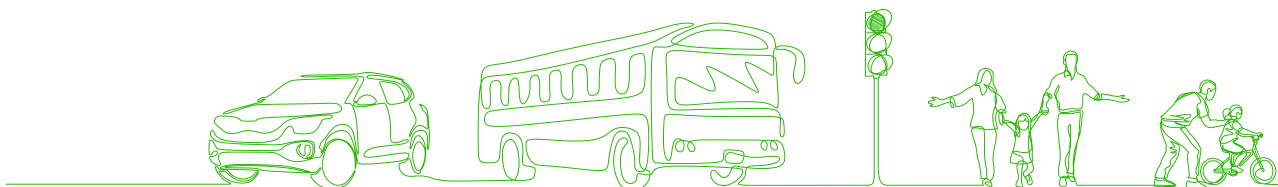




Parking Demand Assessment

32 Sunny Crescent, Punchbowl NSW 2196

December 2023, Issue 1



Type of Report: Parking Demand Assessment

Site Location: 32 Sunny Crescent, Punchbowl NSW 2196

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1. Introduction

Fernway Engineering has been engaged by Planzone to provide a parking demand assessment in relation to the proposed increase in the number of enrolments at the existing child care centre at 32 Sunny Crescent in Punchbowl ('subject site').

The scope of this report is as follows:

- Review the project background along with the existing transport conditions in the vicinity of the subject site;
- Review the statutory parking requirements associated with the proposal;
- Discuss the sufficiency of the available car parking opportunities to cater for the additional parking demand due to the proposal; and
- Make a conclusion on the proposal based on the above findings.

2. Background

2.1 Site Context

The subject site is located at 32 Sunny Crescent in Punchbowl and includes approx. 606 sqm of land area. The site fronts Sunny Crescent, which connects James Street (to the south) with Lancaster Avenue (to the north). Sunny Crescent is an undivided local road that caters for bi-directional traffic, with unrestricted kerbside parking permitted on both sides.

The site and the immediate neighbourhood are zoned R2: Low-Density Residential under the Canterbury-Bankstown Local Environmental Plan 2023.

Figure 1 illustrates the location of the subject land in aerial view while **Figure 2** shows the street view of Sunny Crescent at the site frontage.

The existing child care centre at the site caters for a total of 30 children and 4 staff members and operates Mondays to Fridays between 7am to 6pm. The site provides a total of 4 car parking spaces (including a single disability-accessible car space), accessed via two separate driveways on Sunny Crescent.

Figure 3 shows the site layout plan.



Figure 1: Location of the subject site



Figure 2: Sunny Crescent as seen at the site frontage

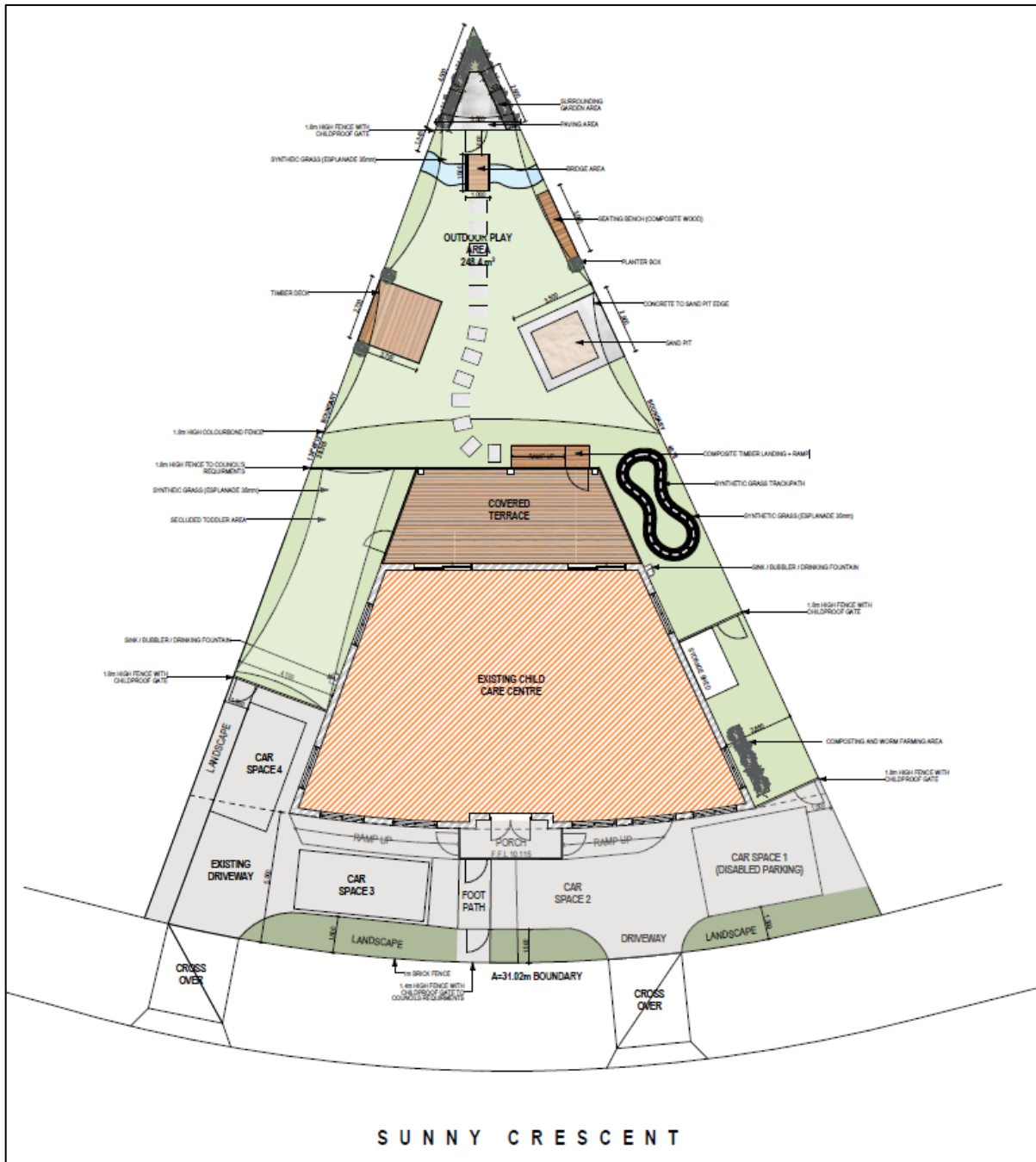


Figure 3: Site layout plan

2.2 The Proposal

The existing child care centre operates under development consent DA-77/2006/1. In relation to the use of the site, Condition 50 of the current consent states the following:

The Childcare Centre shall be limited to a maximum of thirty (30) children aged between three (3) to six (6) years of age.

The current development application seeks to expand the current capacity of the child care centre by 5 additional children (leading to a total of 35 children). As assessed in the statement of environmental effects accompanying this application, the existing unencumbered indoor and outdoor space is sufficient to accommodate a maximum of 35 children on-site.

It is noted that the current proposal does not seek to alter the existing parking arrangement within the site. Condition 52 of the current consent states that 4 car parking spaces shall be provided for staff – as such, the existing 4 on-site car parking spaces will be retained with no modifications.

2.3 Public Transport Accessibility

The site is located within easy walking distance of three bus routes, as follows:

- Bus route 940 (can be accessed on Carlton Parade, 650m from the site/10-minute walk) – Bankstown to Hurstville via Riverwood.
- Bus route 944 (can be accessed on Gowrie Avenue, 400m from the site/6 minute walk) – Bankstown to Mortdale via Peakhurst Heights.
- Bus route 945 (can be accessed on Lancaster Avenue, 220m from the site/3 minute walk) - Hurstville to Bankstown via Mortdale.

The local public transport network map for the subject site is shown in **Figure 4**.

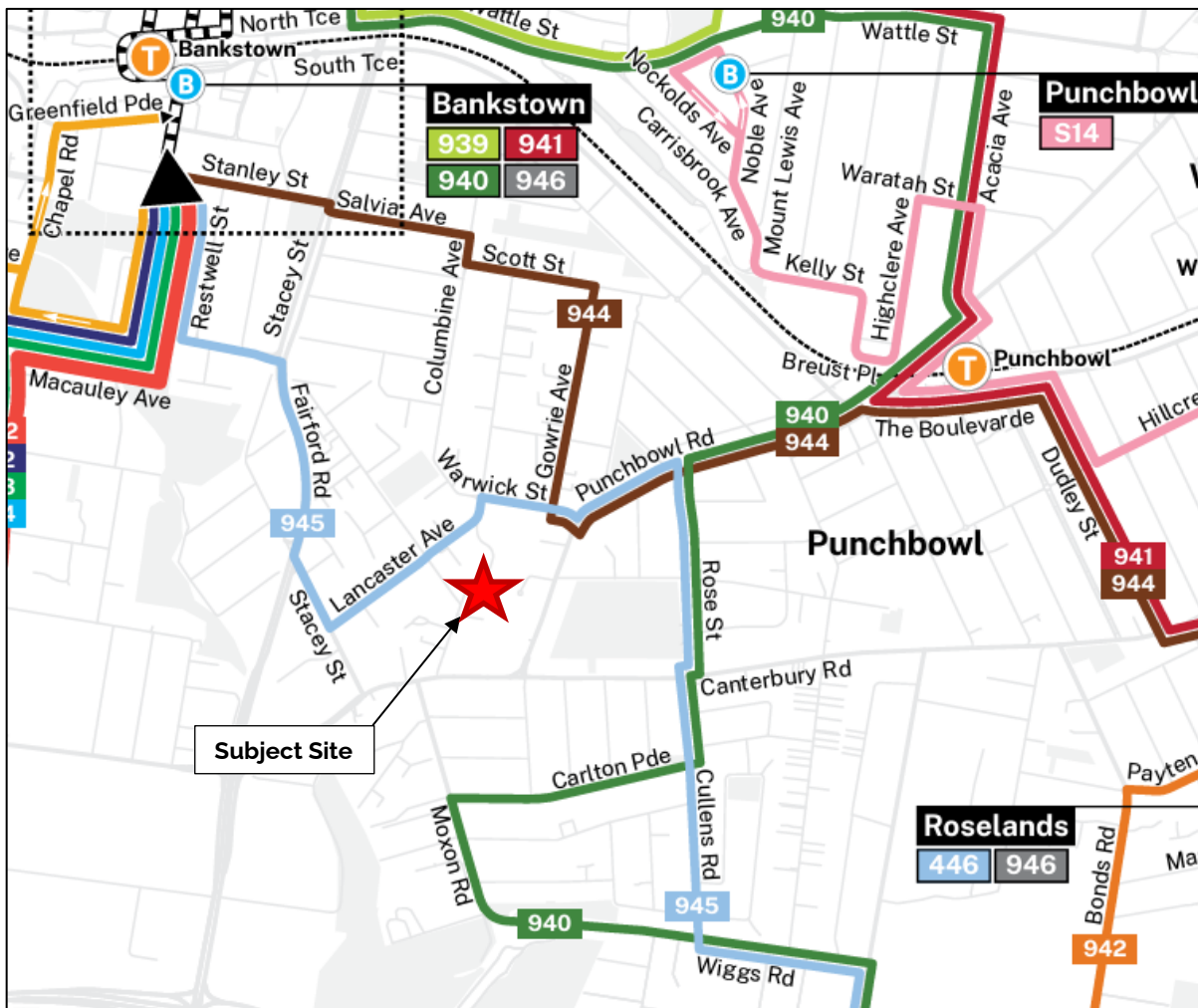


Figure 4: Local public transport network map

2.4 Accessibility by Active Travel

The subject site area was also assessed for the likely active transport generation.

The Walkscore website tool (www.walkscore.com) provides a travel time map for a given address, based on the walkability of the area (considering the presence of infrastructure and the nature of the area which promotes walking). As can be seen from **Figure 5**, the 20-minute walking catchment covers a large radius around the subject site and includes residential areas where most of the children attending the child care centre are likely residing (who can simply walk to and from the site without reliance on private vehicles). In addition, the 20-

minute walking catchment includes the Punchbowl train station. Train routes T2 (Parramatta or Leppington to City) and T3 (Liverpool or Lidcombe to City via Bankstown) operate via this train station.

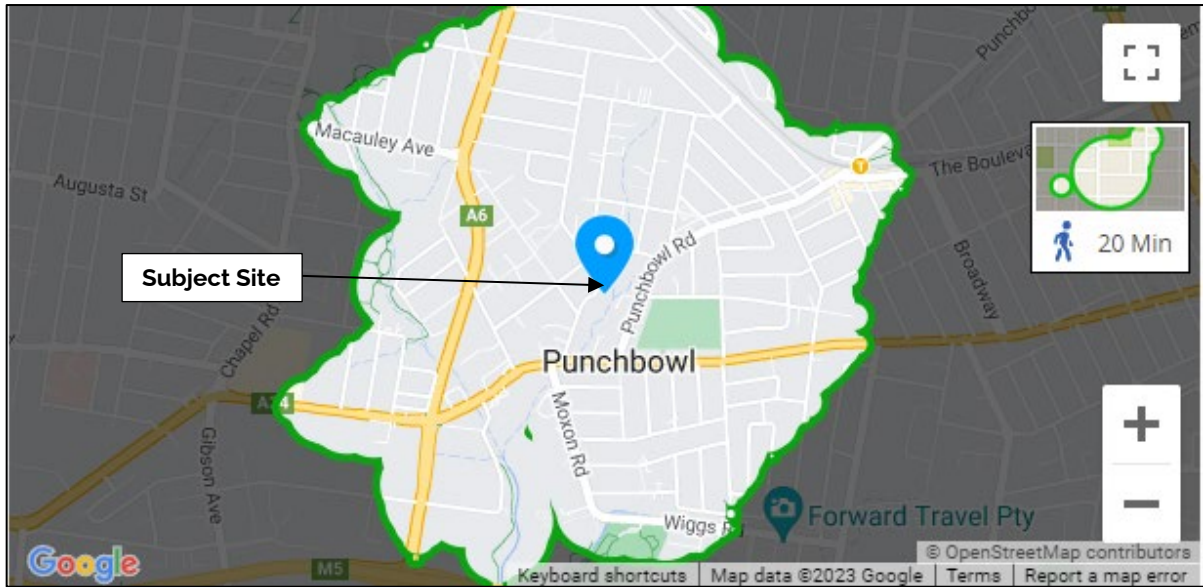


Figure 5: The 20-minute walking catchment of the site

3. Additional Parking Requirements

The statutory parking requirement for the current proposal has been determined with reference to the car parking rates provided within the Off-Street Parking Schedule in Chapter 3.2 of the Canterbury-Bankstown DCP 2023. In relation to Centre-based child care facilities, it provides the following car parking rate:

1 car space per 4 children; and 2 additional car spaces for the exclusive use of any associated dwelling

Based on the above parking rate, the current proposal which seeks to increase the number of enrolments by 5 children should provide 1 car space (the 1.25 car space requirement obtained by the calculation has been rounded down to the nearest whole number as recommended in the DCP).

The site is physically not capable of accommodating any additional car spaces. As such, dispensation is sought in relation to 1 car space as a part of this proposal.

4. Impact of Additional Parking Demand

Based on the currently approved site plan and operations, it is understood that the four on-site car parking spaces are used by staff members at the site. As such, the drop-off and pick-up operations by parent vehicles occur at the kerbside on Sunny Crescent at the site frontage.

Sunny Crescent provides time unrestricted kerbside parking on both sides. As identified in **Figure 6**, in addition to ~18m kerbside length at the site frontage, there is a large stretch of kerbside parking (spanning approx. 43m) directly opposite the site on Sunny Crescent that is not used by any driveway.

As shown in **Figure 6**, Sunny Crescent is a local access road that provides vehicular access to a limited number of residential dwellings. Apart from the traffic accessing residential properties, based on the local road network configuration, Sunny Crescent is unlikely to be used by any other through traffic. Due to the limited vehicular traffic on this road, parents are able to park at the kerbside opposite the site and walk the children across safely.

The parent drop-off and pick-up operations generally require less than 5 minutes, and they occur during a limited window of time each day (drop-offs generally occur across one hour in the morning and pick-ups generally occur across one hour in the afternoon).

Under the Council DCP, the current proposal requires one parking space. Based on the above discussion, this required single on-site car parking space can be dispensed due to the availability of ample time unrestricted kerbside parking in the site locality. Since the large stretch of kerbside parking directly opposite the site on Sunny Crescent is not used by any driveway, the use of this kerbside to undertake drop-off and pick-up activities by the parents of the additional 5 children (if they choose to drive), will not have any impacts on the neighbours.

Since Sunny Crescent only provides vehicular access to a limited number of dwellings, the parents can safely walk the children across the road, between the site and the vehicles.



Figure 6: Properties served by Sunny Crescent

5. Conclusions

Based on this assessment, the following can be concluded in relation to the current proposal:

- The site is located within easy walking distance of three bus routes.
- The 20-minute walking catchment of the site covers a large radius and includes residential areas where most of the children attending the child care centre are likely residing (who can simply walk to and from the site without reliance on private vehicles).
- The proposal includes a statutory parking requirement of 1 car space.
- The site is not physically capable of accommodating an additional car space. As such, as a part of this application, dispensation is sought in relation to this single car space.
- Based on the approved operations, the existing four on-site car parking spaces are used by staff members at the site. As such, the drop-off and pick-up operations by parent vehicles occur at the kerbside on Sunny Crescent at the site frontage.
- Sunny Crescent provides time unrestricted kerbside parking on both sides. In addition to ~18m kerbside length at the site frontage, there is a large stretch of kerbside parking (spanning approx. 43m) directly opposite the site on Sunny Crescent that is not used by any driveway.
- The parent drop-off and pick-up operations generally require less than 5 minutes, and they occur during a limited window of time each day.
- Based on the above, the single car space required for the current proposal under the DCP can be dispensed due to the availability of ample time unrestricted kerbside parking in the site locality.
- Since the large stretch of kerbside parking directly opposite the site on Sunny Crescent is not used by any driveway, the use of this kerbside to undertake drop-off and pick-up activities by the parents of the additional

5 children (if they choose to drive), will not have any impacts on the neighbours.

- Since Sunny Crescent only provides vehicular access to a limited number of dwellings with no through traffic, the parents can safely walk the children across the road, between the site and the vehicles.



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