

VICINITY CENTRES

TRAFFIC REPORT FOR  
PROPOSED CAR WASH AT  
LENNOX VILLAGE, EMU PLAINS

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## I. INTRODUCTION

- I.1 Colston Budd Rogers & Kafes Pty Ltd has been commissioned by Vicinity Centres to assess the traffic and parking implications of a proposed car wash to be located in the car park at Lennox Village, Emu Plains. The shopping centre has frontage to the Great Western Highway, Waters Street and Pyramid Street, as shown on Figure I.
- I.2 The implications of the proposed car wash are assessed in the following chapter.

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## 2. IMPLICATIONS OF PROPOSED CAR WASH

- 2.1. It is proposed to provide a car wash in the central part of the existing car park at Lennox Village. The shopping centre is on the Great Western Highway, Waters Street and Pyramid Street, as shown on Figure 1.
- 2.2. Parking for the centre has access from the Great Western Highway, Waters Street and Pyramid Street. The access off the Great Western Highway is a left turn entry into the central and western parking areas.
- 2.3. The traffic and parking implications of the proposed car wash are set down through the following sections:
- proposed development;
  - parking implications;
  - access and internal circulation;
  - traffic effects;
  - matters raised by council; and
  - summary.

### Proposed Development

- 2.4. The proposed car wash will be located in the central at-grade parking area of the shopping centre and will be accessible from all car park access points. The location and layout of the car wash are shown on plans prepared by Urban Concepts. The proposed car wash will occupy an area in which seven parking spaces are currently provided.
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### Parking Implications

- 2.5. The car wash will can be accessed from all access driveways of the car shopping centre.
- 2.6. Customers of the proposed car wash are expected to be people already visiting the shopping centre. They would be leaving their vehicle to be washed while undertaking their shopping at the centre. Therefore, while the spaces will be used for car washing, they will also effectively be used as car parking spaces while people are shopping.
- 2.7. The proposed car wash will replace an area which currently provides seven parking spaces, whilst providing parking for five vehicles. Two additional parking spaces will be provided on the western side of an existing building just west of the proposed car wash. Therefore, there would be no net change in the number of parking spaces resulting from provision of the car wash.
- 2.8. The Transport, Access and Parking section of the Penrith Development Control Plan 2014 does not include parking requirements for car wash facilities. As noted above, there would not be a change of parking provision at the centre.
- 2.9. The centre provides some 421 parking spaces. In order to gauge parking conditions, counts were undertaken in the shopping centre car park on a Thursday and Saturday, which are busy days for the centre. The results of the surveys are summarised in Table 2.1.
- 2.10. Table 2.1 shows that on the Thursday, the highest number of vehicles parked in the car park was 290, at 12:00 pm. On the Saturday, the highest number of vehicles parked was 375, at 12:00 pm.
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<b>Table 2.1: Number of vehicles parked in shopping centre car park</b>		
<b>Time</b>	<b>Thursday 6 September 2018</b>	<b>Saturday 8 September 2018</b>
9:00 am	204	215
10:00	239	288
11:00	272	363
12:00 pm	290	375
1:00	277	310
2:00	242	304
3:00	254	298
4:00	268	279
5:00	259	214
6:00	246	129
7:00	142	-
8:00	92	-
9:00 pm	45	-
<b>Supply</b>	<b>421</b>	<b>421</b>

- 2.11. Therefore, a minimum of 131 and 46 spaces were available in the car park on the Thursday and Saturday respectively.
- 2.12. With no change in parking provided at the centre as a result of the car wash, the existing parking supply will continue to accommodate the requirements of the centre, including the proposed car wash.
- 2.13. Therefore, with the proposed car wash, parking provision at the centre will be appropriate.

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### Access and Internal Circulation

- 2.14. The proposed car wash will not alter access arrangements to or within the shopping centre car park.
- 2.15. As noted above two additional parking spaces will be provided west of the proposed car wash location. The spaces will be 2.6 metres wide by 5.4 metres long in accordance with the Australian Standard for Parking Facilities (Part 1: Off-street car parking), AS 2890.1:2004.

### Traffic Effects

- 2.16. As previously discussed, the proposed car wash would be used by customers already visiting the shopping centre for other shopping and thus is not anticipated to generate additional external traffic. Hence, there would not be noticeable traffic effects.

### Matters Raised by Council

- 2.17. In pre-development application discussions, we understand that council officers raised the following matters:
- access to the waste compactor;
  - the number of parking spaces to be utilised by the car wash; and
  - the location of any additional spaces to be provided.
- 2.18. Regarding the first matter, access to the waste compactor is currently provided from the aisle on the northern side of the car park. These arrangements will not change with the proposed car wash and access will not be affected.
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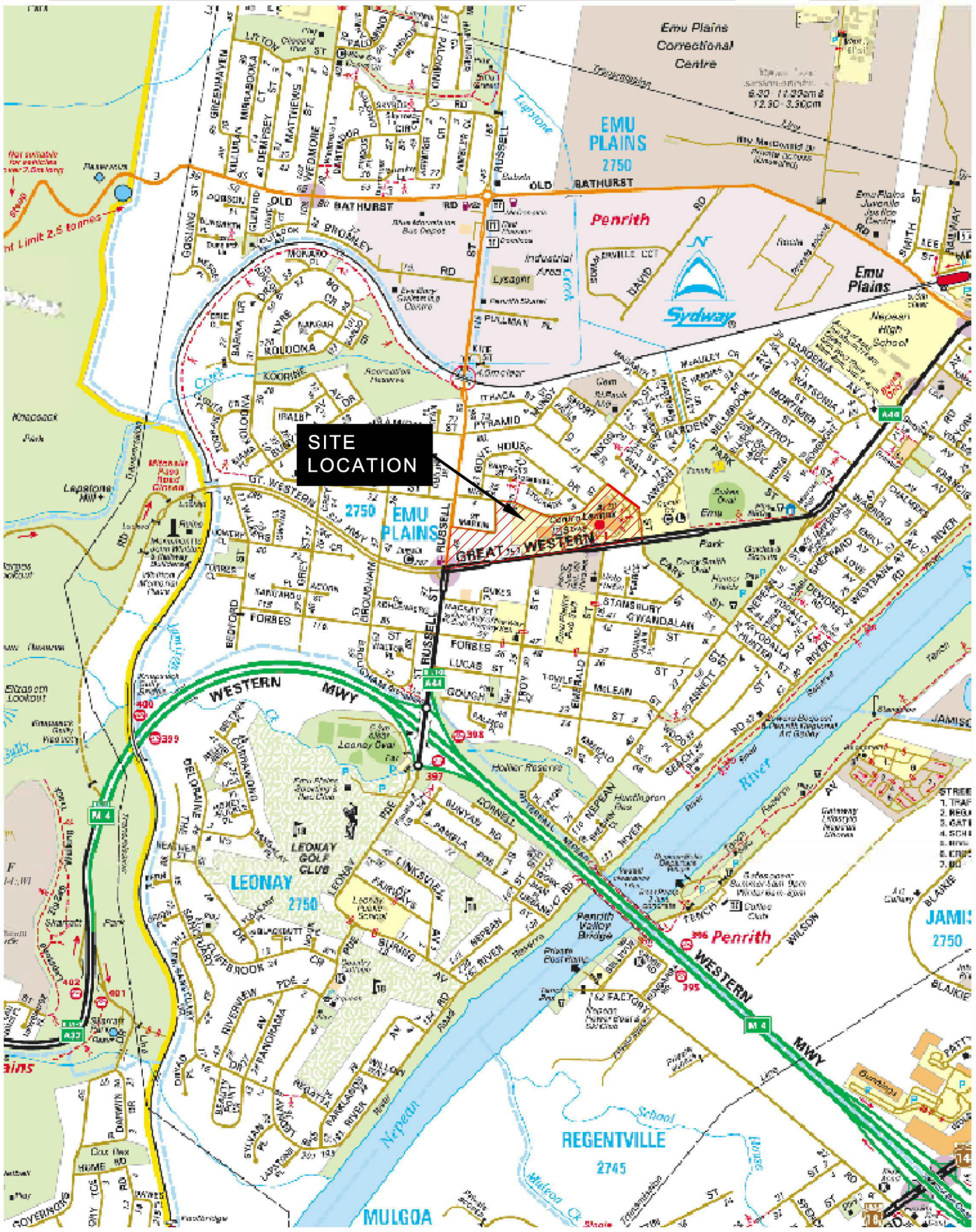
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- 2.19. With regards to the number of parking spaces, this matter is discussed above in paragraphs 2.6 to 2.13.
- 2.20. Regarding the third bullet point, the location of the two additional parking spaces will be west of the proposed car wash, as noted in paragraph 2.15.

Summary

- 2.21. In summary, the main points relating to the traffic and parking implications of the proposed car wash are:
- i) customers of the proposed car wash are expected to be people already visiting the shopping centre;
  - ii) they would be leaving their vehicle to be washed while undertaking their shopping at the centre;
  - iii) therefore, while the spaces will be used for car washing, they will also effectively be used as car parking spaces while people are shopping;
  - iv) the proposed car wash will replace an area which currently provides seven parking spaces, whilst providing parking for five vehicles. Two additional spaces will be provided west of the car wash;
  - v) therefore, there would be no change in parking at the centre as a result of the proposed car wash;
  - vi) a minimum of 131 and 46 spaces were available in the car park on the Thursday and Saturday respectively;
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- vii) the existing parking supply will therefore continue to accommodate the requirements of the centre, including the proposed car wash.
  - viii) in the vicinity of the car wash, access and internal circulation arrangements are appropriate;
  - ix) the proposed car wash will be used by customers already visiting the shopping centre; and
  - x) therefore, there will not be noticeable traffic effects.



Location Plan