

24 January 2022

**ADDENDUM TRAFFIC & PARKING STATEMENT
IN REPLY TO COUNCIL'S RFI LETTER
PROPOSED CHILDCARE CENTRE DEVELOPMENT
198 BENNETT ROAD, ST CLAIR
(DA21/0309)**

We refer to Council's RFI letter dated 21 July 2021 in relation to DA21/0309 for the proposed childcare centre development at 198 Bennett Road, St Clair and provide the following comments and information for Council's consideration.

This Statement is to be read in conjunction with the amended architectural plans prepared by Baini Design (reduced copy of the amended plans attached in Appendix 'A' of this statement) and submitted to Penrith City Council.

Revised Proposed Development

1. The proposed number of children has been reduced to fifty-three (53) children places with the following breakdown on children age groups:
 - 8 children between the ages of 0 to 2 years old (2 staff members);
 - 15 children between the ages of 2 to 3 years old (3 staff members); and
 - 30 children between the ages of 3 to 5 years old (3 staff members).
2. There will be a maximum of eight (8) carer staff at any given time.
3. The proposed development provides for 14 on-site car parking spaces in a basement level, with 9 car spaces allocated for staff parking and 5 visitor car spaces for the drop-off and pick-up of children, which complies with Council's DCP car parking requirements.

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4. Vehicular access has been amended by removing the exit driveway in Bennett Road and the provision of a combined two-way 6-metre-wide access driveway crossing in Coonawarra Drive near the northeastern corner of the subject site, as shown on the amended plans.
5. The proposed access driveway connects to a vehicular ramp having a clear width of 6.1 metres, in addition of a 300mm wide kern on either side, which is adequate for two-way traffic and in compliance with AS2890.1:2004.
6. All proposed visitor car parking spaces have a width of 2.6 metres (User Class 3 or 3A for short-term parking) and staff car parking spaces have a width of 2.4 metres (User Class 1A for employee all-day parking), which is adequate and in compliance with AS2890.1:2004.
7. The proposed traffic aisles within the basement have a minimum width of 6.3 metres and widens further, which is adequate for two-way traffic flow and for manoeuvring into and out of car parking spaces.
8. Each parent will be informed of the car parking and drop-off & pick-up facilities and arrangements in the basement car park upon the enrolment of their child in the centre. Parents will be advised by the management and staff of the centre and instructed to follow the car parking arrangements provided for the centre and for its staff and visitors/parents. The management of the childcare centre has a responsibility to manage the parking demand, by clearly informing all staff and parents of their parking and safety obligations and responsibilities both within and around the subject childcare centre site.
9. Refer to the vehicle swept path diagrams attached in Appendix 'B' of this statement for B99 and B85 design vehicles in accordance with AS2890.1:2004 and Austroads, demonstrating that vehicles can manoeuvre into and out of the proposed ramp and car parking spaces and enter and exit the site in a forward direction.

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10. Given the above additional information and justification, it is considered that the proposed amended vehicular access and basement parking layout for the subject childcare centre development is satisfactory in compliance with the requirements of AS2890.1:2004 and AS2890.6:2009 and addresses Council's concerns.

If you require any further information, please do not hesitate to contact us.

Yours sincerely



Ramy Selim
Senior Traffic Engineer
Hemanote Consultants Pty Ltd

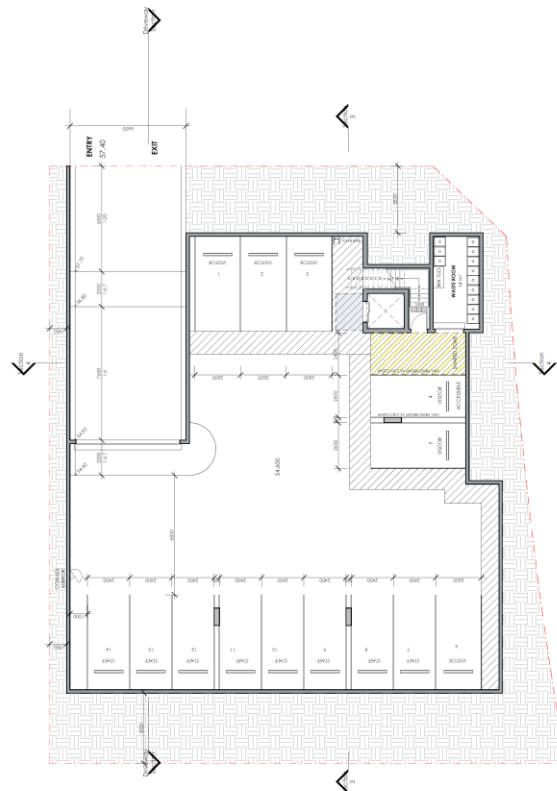
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Appendix A – Amended Development Basement Plan

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1 BASEMENT FLOOR
1:100

REV	DESCRIPTION	DATE	BY
1	ISSUED FOR APPROVAL	20/01/2022	CS
2	ISSUED FOR APPROVAL	20/01/2022	CS
3	ISSUED FOR APPROVAL	20/01/2022	CS

FOR DA APPROVAL

PROPOSED CHILDCARE CENTRE WITH BASEMENT PARKING
198 BENNETT ROAD, ST CLAIR NSW 2259

baini design
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ST CLAIR NSW 2259
SYDNEY, AUSTRALIA
02 9550 1234
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BAINI DESIGN
CREATING VALUE

PROJECT NUMBER	DATE	SCALE	STATUS
21032	10/01/2022	1:100	FOR DA APPROVAL

This drawing is a preliminary design and is not to be used for construction purposes. It is the responsibility of the client to ensure that the design is suitable for the intended purpose.

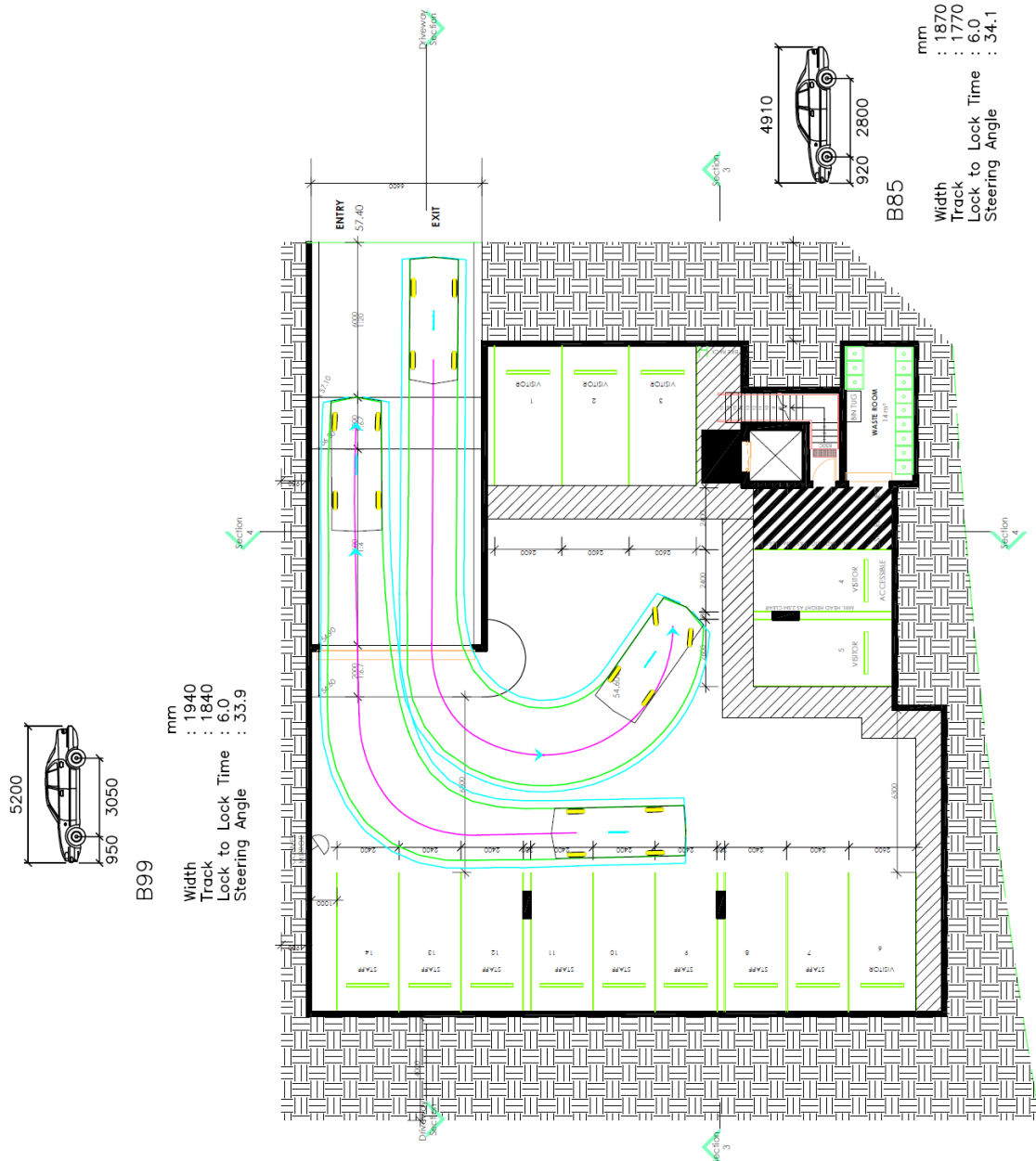
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Appendix B – Vehicular Swept Paths

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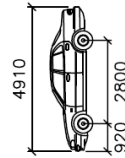
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Width	mm
Track	: 1870
Lock to Lock	: 1770
Steering Angle	: 6.0
	: 34.1

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