-deck car park, with additional parking levels triggering the need for shear wall strengthening on levels 01, 01A and 02. The strengthening is required in two separate areas on each level and affects the length of 18 spaces (six spaces on each level). The impact on these spaces is minor and results in the length of each reducing from 5.4 metres to five metres. This is in accordance with the small car space length as defined in AS2890.1:2004. Each space would be 2.7 metres wide and exceed the requirements of Class 3A parking.

The existing car park includes 182 small car spaces which equates to a rate of 7.5 per cent of the total 2,441 spaces. The proposal includes a marginal increase of the small car spaces (to 200 spaces) and when considering the proposed supply of 2,349 spaces, equates to 8.5 per cent of the total supply. This proportional increase is minor, and the quantum of small car spaces remains well below the broadly accepted 10 per cent small car space threshold in publicly accessible car parks. While WDCP 2006 does not include specifics around small car spaces, several comparable DCPs do, including the neighbouring Lane Cove Council DCP which recommends that the quantum of small car spaces can be up to a maximum of 10 per cent of the total on-site parking supply.

On this basis, the quantum of small car spaces is supported when limited to 8.5 per cent of the total parking supply. Each space will also remain at 2.7 metres wide and shortened to five metres hence remaining compliant with AS2890.1:2004.

I trust this provides the information required and please don't hesitate to contact me should you have any queries.

Yours sincerely,

STANTEC AUSTRALIA PTY LTD



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