

27 February 2025

Stephen Barry
Planning Director
NSW IPC

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Dear Stephen

Pathways Cremorne Seniors Housing (SSD-49472213) Question on Notice

Following the Commission's meeting on Tuesday, 25 February, 2024, the Commission sought advice in relation to visitor parking. Specifically, *"to provide information regarding how visitor parking has been considered for the proposed development"*.

The provisions of the *State Environmental Planning Policy (Housing) 2021* require the following parking rates for the Residential Care Facility and the Independent Living Units:

- Part 5, Division 7 *Non-discretionary development standards CI 107 Non-discretionary development standards for hostels and residential care facilities*,
"subclause (2)(h) for a residential care facility – at least 1 parking space for every 15 beds in the facility
subclause (2)(i) at least 1 parking space for every 2 employees who are on duty at the same time
subclause (2)(j) at least 1 parking space for the purpose of ambulance parking."
- Part 5, Division 7 *Non-discretionary development standards CI 108 Non-discretionary development standards for independent living units subclause (2)(k) "at least 0.5 parking spaces for each bedroom"*

As can be seen from this, the parking required for the development is based on the number of bedrooms being proposed, and there is no specific requirement for "visitor" parking per se.

The Traffic and Parking Impact Assessment Report, prepared by McLaren, dated 16 July 2024 was submitted with the application and it provides a summary of the proposed parking on p 11, an extract is shared below.

TABLE 3: SEPP HOUSING PARKING REQUIREMENT

Land Use	Scale	Rate	Parking Requirements	Parking Provided
Independent Living Units	1 x 1-bedroom	0.5 spaces per 1-bedroom unit	0.5 (1)	77 + 1 car wash bay
	26 x 2-bedroom	1 space per 2-bedroom unit	26	
	30 x 3-bedroom	1.5 spaces per 3-bedroom unit	45	
	1 x 4-bedroom	2 spaces per 4-bedroom unit	2	
Sub-Total	58 units	-	74 car spaces	77 car spaces ⁽¹⁾ + 1 car wash bay
Residential Aged Care Facility	41 Beds	1 space per 15 beds	2.7 (3)	11
	15 Staff	1 space per 2 staff	7.5 (8)	
	N/A	1 ambulance bay	1	1
Sub-Total	-	-	11 car spaces + 1 ambulance bay	11 car spaces ⁽²⁾ + 1 ambulance bay
Total	-	-	85 car spaces + 1 ambulance bay	88 car spaces + 1 car wash bay + 1 ambulance bay

Notes:

- (1) Of the 77 car parking spaces allocated to the ILU, 62 of these spaces are accessible car parking spaces.
- (2) Of the 11 car parking spaces allocated to the RACF, 4 of these spaces are accessible car parking spaces.

Figure 1: Extract of Parking Provision (Source: McLaren Traffic)

As shown in this table, strict application of the SEPP (housing) 2021 results in the required provision of 85 car parking spaces with 74 allocated to the ILU and 11 to the RCF.

The proposal provides a total of 88 spaces with 3 additional being allocated to the ILU component. Thus, exceeding the minimum requirement of the SEPP with onsite parking. All parking is provided in the

basement levels, with the ambulance bay being positioned adjoining to the RCF entry. This is demonstrated in the architectural drawings, particularly dwg DA80.12 Revision DA10; extract provided below.



Figure 2: Extract of Dwg DA80.12 showing the parking distribution (Source MDP/Chrofi Architects)

Further to this, based on the removal of driveways along both streets, an additional 16 on-street parking spaces are anticipated to be achieved; with 1 in Gerard Street and 15 in Parraween St. (Refer to p12 of the Traffic and Parking Impact Assessment Report)

As such the proposal exceeds the requirement for onsite parking and enables the provision of additional on-street parking directly in front of the development site. Thus, providing sufficient spaces for visitors to the site.

Yours sincerely



Tina Christy
Director

