

Ref: 0378-DA-RFI



18 June 2018

info@asongroup.com.au

+61 2 9083 6601

Suite 1202, Level 12, 220 George Street

Sydney, NSW 2000

www.asongroup.com.au

Pam Cornerstone P/L
c/-
H. Corpo National Pty Ltd
PO Box 3739
Parramatta NSW 2124

Attn: Andrew Hanna; Director

RE: 71 Park Avenue, Kingswood – Response to Council RFI

Dear Andrew,

I refer to the site at 71 Park Avenue, Kingswood and the Penrith City Council Request for Information (RFI) dated 07 June 2018.

In this regard, we have been requested to:

- Prepare revised car parking calculation regarding the dual use of car parking between residential visitors and the child care centre.
- Revised swept path analysis for access to the waste collection area.

Having regard for the above, we now advise as follows.

1 Car Parking

Peak demands associated with residential visitors are expected to occur on weekday evenings (after 6:00PM) and weekends.

Child care centre peak demands occur on weekdays, typically between 7:00-9:00AM and 4:00-6:00PM. This is the time that parent / carer drop-off / pick-up will occur, with demands at other times during the day typically in the order of 50% of the peak demands and associated with staff.

Accordingly, peak demands for residential visitor and the child care centre will not coincide and there is opportunity for the dual (or shared) use of parking between these users.

To ensure that at least some residential visitor parking is available at all times, it is proposed to maintain at least 25% of residential visitor spaces as dedicated visitor parking.

Having regard for the above, a car parking assessment for the various peak times is presented below.

Table 1: Car Parking Analysis

Landuse	No./ Area	DCP Base		Weekday		Weekday (evening)	
		Rate	Requirement	Rate	Requirement	Rate	Requirement
Child Care			18		18		11
Children	68	1 / 10 children	7	100%	7	0%	0
Staff	11	1 / employee	11	100%	11	100%	11
Resident			45		45		45
Studio	0	1 / unit	0	100%	0	100%	0
1 Bed	15	1 / unit	15	100%	15	100%	15
2 Bed	30	1 / unit	30	100%	30	100%	30
3 Bed	0	2 / unit	0	100%	0	100%	0
Residential Visitors	45	1 / 5 units	9	25%	3	100%	9
TOTAL			72		66		65

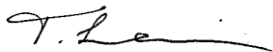
Having regard for the above, it is evident that the peak demands at any one time is for only 66 spaces. Accordingly, the proposed car parking provisions will satisfactorily accommodate the peak parking demands, when having regard for the dual use of spaces between residential visitors and the child care centre.

2 Swept Path Analysis

A copy of the revised swept path analysis for access and egress to the Basement 01 service area by up to a 10.5 metre rigid trucks is provided in Attachment 1.

We trust the above is of assistance and please contact the undersigned should you have any queries or require further information in relation to the above.

Yours sincerely,



Principal Traffic Engineer – Ason Group

Email: tim.lewis@asongroup.com.au

Attachment 1