

Proposed Residential Development  
**96-98 Lethbridge Street & 42-46 Evan Street,  
Penrith**

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**TRAFFIC AND PARKING ASSESSMENT REPORT**

2 December 2020

Ref 20547

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## 1. INTRODUCTION

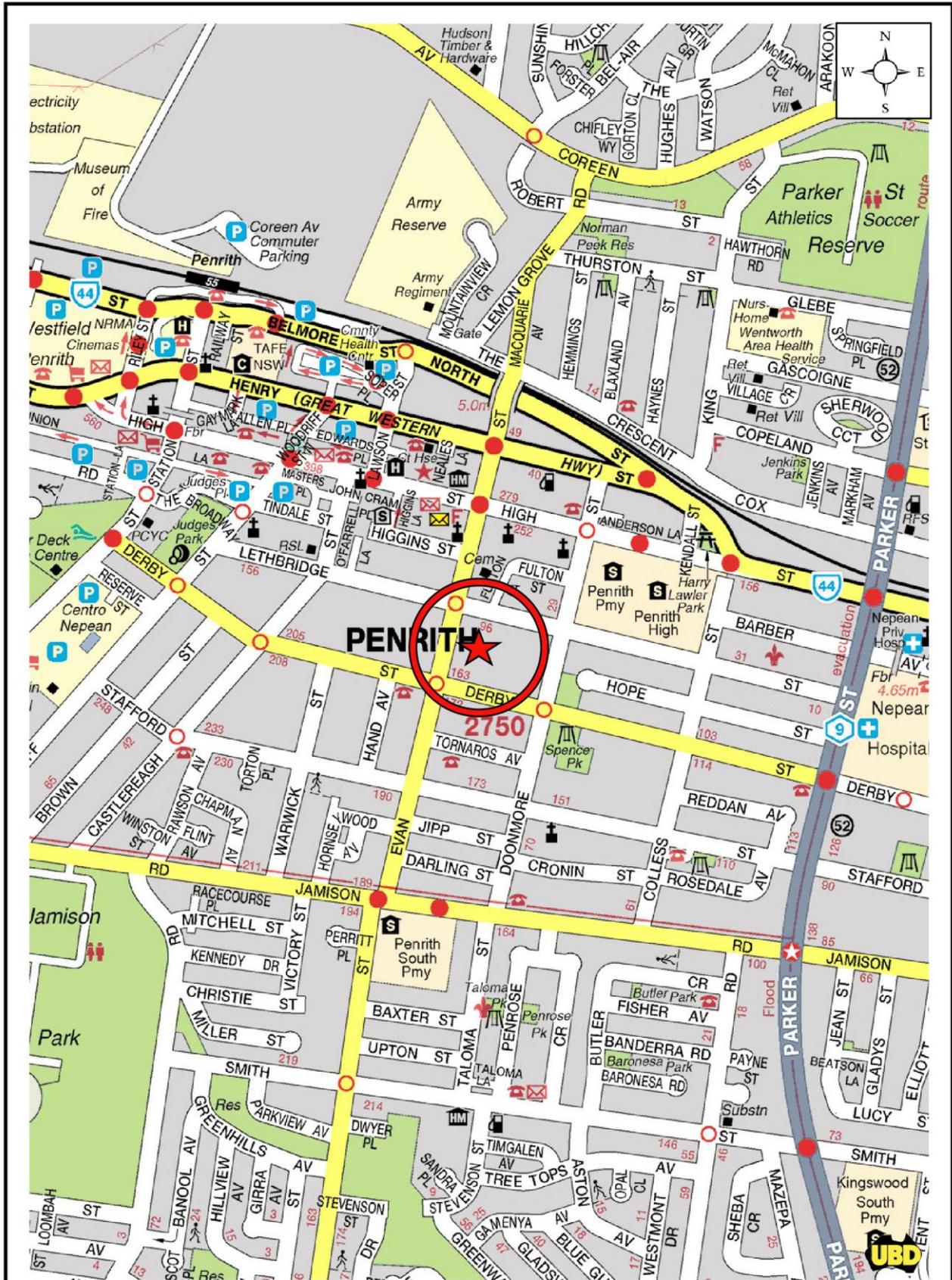
This report has been prepared to accompany a development application to Penrith City Council for a residential development proposal to be located at 96-98 Lethbridge Street, 42-46 Evan Street, Penrith (Figures 1 and 2).

The proposed development will involve demolition of existing structures on the site to facilitate the construction of two new residential apartment buildings.

Off-street car parking is to be provided in a shared basement car parking area beneath the buildings in accordance with Council requirements.

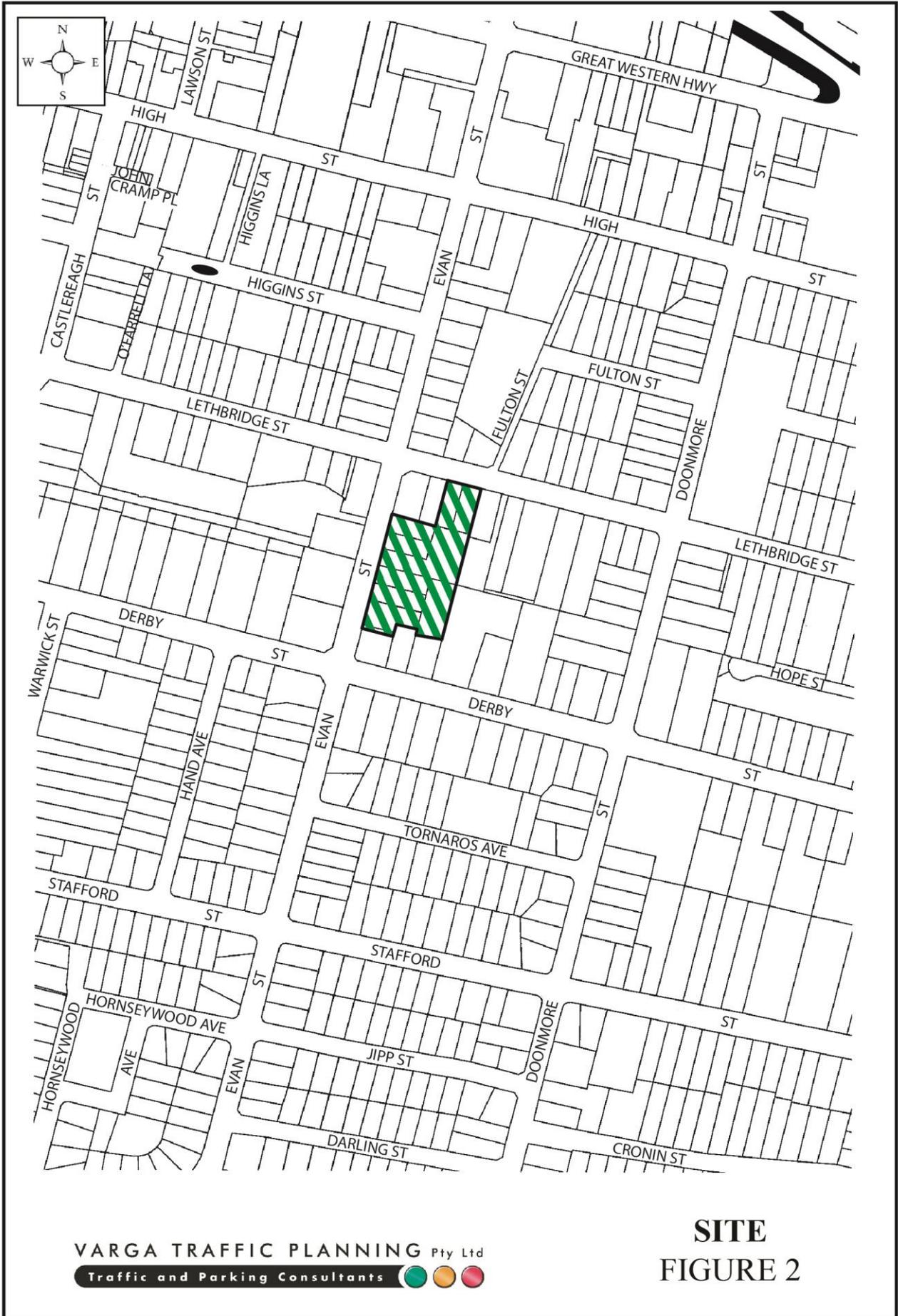
The purpose of this report is to assess the traffic and parking implications of the development proposal and to that end this report:

- describes the site and provides details of the development proposal
- reviews the road network in the vicinity of the site
- reviews the public transport services available in the vicinity of the site
- estimates the traffic generation potential of the development proposal
- assesses the traffic implications of the development proposal in terms of road network capacity
- reviews the geometric design features of the proposed car parking facilities for compliance with the relevant codes and standards
- assesses the adequacy and suitability of the quantum of off-street car parking provided on the site.



VARGA TRAFFIC PLANNING Pty Ltd  
Traffic and Parking Consultants

LOCATION  
FIGURE 1



## 2. PROPOSED DEVELOPMENT

### Site

The subject site is an amalgamation of multiple lots located on the southern side of Lethbridge Street, and eastern side of Evan Street. It has site frontages approximately 30 metres in length to Lethbridge Street, approximately 72 metres in length to Evan Street and occupies an area of approximately 6,860m<sup>2</sup>.

The subject site is currently occupied by 5 residential dwellings, each with a separate vehicular access driveway off its frontage to either Lethbridge Street or Evan Street.

A recent aerial image of the site and its surroundings is reproduced below.



Courtesy of Nearmap Imagery 2020

### Proposed Development

The proposed development will involve the demolition of the existing residential dwelling houses on the site to facilitate the construction of a new residential apartment building.

A total of 133 residential apartments are proposed as follows:

1 bedroom apartment:	14
2 bedroom apartment:	91
3 bedroom apartment:	28
<b>TOTAL APARTMENTS:</b>	<b>133</b>

Off-street parking is proposed for a total of 211 cars in a new multi-level basement car parking area in accordance with Council requirements.

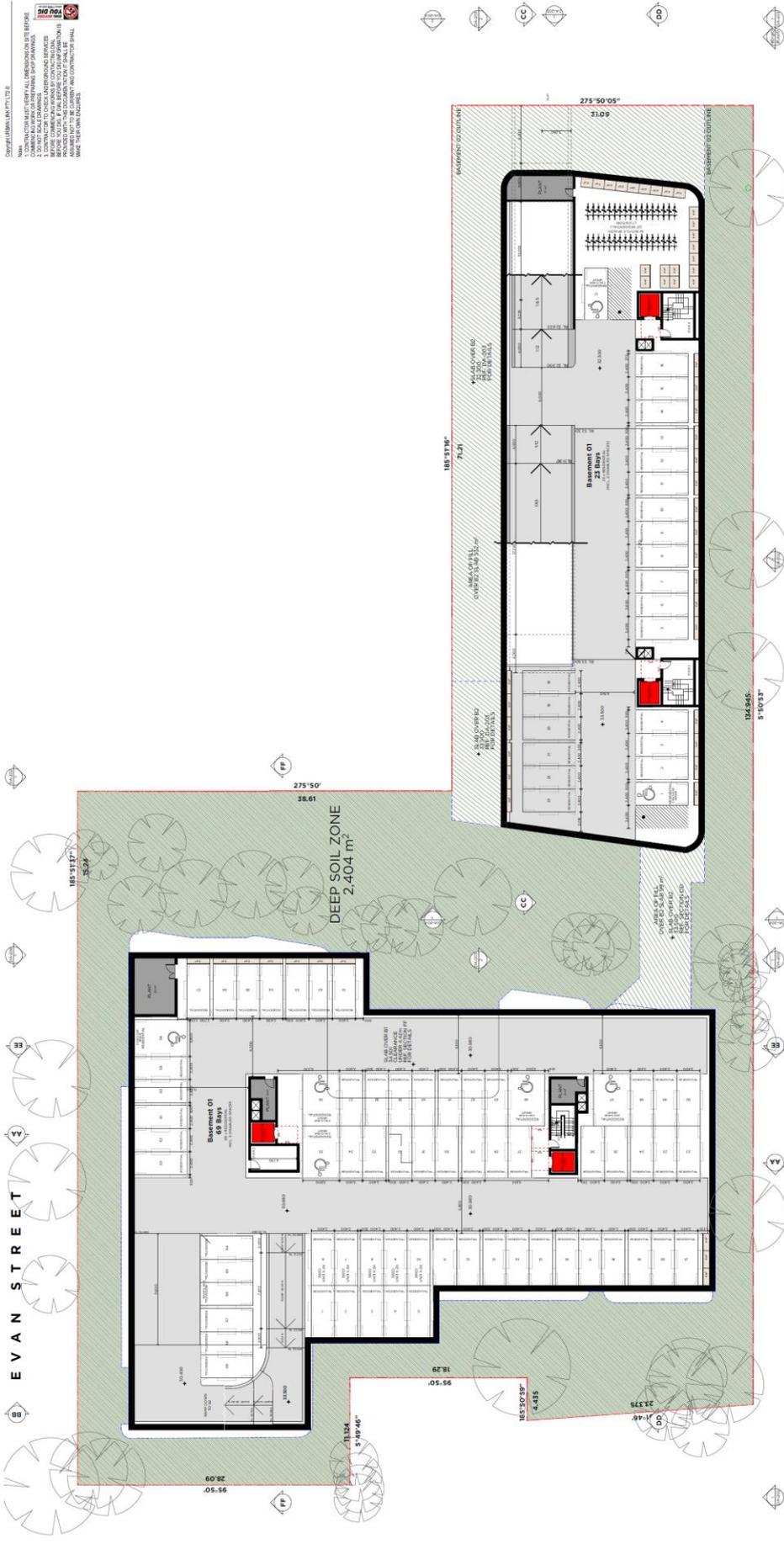
Vehicular access to the off-street car parking facilities is proposed to be provided via a vehicular access driveway located at the western end of the Lethbridge Street site frontage, vehicular egress from the off-street car parking facilities is proposed to be provided via a vehicular egress driveway located at the southern end of the Evan Street site frontage.

Garbage collection for the proposed development is expected to be undertaken by Council's waste contractor using 9.7 metres long garbage trucks (9.7m trucks). A dedicated servicing area is proposed at the end of the basement entry ramp, which will be equipped with a truck turntable to facilitate these 9.7m trucks to turn around on site to be able to always enter and exit the site in a forward direction. Vehicular access and egress to the loading / servicing facilities is proposed via the aforementioned vehicular access driveway in Lethbridge Street.

Plans of the proposed development have been prepared by *Urban Link* and are reproduced in the following pages.

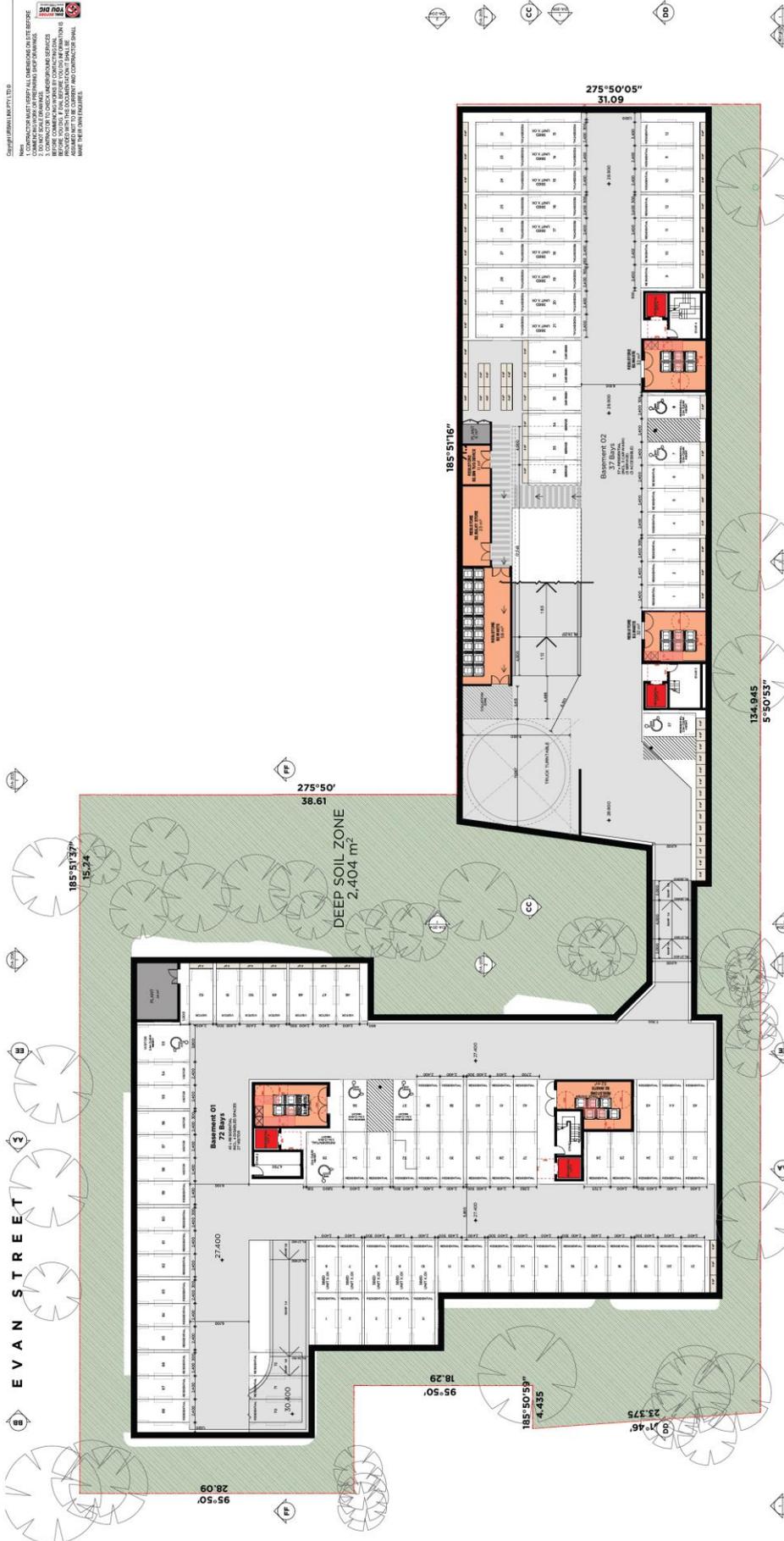


COMPLY WITH ALL APPLICABLE STANDARDS AND REGULATIONS.  
 1. CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL DIMENSIONS AND SET BACKS.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
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 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



**25/11/2020**  
**ISSUE FOR CO-ORDINATION**  
 PROJECT: RESIDENTIAL FLAT  
 BUILDING: 10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/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CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.  
 1. CONTRACTOR TO CHECK DIMENSIONS OF SERVICES BEFORE COMMENCING WORK.  
 2. CONTRACTOR TO CHECK DIMENSIONS OF SERVICES BEFORE COMMENCING WORK.  
 3. CONTRACTOR TO CHECK DIMENSIONS OF SERVICES BEFORE COMMENCING WORK.  
 4. CONTRACTOR TO CHECK DIMENSIONS OF SERVICES BEFORE COMMENCING WORK.  
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 9. CONTRACTOR TO CHECK DIMENSIONS OF SERVICES BEFORE COMMENCING WORK.  
 10. CONTRACTOR TO CHECK DIMENSIONS OF SERVICES BEFORE COMMENCING WORK.



**25/11/2020**  
**ISSUE FOR CO-ORDINATION**  
 RESIDENTIAL FLAT BUILDING  
 96-98 LETHBRIDGE ST & 42-46 EVAN ST  
 NORTH NSW, 2250 AUSTRALIA

**URBANLINK**  
 URBAN PLANNING & DESIGN  
 1/100-1/102 LETHBRIDGE STREET NORTH  
 NORTH NSW, 2250 AUSTRALIA  
 PHONE: 02 4322 2222  
 FAX: 02 4322 2223  
 EMAIL: info@urbanlink.com.au  
 WEBSITE: www.urbanlink.com.au

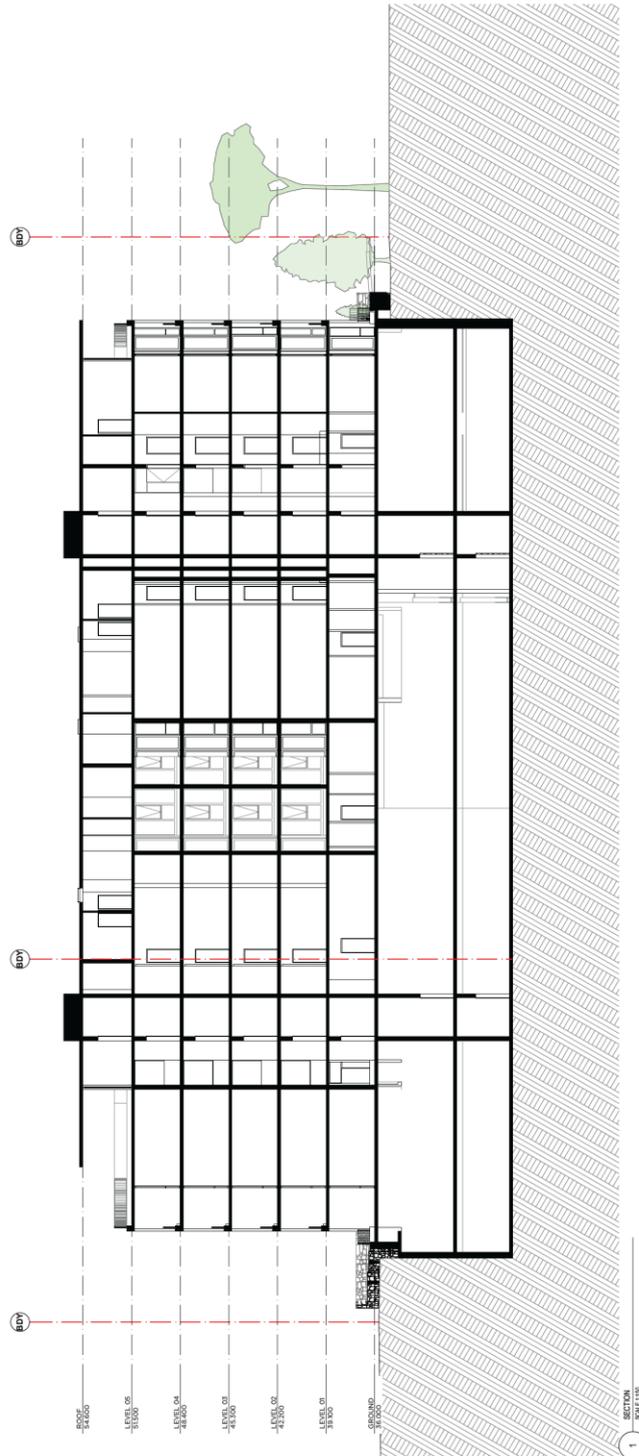
**FLOOR PLANS**  
**BASEMENT 02**

DATE: 25/11/2020  
 DRAWING NO: 19107  
 SCALE: 1:200  
 DRAWN BY: DA-108 A  
 CHECKED BY: DA-108 A

**DEVELOPMENT APPLICATION**

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 2. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.  
 3. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.  
 4. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.  
 5. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.  
 6. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.  
 7. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.  
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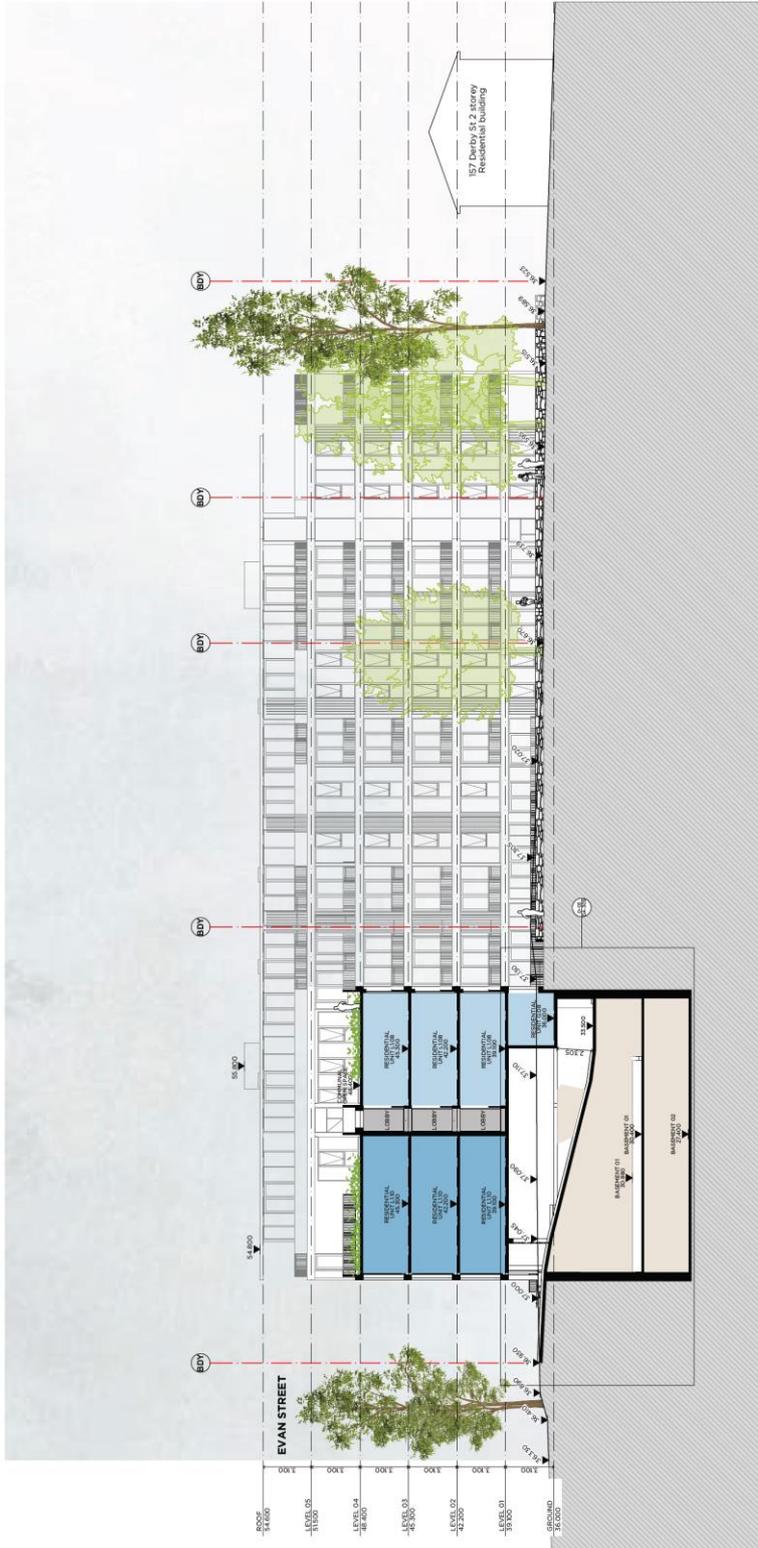
- NGL AS SURVEY
- RLFS
- LIFT OVER RUNS?
- COLOUR UNITS WITH UNIT NUMBERS & RL
- LANDSCAPE
- PEOPLE



1 SECTION  
SCALE 1:50

**25/11/2020**  
**ISSUE FOR CO-ORDINATION ONLY**  
 DRAWING NO: 2019-0012  
 PROJECT: [REDACTED]  
 RESIDENTIAL FLAT  
 BUILDING PHASE AT 4, 5 & 6 RYAN ST  
 PHOENIX NSW 2266 AUSTRALIA  
**URBANLINK**  
 URBANLINK PTY LTD  
 Level 10, 201 St George, Brisbane QLD 4000  
 Phone: (07) 3251 1234  
 Fax: (07) 3251 1234  
 Email: info@urbanlink.com.au  
 2019-0012  
 2019-0012  
 2019-0012  
**SECTIONS**  
 AA  
 CHECKED/APPROVED  
 DATE: 25/11/2020  
 1:150  
 DRAWING NO: 2019-0012  
 PROJECT NUMBER  
**19107**  
 DEVELOPMENT APPLICATION  
 DA-301 A

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND THE RELEVANT STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND THE RELEVANT STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND THE RELEVANT STATE AND FEDERAL AUTHORITIES.



**25/11/2020**  
**ISSUE FOR CO-ORDINATION**  
 ALL DIMENSIONS FOR CO-ORDINATION ONLY. REFER TO JCB DRAWINGS FOR DIMENSIONS.  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**RESIDENTIAL FLAT BUILDING**  
 300-302 EVAN ST  
 PENRITH NSW 2155 AUSTRALIA

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 BB  
 CHECKED BY: [Name]

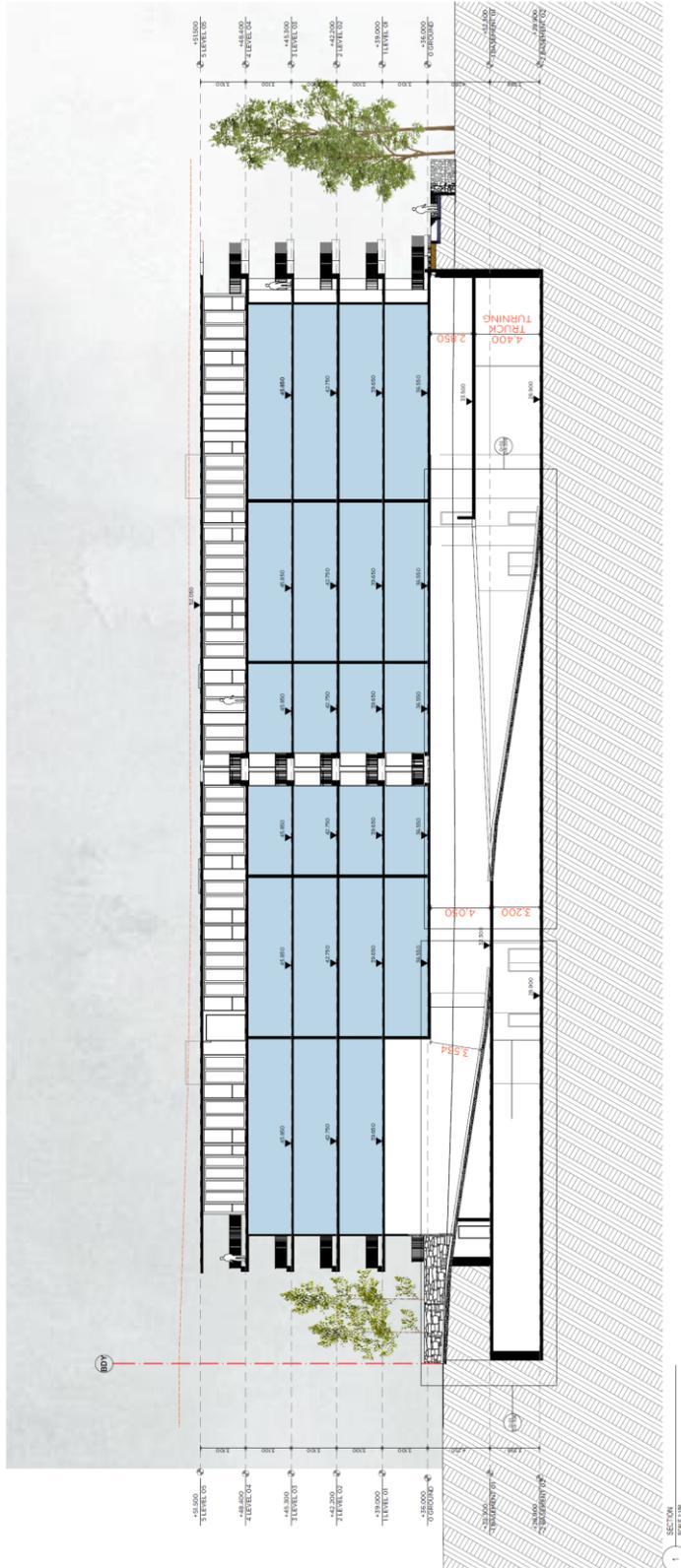
**1:150**  
 SCALE

**19107**  
 PROJECT NUMBER

**DA-302 A**  
 DRAWING NUMBER

**DEVELOPMENT APPLICATION**  
 DRAWING TYPE

COMPASSIONAL LINK PTY LTD  
 Notes:  
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 3. CONTRACTOR TO VERIFY DIMENSIONS AND LOCATIONS OF ALL SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.  
 4. CONTRACTOR TO VERIFY DIMENSIONS AND LOCATIONS OF ALL SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.  
 5. CONTRACTOR TO VERIFY DIMENSIONS AND LOCATIONS OF ALL SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.  
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 8. CONTRACTOR TO VERIFY DIMENSIONS AND LOCATIONS OF ALL SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.  
 9. CONTRACTOR TO VERIFY DIMENSIONS AND LOCATIONS OF ALL SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.  
 10. CONTRACTOR TO VERIFY DIMENSIONS AND LOCATIONS OF ALL SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.



**25/11/2020**  
**ISSUE FOR CO-ORDINATION**  
 Revision Number: 01  
 Date: 25/11/2020

**RESIDENTIAL FLAT BUILDING**

95-98 LETHBRIDGE ST & 42-46 EVAN ST  
 PROJECT NUMBER: DA-303 A

**URBAN LINK**  
 100/102 Sturt Street, Melbourne VIC 3004  
 Phone: 03 9412 2222  
 Email: info@urbanlink.com.au  
 Web: www.urbanlink.com.au

**SECTIONS**  
 CC  
 Checked: [Signature]  
 Drawn: [Signature]  
 Project Number: DA-303 A  
 Revision: 01  
 Date: 25/11/2020

**DEVELOPMENT APPLICATION**



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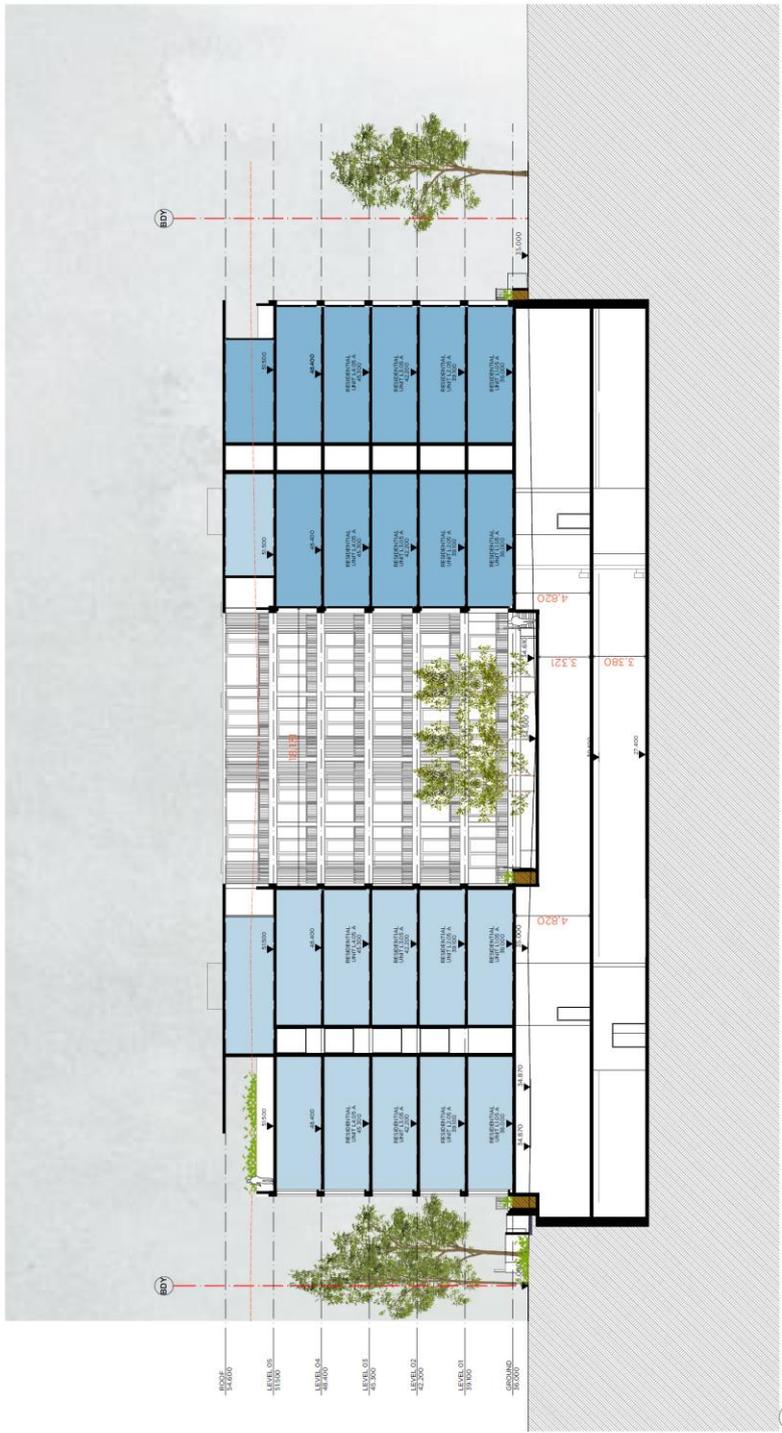
25/11/2020  
 ISSUE FOR CO-ORDINATION  
 DEVELOPMENT APPLICATION DA-305

RESIDENTIAL FLAT  
 BUILDING  
 95-98 LETHBRIDGE ST & 42-46 EVAN ST  
 PENRITH NSW 2150 AUSTRALIA

**URBAN LINK**  
 1/100-1/102 LETHBRIDGE ST, PENRITH NSW 2150  
 02 9638 9000  
 1/100-1/102 LETHBRIDGE ST, PENRITH NSW 2150  
 02 9638 9000

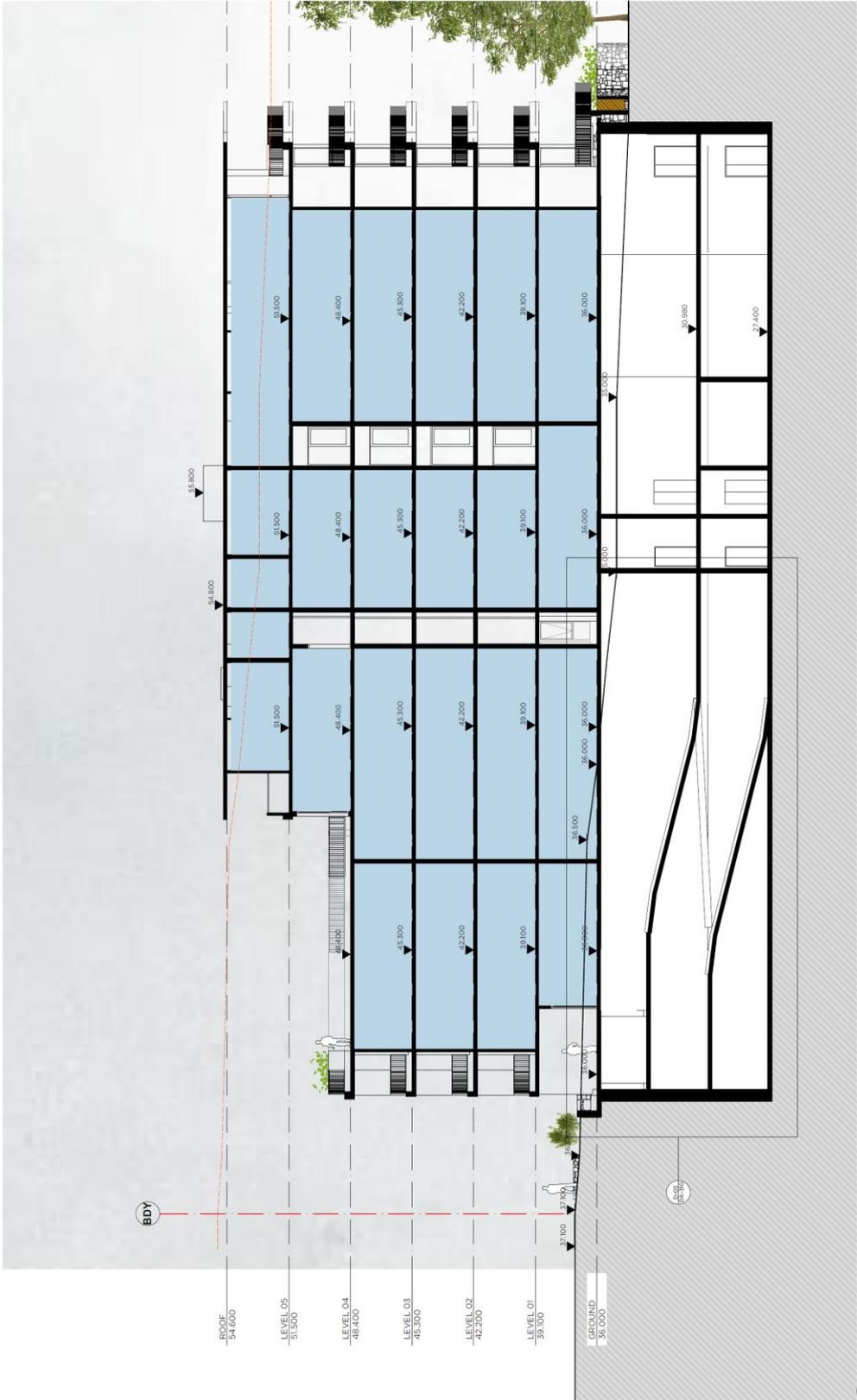
**SECTIONS**  
 SECTION 1  
 SCALE 1:50

Project Number: DA-305  
 Revision: 1  
 Date: 25/11/2020



SECTION 1  
 SCALE 1:50

**CELEBRATE** URBAN LINK PTY LTD  
 Notes:  
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 2. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK.  
 3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK.  
 4. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK.  
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 7. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK.  
 8. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK.  
 9. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK.  
 10. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK.



**25/11/2020**  
 URBAN LINK CORPORATION  
 PROJECT: RESIDENTIAL FLAT BUILDING  
 BUILDING: RESIDENTIAL FLAT BUILDING  
 ADDRESS: 15/15, 16/16, 17/17, 18/18, 19/19, 20/20, 21/21, 22/22, 23/23, 24/24, 25/25, 26/26, 27/27, 28/28, 29/29, 30/30, 31/31, 32/32, 33/33, 34/34, 35/35, 36/36, 37/37, 38/38, 39/39, 40/40, 41/41, 42/42, 43/43, 44/44, 45/45, 46/46, 47/47, 48/48, 49/49, 50/50, 51/51, 52/52, 53/53, 54/54, 55/55, 56/56, 57/57, 58/58, 59/59, 60/60, 61/61, 62/62, 63/63, 64/64, 65/65, 66/66, 67/67, 68/68, 69/69, 70/70, 71/71, 72/72, 73/73, 74/74, 75/75, 76/76, 77/77, 78/78, 79/79, 80/80, 81/81, 82/82, 83/83, 84/84, 85/85, 86/86, 87/87, 88/88, 89/89, 90/90, 91/91, 92/92, 93/93, 94/94, 95/95, 96/96, 97/97, 98/98, 99/99, 100/100, 101/101, 102/102, 103/103, 104/104, 105/105, 106/106, 107/107, 108/108, 109/109, 110/110, 111/111, 112/112, 113/113, 114/114, 115/115, 116/116, 117/117, 118/118, 119/119, 120/120, 121/121, 122/122, 123/123, 124/124, 125/125, 126/126, 127/127, 128/128, 129/129, 130/130, 131/131, 132/132, 133/133, 134/134, 135/135, 136/136, 137/137, 138/138, 139/139, 140/140, 141/141, 142/142, 143/143, 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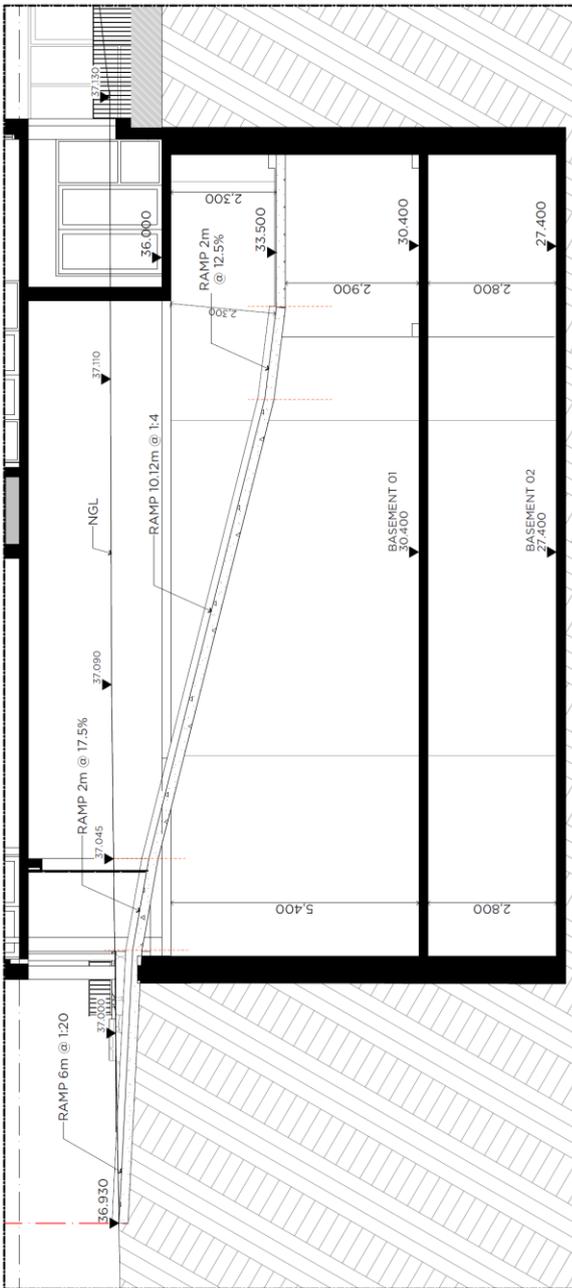


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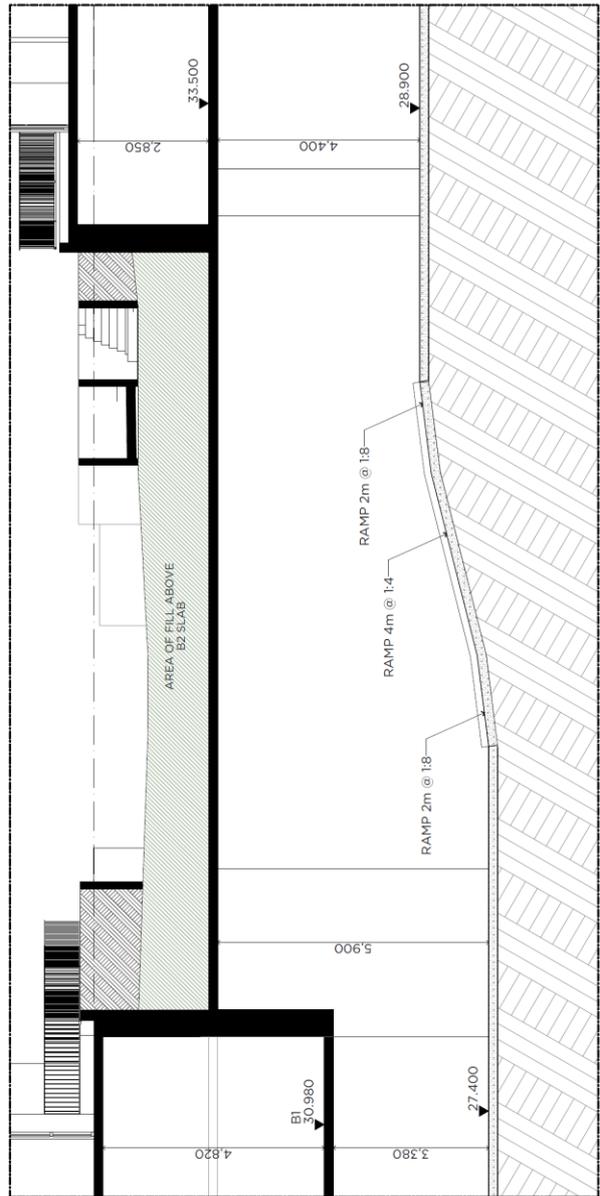
**25/11/2020**  
**ISSUE FOR CO-ORDINATION**  
 PROJECT: 19107 - 96-88 LETHBRIDGE ST & 42-46 EVAN ST  
 BUILDING: RESIDENTIAL FLAT BUILDING  
 LOCATION: BENDITH NSW 2250 AUSTRALIA

**URBAN LINK**  
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**SECTIONS**  
 RAMP DETAILS  
 Checked/Approved: [Signature]  
 #19107-01  
 Scale: 1:50  
 Date: 25/11/2020  
 Drawing: DA-309  
 Project: 19107  
 Application: DEVELOPMENT APPLICATION

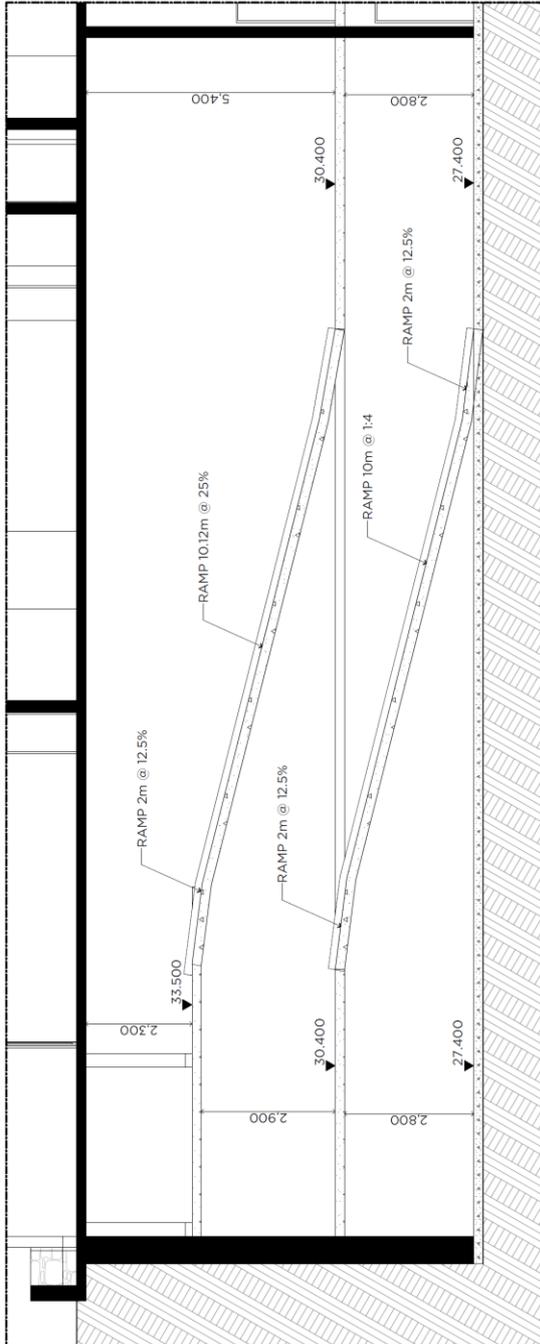


1 Detail SCALE 1:50



2 Detail SCALE 1:50

Notes:  
 1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK.  
 2. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK.  
 3. CONTRACTOR TO CHECK ALL DIMENSIONS AND SERVICES BEFORE COMMENCEMENT OF WORK.  
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1 Detail  
 SCALES

**25/11/2020**  
**ISSUE FOR CO-ORDINATION**  
 PROJECT NO: 19107  
 DRAWING NO: DA-310  
 DRAWN: [Name]  
 CHECKED: [Name]  
 APPROVED: [Name]

**RESIDENTIAL FLAT BUILDING**  
 96-98 LETHERIDGE ST & 42-46 EVAN ST  
 BENTLEY NSW, 2150 AUSTRALIA

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**RAMP DETAILS**

Scale: 1:50  
 Date: 25/11/2020

Project Number: 19107  
 Drawing Title: DA-310  
 Development Application

### 3. TRAFFIC ASSESSMENT

#### Road Hierarchy

The road hierarchy allocated to the road network in the vicinity of the site by the Roads and Maritime Services is illustrated on Figure 3.

The Great Western Highway is classified by the RMS as a *State Road* and provide the key east-west road link in the area, linking Sydney CBD and Emu Plains. It typically carries one to three traffic lanes in each direction depending on location, with additional lanes provided at key intersections.

Jamison Road is classified by the RMS as a *Regional Road* and provides another key east-west road link in the area, linking Mulgoa Road and Bringelly Road. It typically carries two traffic lanes in each direction with opposing traffic flows separated by linemarking.

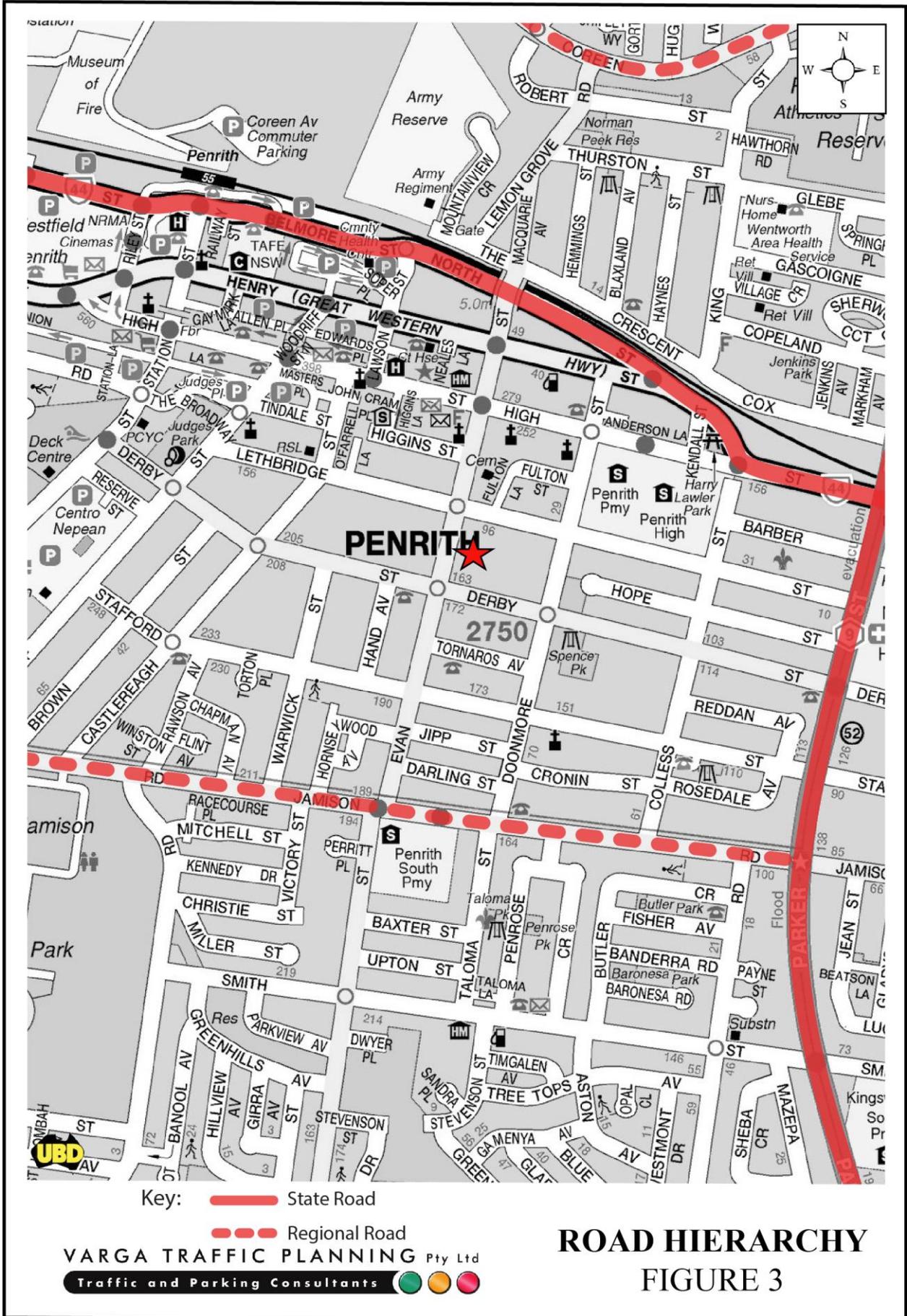
High Street and Woodriff Street is a local, unclassified road that function as a collector route in the local area, linking Great Western Highway and Jamison Road. It typically carries one lane of traffic in each direction. Kerbside parking is generally permitted along both sides of the road.

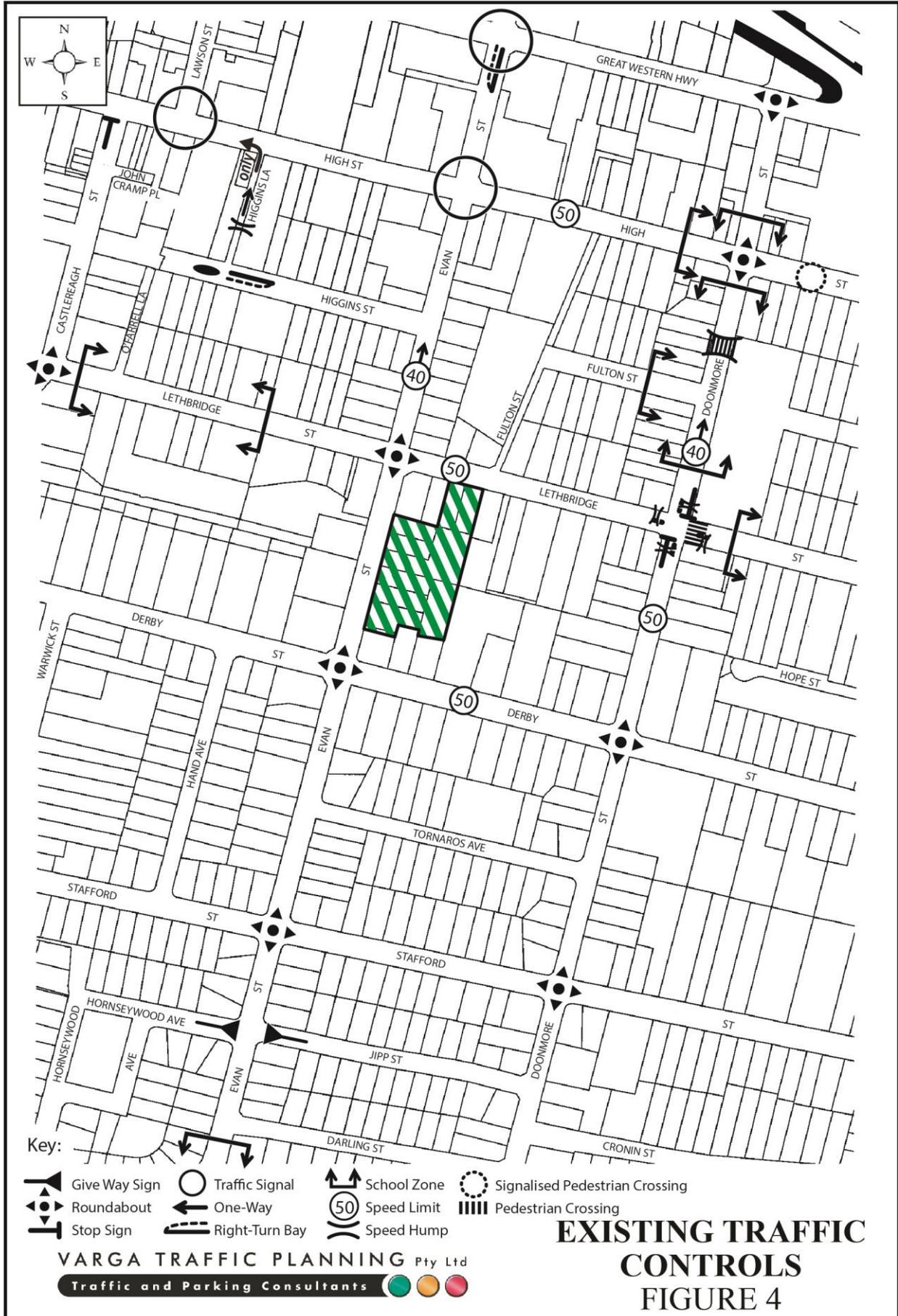
Evan Street, Lethbridge Street and Higgins Street are local, unclassified road which are primarily used to provide vehicular and pedestrian access to frontage properties. Kerbside parking is generally permitted along both sides of the road.

#### Existing Traffic Controls

The existing traffic controls which apply to the road network in the vicinity of the site are illustrated on Figure 4. Key features of those traffic controls are:

- a 50 km/h SPEED LIMIT which applies to Evan Street, Lethbridge Street and all other local roads in the area





- 40 km/h SCHOOL ZONE restrictions which applies to roads in the immediate vicinity of schools
- TRAFFIC SIGNALS in Evan Street where it intersects with High Street and Henry Street
- ROUNDABOUTS in Evan Street where it intersects with Lethbridge Street, Derby Street and Stafford Street
- ROUNDABOUTS in Doonmore Street where it intersects with Henry Street, High Street, Derby Street and Stafford Street.

### **Projected Traffic Generation**

The traffic implications of a development proposal primarily concern the effects of the *additional* traffic flows generated as a result of the development and its impact on the operational performance of the adjacent road network during the morning and afternoon commuter peak periods.

An indication of the traffic generation potential of the development proposal is provided by reference to the Roads and Maritime Services' publication *Guide to Traffic Generating Developments, Section 3 – Land Use Traffic Generation (October 2002)* and the updated traffic generation rates in the RMS *Technical Direction (TDT 2013/04a)* document.

The RMS *Guidelines* and *Technical Direction* are based on extensive surveys of a wide range of land uses and nominate the following traffic generation rates which are applicable to the development proposal:

#### **High Density Residential Flat Dwellings**

AM: 0.19 peak hour vehicle trips per unit

PM: 0.15 peak hour vehicle trips per unit

The RMS *Guidelines* also make the following observation in respect of high density residential flat buildings:

**Definition**

A *high density residential flat building* refers to a building containing 20 or more dwellings. This does not include aged or disabled persons housing. *High density residential flat buildings* are usually more than 5 levels, have basement level car parking and are located in close proximity to public transport services. The building may contain a component of commercial use.

**Factors**

The above rates include visitors, staff, service/delivery and on-street movements such as taxis and pick-up/set-down activities.

Application of the above traffic generation rates to the 133 residential apartments outlined in the development proposal yields a traffic generation potential of approximately 25 vehicle trips per hour (vph) during the AM peak hour, and 20 vph during the PM peak hour.

That projected future level of traffic generation potential should however, be offset or *discounted* by the volume of traffic which could reasonably be expected to be generated by the existing uses of the site, in order to determine the *nett increase (or decrease)* in traffic generation potential expected to occur as a consequence of the development proposal.

The RMS *Technical Direction* nominates the following traffic generation rates which are applicable to the existing development:

**Low Density Residential Dwellings (Sydney Areas)**

0.95-0.99 peak hour vehicle trips per dwelling

Application of the above traffic generation rates to the 5 existing residential dwellings on the site yield a traffic generation potential of approximately 5 vph during both the AM and PM commuter peak periods.

Accordingly, it is likely that the proposed development will result in a *nett increase* in the traffic generation potential of the site of approximately 21 vph during the AM peak hour, and 15 vph during the PM peak hour as set out below:

**Projected Nett Increase in Peak Hour Traffic Generation Potential  
of the Site as a Consequence of the Development Proposal**

	<b>AM</b>	<b>PM</b>
Projected Future Traffic Generation Potential:	25.3 vph	20.0 vph
Less Existing Traffic Generation Potential:	-4.8 vph	-5.0 vph
<b>NETT INCREASE IN TRAFFIC GENERATION POTENTIAL:</b>	<b>20.5 vph</b>	<b>15.0 vph</b>

That projected nett increase in traffic activity as a consequence of the development proposal is minimal, consistent with the zoning objectives of the site, and will clearly not have any unacceptable traffic implications in terms of road network capacity.

## 4. PARKING IMPLICATIONS

### Existing Kerbside Parking Restrictions

There are generally no kerbside parking restrictions that applies along the local roads in the immediate vicinity of the site, including along the Lethbridge Street and Evan Street site frontages.

### Off-Street Car Parking Provisions

The off-street car parking requirements applicable to the development proposal are specified in the *Penrith Development Control Plan 2014, Section C10 Transport Access and Parking* document in the following terms:

#### Residential Flat Buildings

1 space per 1 or 2 bedrooms

2 spaces per 3 or more bedrooms

1 space per 40 units for service vehicles

In addition, visitor parking is to be provided for developments that have 5 or more dwellings at 1 space per every 5 dwellings, or part thereof.

1 space for car washing for every 50 units, up to a maximum of 4 spaces per building.

Application of the above car parking rates to the 133 residential apartments outlined in the development proposal yields a minimum off-street car parking requirement of 161 resident spaces, 27 visitor spaces, 3 service spaces and 3 carwash bays, as set out below:

Residents (133 apartments):	161 spaces
Visitors:	27 spaces
Service Vehicle:	3 spaces
Carwash Bay:	3 spaces
<b>TOTAL:</b>	<b>194 spaces</b>

The proposed development makes provision for a total of 211 off-street car parking spaces including 27 visitor spaces, 3 service spaces and 3 car wash bays in a multi-level basement car parking area which are to be allocated in accordance with DCP car parking rates, thereby satisfying Council's car parking code requirements.

The geometric design layout of the proposed car parking facilities has been designed to generally comply with the relevant requirements specified in the Standards Australia publication *Parking Facilities Part 1 - Off-Street Car Parking AS2890.1:2004* and *Parking Facilities Part 6 - Off-Street Parking for People with Disabilities AS2890.6:2009* in respect of parking bay dimensions, aisle & driveway widths, ramp grades & grade transitions, and overhead clearances.

### **Off-Street Bicycle Parking Provisions**

The off-street bicycle parking requirements applicable to the development proposal are also specified in the *Penrith DCP 2014, Section C10 Transport Access and Parking* document in the following terms:

“Bicycle parking in accordance with the suggested bicycle parking provision rates for different land use types in the document ‘Planning Guidelines for Walking and Cycling’ (NSW Government 2004). Bicycle parking spaces should comply with AS2890.3:1993 Bicycle Parking Facilities.”

Reference is therefore made to the *Planning Guidelines for Walking and Cycling 2004* document, which nominates the following minimum off-street bicycle parking requirements applicable to the development proposal:

#### **Bicycle Parking**

Residents:	minimum 20% of total number of units
Visitors:	minimum 5% of total number of units

Application of the above bicycle parking requirements to the 133 residential apartments outlined in the development proposal yields a minimum off-street bicycle parking code requirement of 27 resident spaces and 7 visitor spaces.

The proposed development makes provision for a total of 34 bicycle parking spaces located in a dedicated bicycle storage room on basement level 1, thereby satisfying Council’s bicycle parking code requirements.

## **Loading / Servicing Provisions**

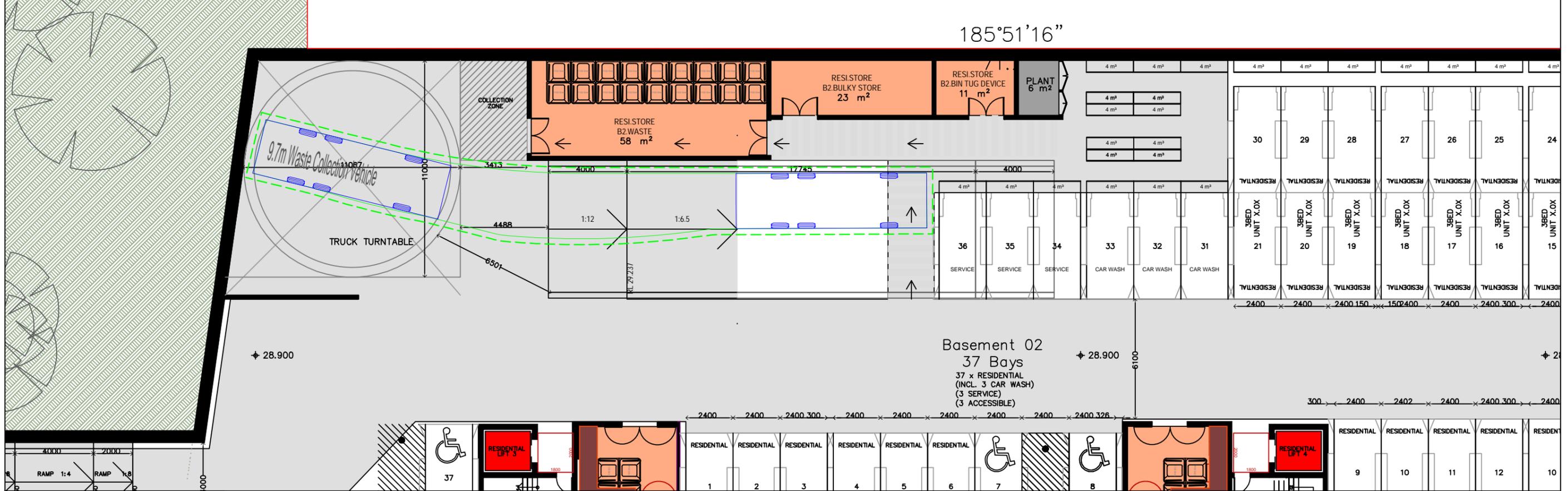
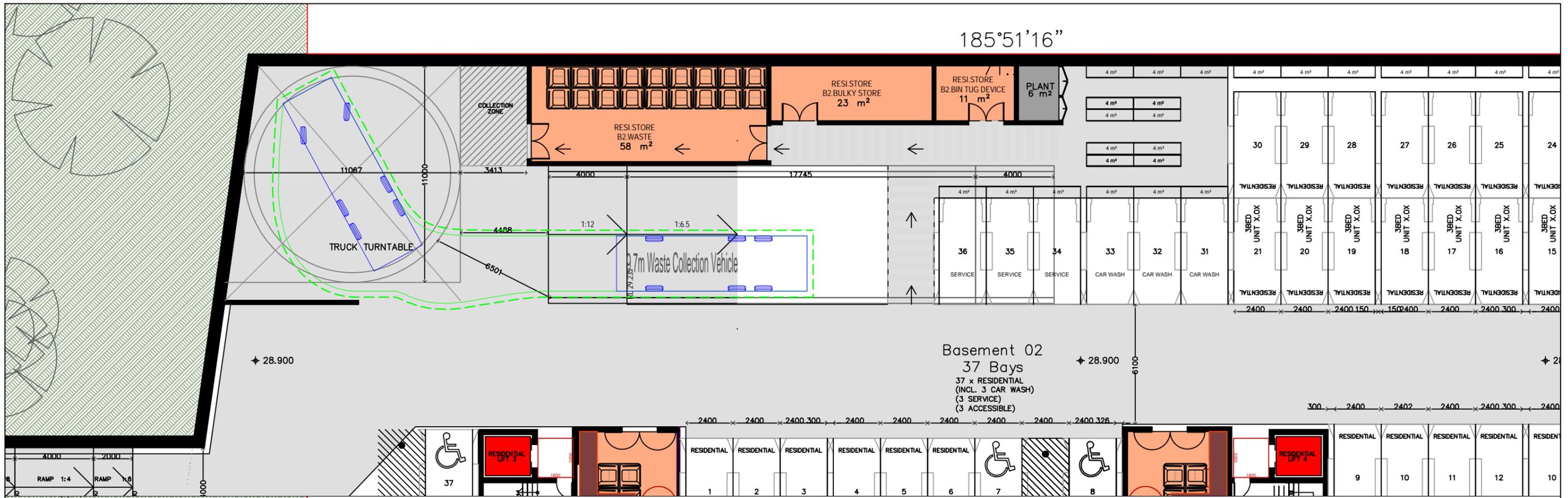
The proposed new residential apartment building is expected to be serviced by Council's waste contractor using a 9.7 metres long rigid truck.

A dedicated servicing area is proposed at the end of the basement entry ramp, which will be equipped with a truck turntable to facilitate these 9.7m trucks to turn around on site to be able to always enter and exit the site in a forward direction, as demonstrated by the attached *swept turning path* diagrams.

The geometric design layout of the proposed service area has been designed to comply with the relevant requirements specified in the Standards Australia publication *Parking Facilities Part 2 - Off-Street Commercial Vehicle Facilities AS2890.2* in respect of loading dock dimensions and service area requirements for a 9.7m long rigid truck.

## **Conclusion**

In summary, the proposed parking and loading facilities satisfy the relevant requirements specified in Council's *DCP* as well as the Australian Standards and it is therefore concluded that the proposed development will not have any unacceptable parking or loading implications.



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DRAWING TITLE  
**B2-9.7mTruck\_Entry&Exit**

ADDRESS  
96-98 Lethbridge Street  
42-46 Evans Street  
Penrith

PROJECT NO.  
20547

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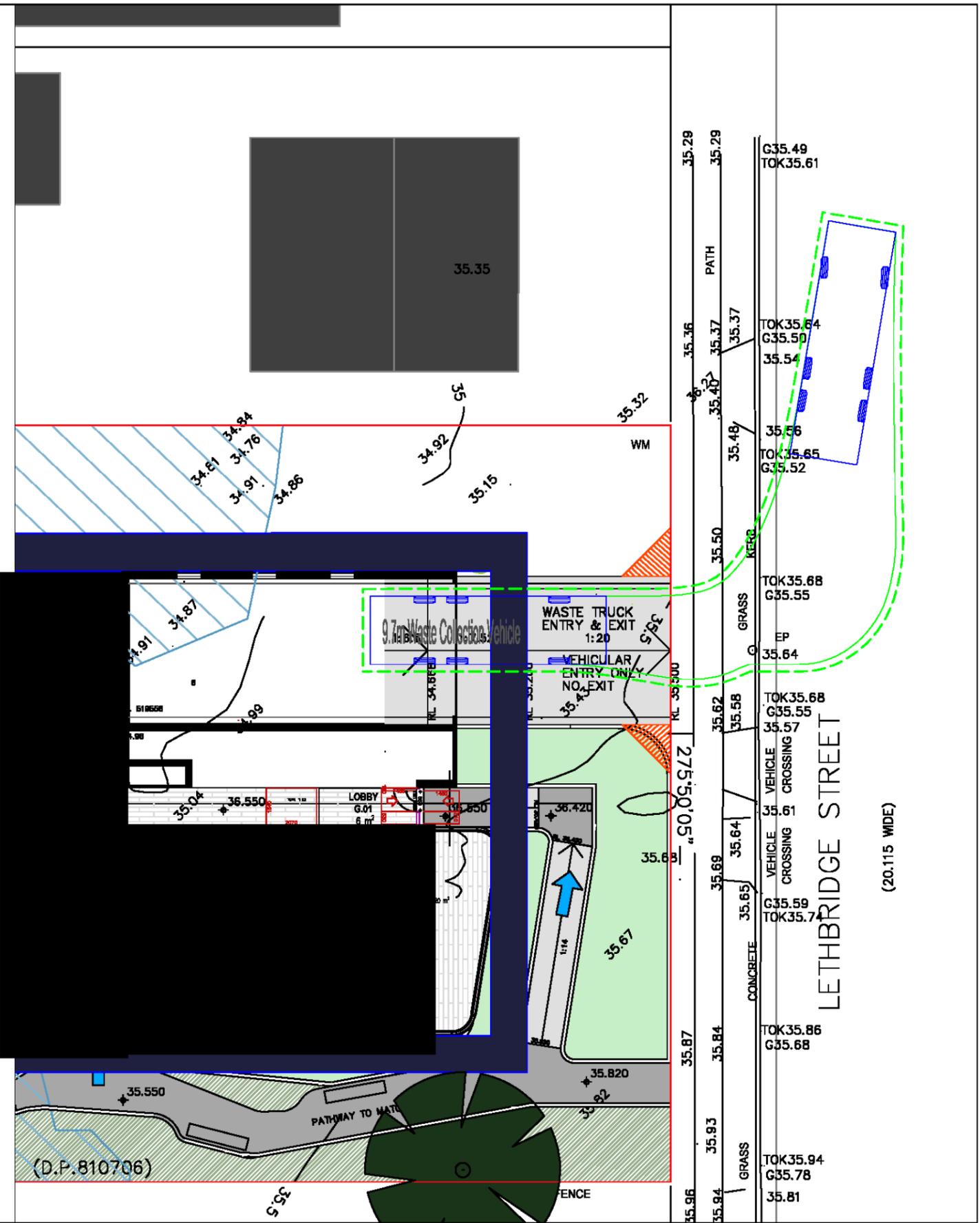
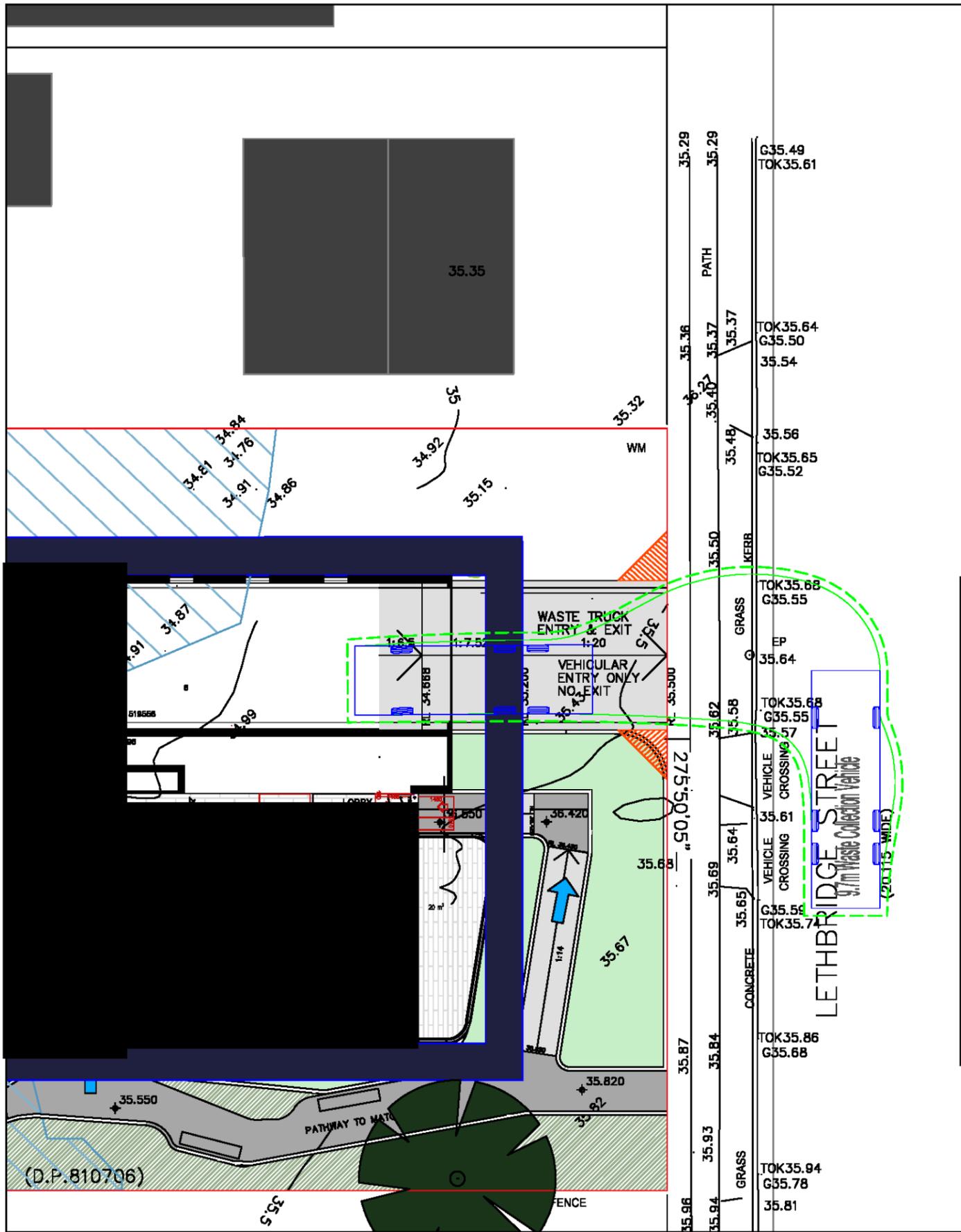
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PROJECT  
 PROPOSED RESIDENTIAL DEVELOPMENT

DRAWING TITLE  
**GF-9.7m Truck\_Entry&Exit**

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 42-46 Evans Street  
 Penrith

1:200 @ A3

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