



Reference: 17.323r03v02

6 March 2020

BAPS Australia
40 Eleanor Street
Rosehill, NSW 2142

Attention: Mr Samir Patel

Re: 230 – 242 Aldington Road, Kemps Creek
Proposed Additions and Alterations to Approved Place of Public Worship
Section 4.55 Application Traffic Impact Statement

Dear Samir,

TRAFFIX has been commissioned to assess the traffic impacts in support of a Section 4.55 Application relating to an approved place of worship located at 230 – 242 Aldington Road, Kemps Creek. The proposed development will involve additions and alterations to the approved development. The subject site is located within the Penrith City Council local government area and has been assessed under that Council's controls. This statement documents the findings of our investigations and should be read in the context of the Statement of Environmental Effects (SEE), prepared separately.

Description of Approved Development

In summary, the approved development comprises the following components:

- Provision of BAPS Swaminarayan Hindu Temple providing 6,057m² of GFA including:
 - 1,236m² Assembly Hall and Youth Centre;
 - 3,821m² Dining and Multi Use Facility;
 - 340m² for Administrative Offices; and
 - 660m² for a traditional temple.
- Gardens;
- Souvenir Shop;
- The provision of ground level and basement car parks, with a total of 272 car parking spaces for the development.



Description of Proposed Additions and Alterations

A full description of the proposed development can be found in the SEE, prepared separately. In summary, the alterations and additions to the development for which approval is now sought comprise the following components:

- No change to the maximum attendance of 800 visitors;
- Relocation of two central facility buildings (Assembly Hall and Dining Hall Buildings);
- Modification to Levels and Function of External Spaces; and,
- Modified parking arrangement for the ground and basement levels with a total of 288 car parking spaces (+16 spaces).

Reference should be made to the plans submitted separately to Council that are presented at a reduced scale in **Attachment 1**.

Parking Requirements

Car Parking

This S4.55 Application does not propose to increase visitor numbers and therefore the parking assessment provided in the previous Traffic Impact Assessment prepared by TRAFFIX (Ref: 17.323r01v07; dated: 12 June 2019) still stands to the proposed development. The previous assessment determined a parking requirement of 267 car parking spaces based on the maximum attendance of 800 visitors. In response, the proposed additions and alterations include the addition of 16 car parking space to the approved 272 car parking spaces for a total of 288 car parking spaces. Therefore, the development is expected to accommodate all car parking demand on-site and is considered supportable.

Accessible Parking

Penrith City Council's DCP does not include specific parking rates for this type of development. Notwithstanding, application of the Building Code of Australia Table D3.5 provides a rate for 1 space for every 50 car parking spaces or part thereof. The development provides a total of 288 parking spaces and is therefore required to provide a minimum of six (6) disabled parking space. In response, the proposed development provides six (6) accessible parking space. This complies with the BCA requirement and is considered acceptable.

Servicing

No changes are proposed to the approved servicing arrangements which is considered acceptable for the proposed development as the proposal does not intensify the use of the development.

Traffic Generation

As the proposal does not intend to intensify the use of the site, with no change in the maximum number of visitors, the previous traffic generation assessment for the approved development is considered applicable. Therefore, no further assessment is considered necessary and all traffic impacts have been addressed previously.



Access and Internal Design

Vehicular Access

No changes to the vehicular access arrangements are proposed and this is considered acceptable for the proposed development.

Internal Design

The revised at-grade and basement level car parks generally comply with the requirements of AS 2890.1 (2004) and AS 2890.6 (2009), with the following characteristics noteworthy:

- All car parking spaces have been designed in accordance with AS 2890.1 (2004) User Class 2, being a minimum width of 2.5 metres, length of 5.4 metres, and providing an aisle width of 5.8 metres.
- The accessible parking spaces have been designed in accordance with AS 2890.6 (2009), being a minimum width of 2.4 metres, length of 5.4 metres, and providing an adjacent shared zone with the same dimensions.
- All spaces adjacent to obstructions greater than 150mm in height are to be provided with an additional width of 300mm.
- All blind aisles have been extended by a minimum of 1.0 metre beyond the last car parking space.
- A minimum clear head height of 2.2 metres is to be provided for all trafficable areas.
- A minimum clear head height of 2.5 metres is to be provided for the single accessible parking space and adjacent shared zone.
- All columns are located outside of the parking space design envelope as shown in Figure 5.2 of AS 2890.1 (2004).

In summary, the configuration of at-grade and basement level car parks have been designed in accordance with AS 2890.1 (2004) and AS 2890.6 (2009). It is however envisaged that a condition of consent would be imposed requiring compliance with these standards. As such, any minor amendments considered necessary (if any) can be dealt with prior to the release of a Construction Certificate.

Conclusion

On the basis of the above, the proposed additions and alterations to the approved development at 230 – 242 Aldington Road, Kemps Creek in our view is considered supportable.

We trust the above is of assistance and request that you contact the undersigned should you have any queries or require any further information. In the event that any concerns remain, we request an opportunity to discuss these with Council officers prior to any determination being made.

Yours faithfully,

Traffix

Vince Doan
Executive Engineer

Encl: Attachment 1 – Reduced Plans

ATTACHMENT 1

Reduced Plans

REVISION SCHEDULE		
ISSUE #	DATE	DESCRIPTION
1	21/01/20	S4.55 Client Review
2	24/01/20	S4.55 Issue for NEI
3	28/01/20	S4.55 Draft Issue for Client
4	04/02/20	S4.55 Draft for Traffic
5	05/02/20	S4.55 WP1 for Planner
6	13/02/20	S4.55 for NEI
7	20/02/20	S4.55 Traffic
8	27/02/20	S4.55 Client Review
9	05/03/20	S4.55 Traffic Engineer



TREE LAYOUT IS INDICATIVE ONLY. PLEASE REFER TO LANDSCAPE ARCHITECT PLANS FOR DETAIL.

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FIGURED DIMENSIONS ARE TO BE USED. DO NOT SCALE FROM THIS DRAWING.

TO BE READ IN CONJUNCTION WITH ENGINEER'S DOCUMENTS.

THE RESPONSIBLE ARCHITECT IS GEOFF FERRIS-SMITH REGISTRATION 8334. AEN 48 714 361 834

40 MURPHY STREET
BLAXLAND NSW 2774

PROJECT TITLE
BAPS Temple

CLIENT
BAPS Swaminarayan Sanstha

ADDRESS

DRAWING TITLE
Proposed Site Plan

SCALE
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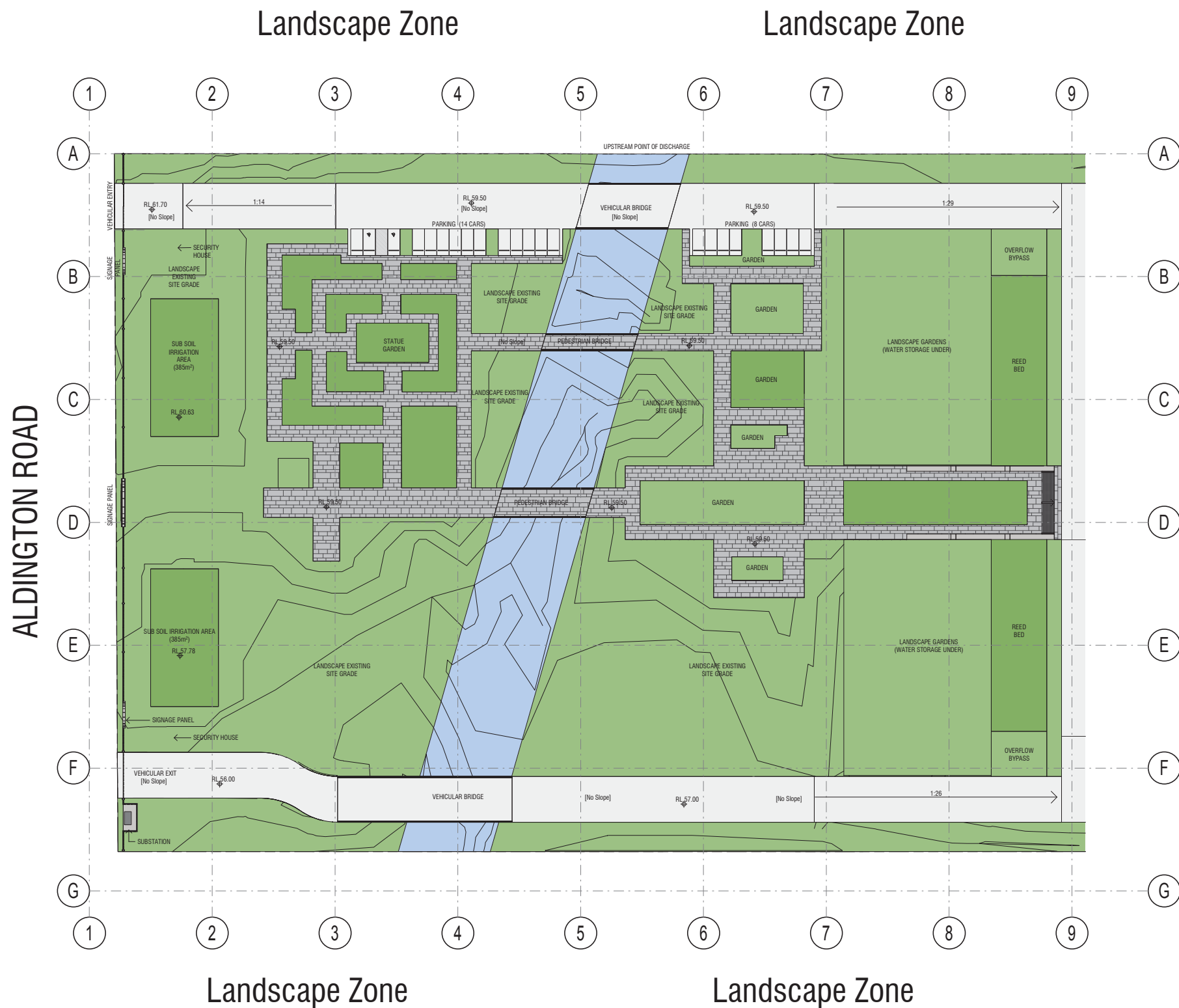
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ISSUE
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SECTION 4.55

REVISION SCHEDULE		
ISSUE #	DATE	DESCRIPTION
1	21/01/20	S4.55 Client Review
2	28/01/20	S4.55 Draft Issue for Client
3	05/02/20	S4.55 WIP for Planner
4	27/02/20	S4.55 Client Review
5	28/02/20	S4.55 Roads for Traffic
6	05/03/20	S4.55 Traffic engineer



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40 MURPHY STREET
BLAXLAND NSW 2774

PROJECT TITLE
BAPS Temple

CLIENT
BAPS Swaminarayan Sanstha

ADDRESS

DRAWING TITLE
Site and External Works
Plan - Landscape
Precinct

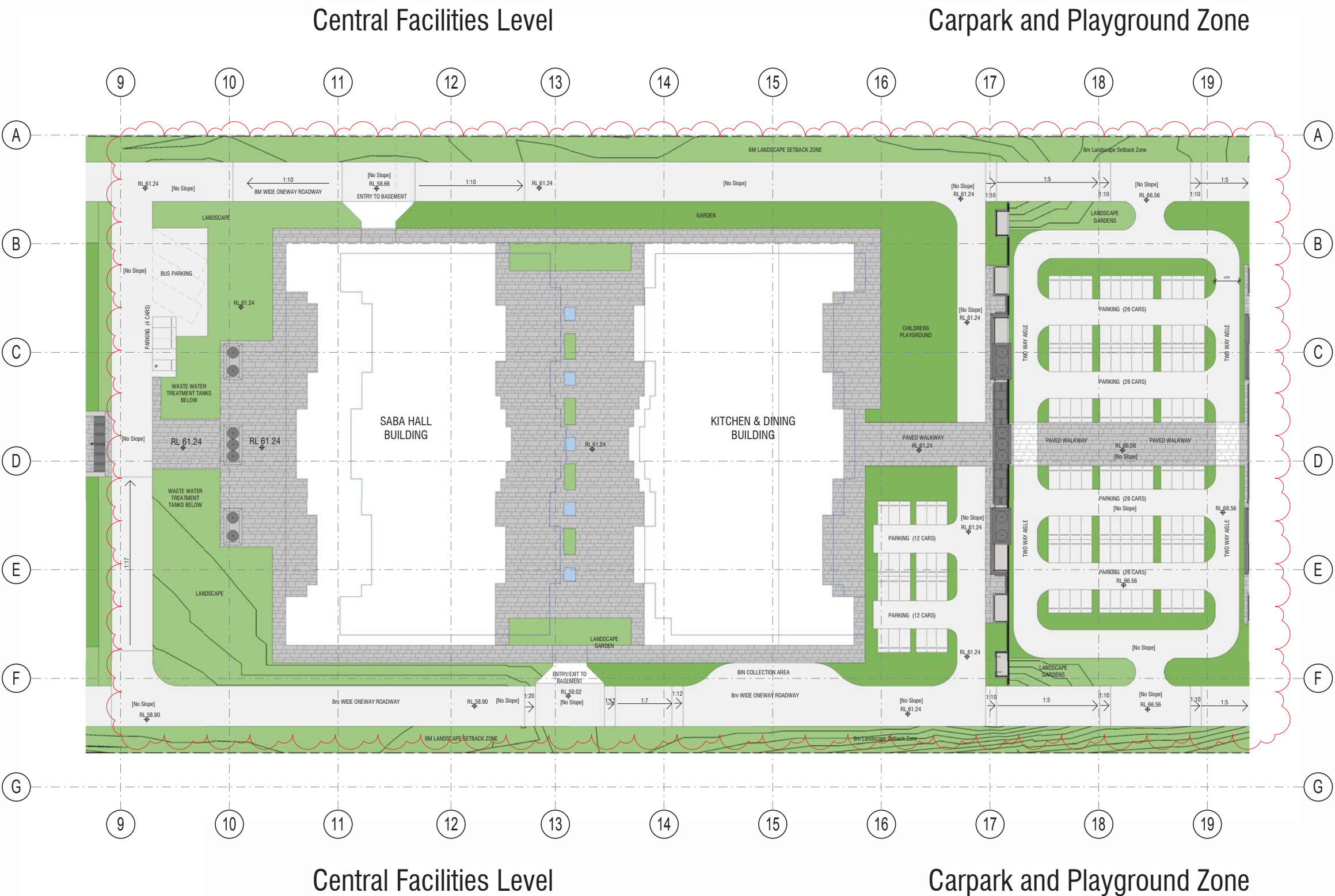
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SECTION 4.55

REVISION SCHEDULE		
ISSUE #	DATE	DESCRIPTION
1	21/01/20	S4.55 Client Review
2	28/01/20	S4.55 Draft Issue for Client
3	05/02/20	S4.55 WIP for Planner
4	27/02/20	S4.55 Client Review
5	28/02/20	S4.55 Roads for Traffic
6	03/03/20	S4.55 Traffic Engineer



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jakaan
ARCHITECTS
FORMERLY DDC ARCHITECTS

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40 MURPHY STREET
BLAXLAND NSW 2774

PROJECT TITLE
BAPS Temple

CLIENT
BAPS Swaminarayan Sanstha

ADDRESS

DRAWING TITLE
Site and External Works
Plan - Central Precinct

SCALE
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DRAWING NUMBER
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ISSUE
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SECTION 4.55

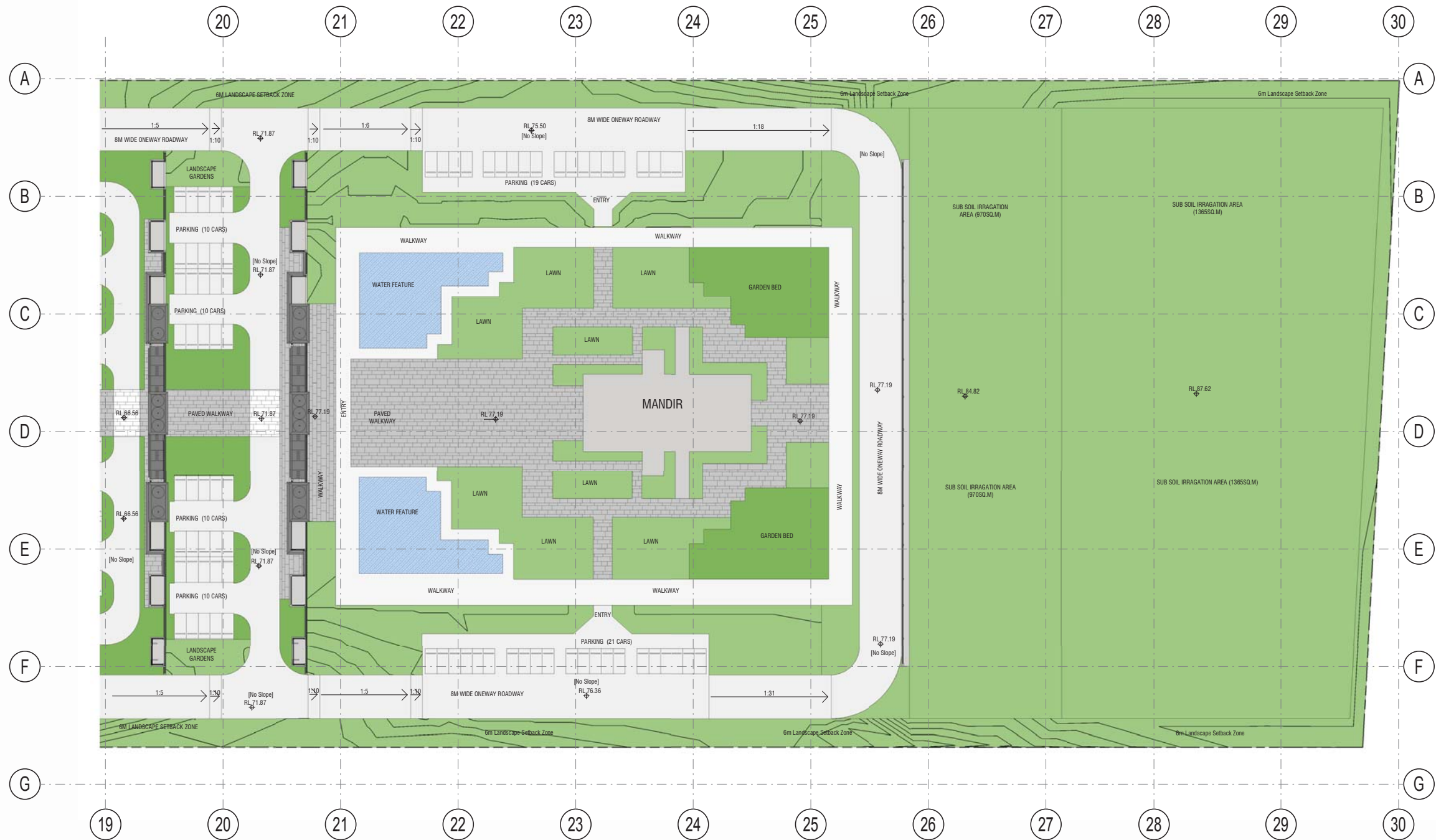
NORTH



1 S4.55 - Proposed Site Plan - Central Facilities and Carpark

Document Set ID: 191520075
Version: 1, Version Date: 03/05/2020

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40 MURPHY STREET
BLAXLAND NSW 2774

PROJECT TITLE
BAPS Temple

CLIENT
BAPS Swaminarayan Sanstha

ADDRESS

DRAWING TITLE
Site and External Works
Plan - Mandir & Upper
Sub Soil Irrigation

SCALE
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DRAWING NUMBER
19022 - S4.55-07

ISSUE
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SECTION 4.55

NORTH



S4.55 - Proposed Site Plan - Mandir & Upper Sub Soil
Irrigation

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