

17 September 2021

ABN: 79 168 115 679

56 Down Street

COLLINGWOOD, VIC 3066

www.onemilegrid.com.au

Home Consortium

Attention: Meraz Hossain

72 - 82 Mulgoa Road, Penrith

Transport Impact Assessment

Dear Meraz,

Introduction

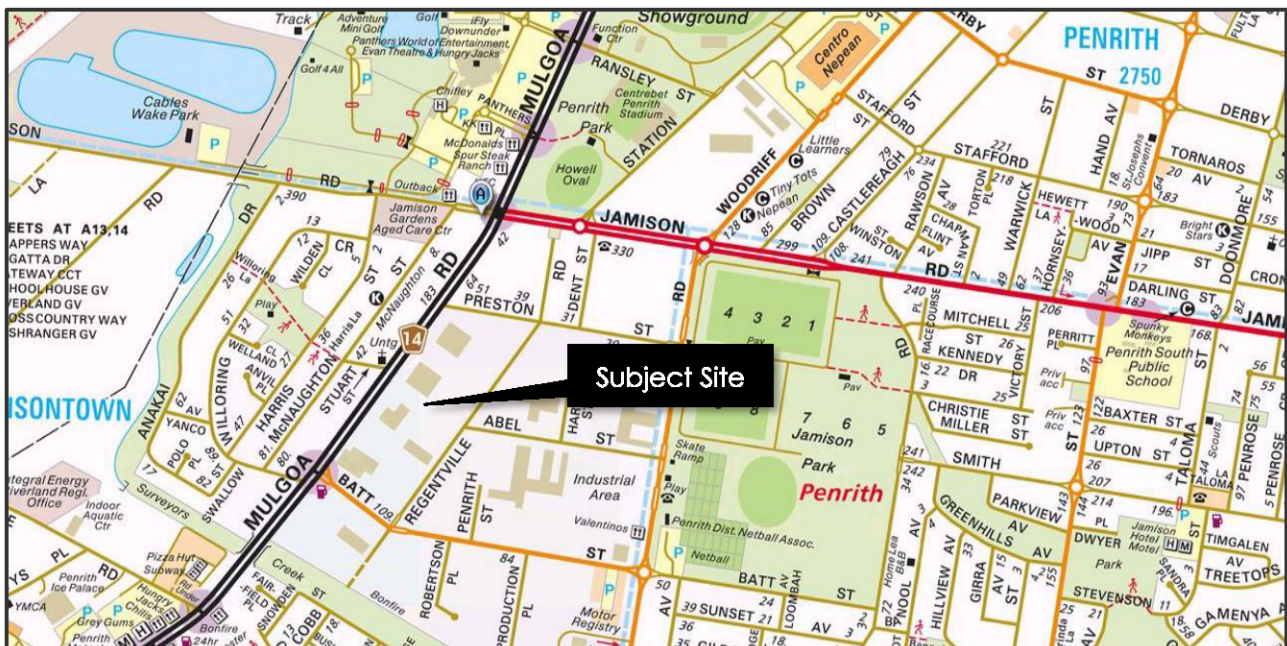
onemilegrid has previously been requested by Home Consortium to undertake a Transport Impact Assessment to assess the implications of the proposed addition of a childcare centre within the Penrith Home Co site at 72 - 82 Mulgoa Road, Penrith. This version of the report has been prepared based on updated plans dated September 2021.

As part of this assessment, a desktop inspection has been undertaken with due consideration of the development proposal and relevant background reports / previous permits have been reviewed.

Existing Conditions

The subject tenancy is located within the Penrith Home Co Centre, which is located between Mulgoa Road and Regentville Road, as shown in Figure 1.

Figure 1 Site Location



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Land use in the immediate vicinity of the site is mixed in nature, and includes a combination of medium density residential, large scale commercial and industrial uses, as well as outdoor sporting fields.

The site is located within a Business Development Zone (B5) which is subject to the Penrith City Development Control Plan.

Figure 2 Site Context (29 October 2019)



Copyright Nearmap

Home Co Penrith

Home Co Penrith is a retail centre which comprises a number of tenancies which operate out of one building on the northern portion of the site with a shared car park on the southern portion. Primary access to the site is provided via Mulgoa Road from the west and Regentville Road from the east. The at-grade car park contains in the order of 345 spaces (including trolley bays and trailer bays) for use by staff and visitors.

A second development, just to the south of the Home Co car park is also accessed via Mulgoa Road, and comprises a number of tenancies which are complimentary to the Home Co centre, with its own shared car parking area.

Existing Car Parking

As part of the original Masters proposal a number of use specific elements were introduced into the car park including trolley bays, trailer parking spaces and a drive through trade yard. The Home Co centre does not require these elements and as such the proposed on-site car parking provision has been increased to 365 car spaces.

Proposal

Overview

This report has been prepared to assess the application for a childcare centre to be located within the existing car parking area. The proposed child care centre will accommodate a total of 110 children. All other tenancies will remain as permitted.

A view of application area is provided in Figure 3.

Figure 3 Application Area



Car Parking & Access

As part of the childcare centre proposal, a loss of car spaces will result. It is estimated that 68 spaces will be removed to facilitate the centre reducing the overall supply to 297 car spaces (after allowing for the inclusion of the spaces from removal of the trolley bays etc).

Access to the site will remain as is, with some minor adjustments to the car parking layout proposed to facilitate the construction of the childcare building for vehicles including a small rigid vehicle for deliveries. The small rigid vehicle is akin to a Coles / Woolworths delivery vehicle.

Bicycle Parking Considerations

The bicycle parking requirements for the subject site are identified in the Planning Guidelines for Walking and Cycling (NSW Government, 2004), which specifies the following requirements for an indoor recreation and childcare centre use:

- 0.03 - 0.05 multiplied by the number of staff for **staff** use; and
- 0.05 - 0.1 multiplied by the number of staff for **visitor** use.

It is expected that the childcare centre will have 22 staff thus there would be a requirement for a maximum of:

- 1 space for staff; and
- 2 spaces for visitors.

Based on these calculations, the proposal will generate a requirement to provide 3 additional bicycle parking spaces which can be readily accommodated on-site.

Car Parking Considerations

Statutory Car Parking Requirements

The car parking provision requirements relevant to the proposal are generally set out in Section C10 of the Penrith City Development Control Plan 2014 (DCP 2014). C10 of the DCP states:

“For existing developments, a new use must not commence, or the floor area increased until the required car park spaces have been provided on the site, corresponding to the land use outlined in Table C10.2”

Within the DCP, there is a requirement to provide 1 space per 10 children plus 1 per employee plus provision for any dwelling. Based on the 110 children and 22 staff, a resulting requirement for 33 spaces eventuates.

For comparison purposes, it is noted that the RMS Guide to Traffic Generating Developments ('the RMS Guide') and the Child Care Planning Guideline ('the Guideline') recommends a car parking ratio of 1 space/4 children. This equates to 28 spaces which is generally in line with the above.

Car Parking Demand Assessment

The approved development includes a significant level of car parking on-site. The development is permitted to operate as 'Bulky Goods Premises' which under the C10 requirements of the Penrith City DCP has an existing parking requirement as per Table 1 below.

Table 1 Penrith City DCP Car Parking Requirement – Existing

Use	Area*	Car Parking Requirement	Car Parking Requirement
Bulky Goods Premises	11,602 m ²	1 space per 50 m ² GFA	232 spaces

* Floor area calculations exclude the mall, common areas and the ancillary kiosks (1,321m²).

It is noted that additional to the above, the Home Co Centre includes a small café which is operating ancillary to the overall centre as such is only expected to generate an additional demand for staff car parking.

Considering the provision of 365 spaces on-site, a surplus of 133 spaces ensues across the site.

Review of Car Parking Provision

Based on the foregoing assessment, it is projected that the new childcare centre will generate a demand for 33 spaces, plus the 68 spaces removed to accommodate the childcare centre building.

A review of the car parking across the site is detailed below to confirm the suitability of parking.

Table 2 On-Site Car Parking Review

	Area / Size*	Car Parking Requirement	Car Parking Provision	Surplus / Shortfall
Existing Approval	11,602m ²	232 spaces	345 spaces	+113 spaces
Consolidation of Parking (removal of trolley bays etc)	-	-	+ 20 spaces	
Current Conditions	11,602m²	232 spaces	365 spaces	+133 spaces
Proposed Childcare Centre				
Removal of Car Parking	-	-	-68 spaces	-101 spaces
Childcare Centre	110 places	+33 spaces		
Total		265 spaces	297 spaces	+32 spaces

* Floor area calculations exclude the mall, common areas and the ancillary kiosks (1,321m²).

Based on the above assessment, it is estimated that assuming that each component of the development was operating at capacity at the one time that there would be a surplus of 32 spaces across the site. It is noted that this is a conservative assessment as it assumes each component generally peaks at the same time and individually. In reality it is likely that there will be crossover between uses and some will peak at different times of the day. In this regard, the re-proposed provision of car parking is considered acceptable.

Car Park Design

The design of the car park has been reviewed and is considered appropriate. Suitable access is available throughout the car parking area with swept paths included attached to demonstrate circulation for a B99 design vehicle and a SRV truck.

Conclusions

As part of the assessment undertaken above, it is considered that the proposed amendments are satisfactory and will not impact on the car parking conditions across the centre with suitable levels of parking available for all users.

Please do not hesitate to contact Valentine Gnanakone on 0418 592 383 or at val.gnanakone@onemilegrid.com.au should you wish to discuss the above.

Yours sincerely

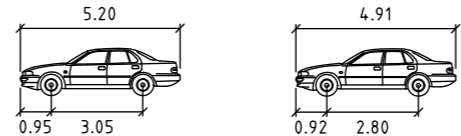
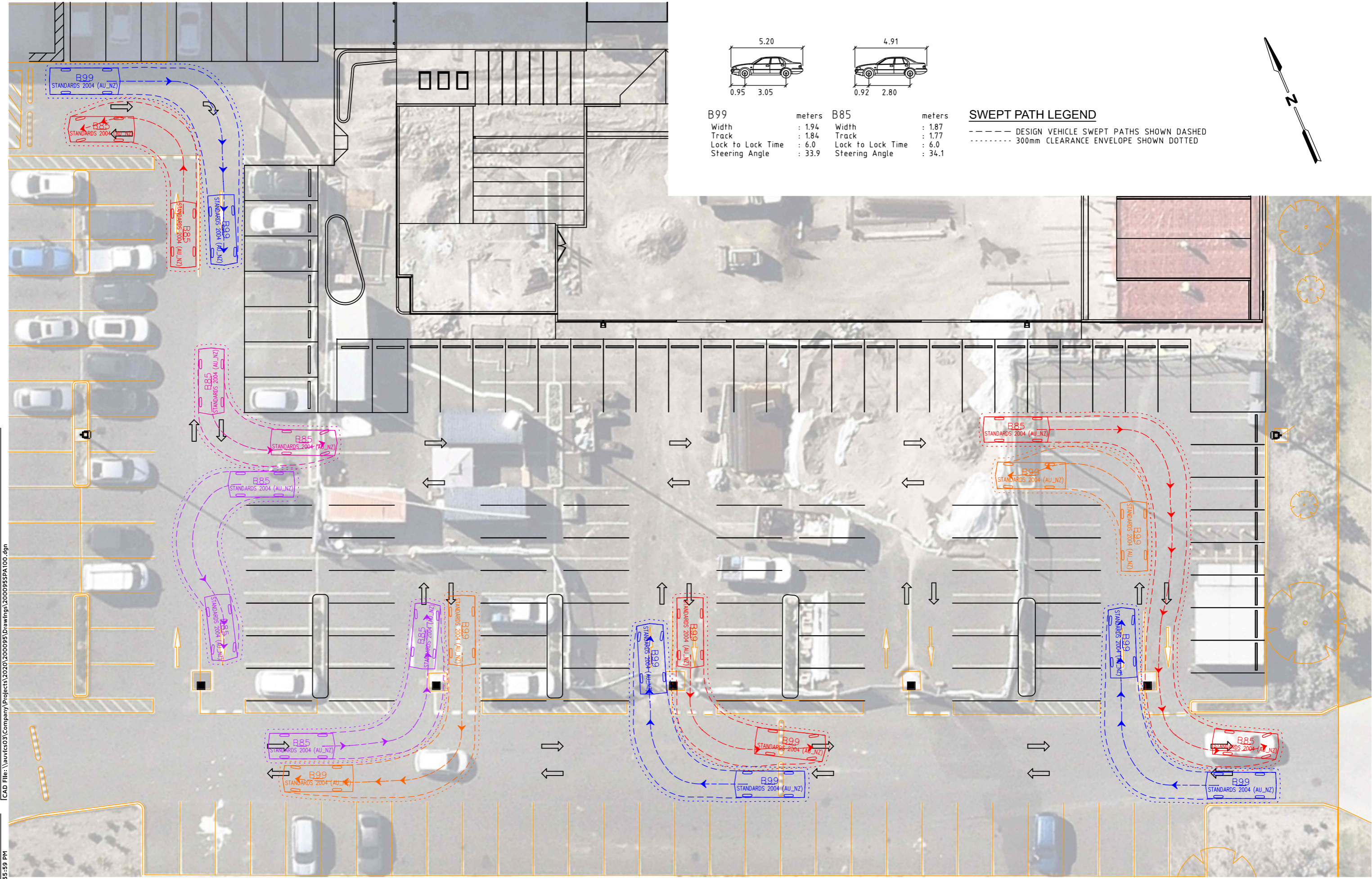
Valentine Gnanakone

Director

onemilegrid

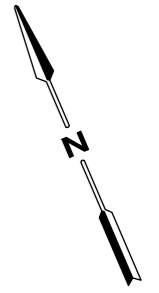
d: (03) 9982 9721

att: **onemilegrid** swept paths



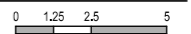
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B99	1.94	1.84	6.0	33.9
B85	1.87	1.77	6.0	34.1

SWEPT PATH LEGEND
 - - - - - DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
 ······ 300mm CLEARANCE ENVELOPE SHOWN DOTTED



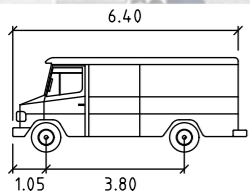
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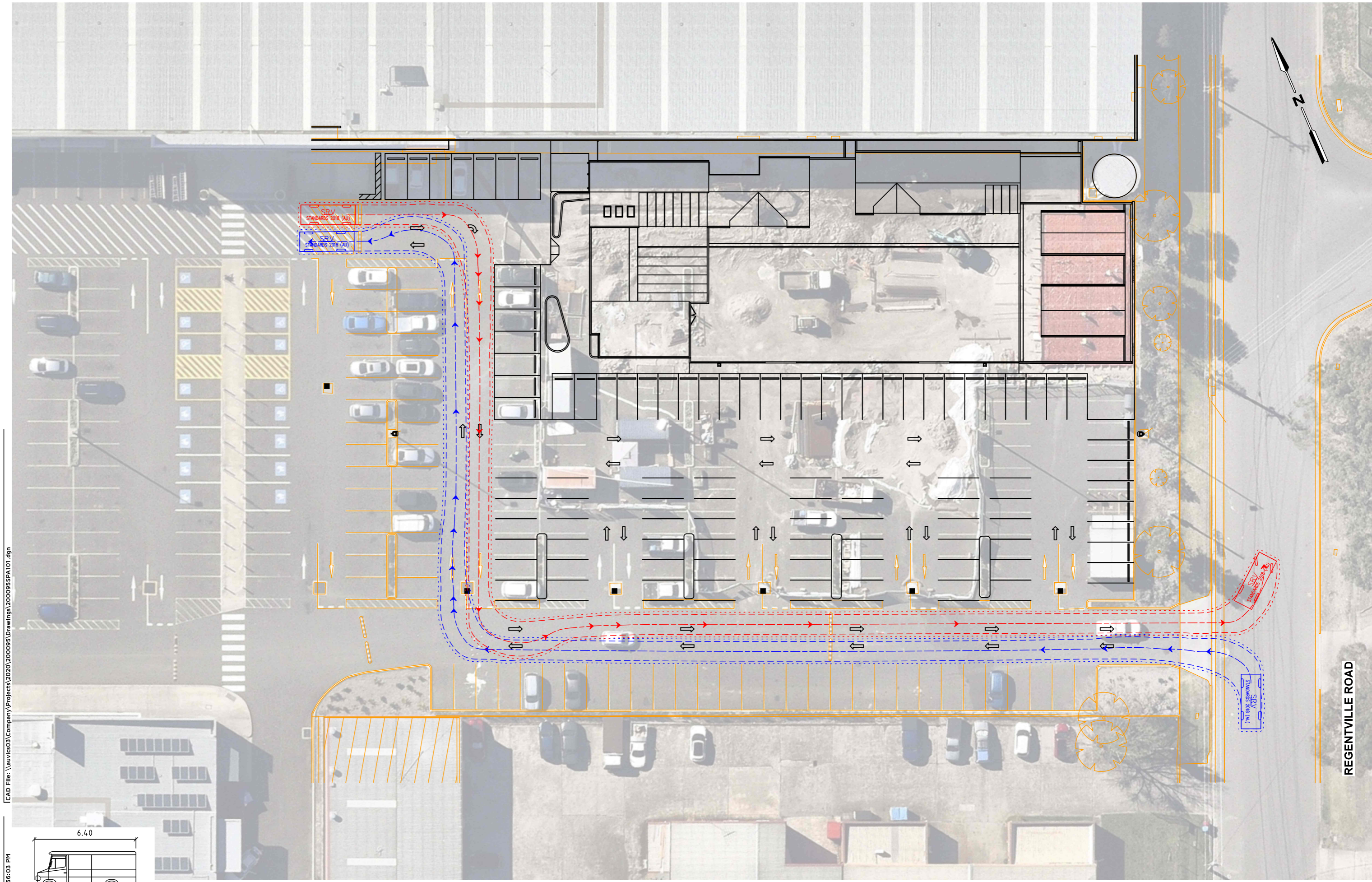
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SRV	meters
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Track	: 2.30
Lock to Lock Time	: 6.0
Steering Angle	: 38.0

SWEPT PATH LEGEND

- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
- 300mm CLEARANCE ENVELOPE SHOWN DOTTED



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Drawing Title
72 MULGOA ROAD, JAMISONTOWN
VEHICLE SITE ACCESS
SWEPT PATH ANALYSIS

Designed MOB	Approved VG	Metway Ref NA
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Scale
1:400 @ A3

Project Number 200095	Drawing Number SPA101	Revision C
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