



M^CLAREN TRAFFIC ENGINEERING

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Transport Planning, Traffic Impact Assessments, Road Safety Audits, Expert Witness

9 May 2022

Reference: 220004.12FA

Swaab
20 Hunter Street, Sydney NSW 2000
Attention: Alyce Johnson

LETTER OF ADVICE WITH REGARD TO THE PROPOSED PLACE OF WORSHIP AT 118 - 120 ARNOLD AVENUE, KELLYVILLE

Dear Alyce,

Reference is made to your request to provide a letter of response to issues raised by Council for the Proposed Place of Worship at 118 - 120 Arnold Avenue, Kellyville, proposed plans are provided in **Annexure A**. The comments raised by Council are shown italicised below with further discussion thereafter:

Engineering

In relation to the blind aisle issue, as previously advised Council is accepting that additional turning areas are not required having regard to the reliance of parking marshals.

However, it is noted that the turning bay adjoining parking space 11 is provided at the end of 10 spaces, which is inconsistent with section 2.4.2 in AS 2890.1:2004 which states that a blind aisle should have a maximum of 6 car parking spaces. Council requests written justification for this departure to the Australian standard.

The proposed blind aisle is not inconsistent with AS2890.1:2004 Clause 2.4.2 (c). Indeed, AS2890.1:2004 Clause 2.4.2 (c) states the following in relation to the maximum length of blind aisles.

*In car parks open to the public, the maximum length of a blind aisle shall be equal to the width of six 90 degree spaces plus 1 m, **unless provision is made for cars to turn around at the end and drive out forwards.** [emphasis added]*

The inclusion of a turning bay allows for the provision of a car to turn around at the end and drive out forward and hence, the proposed layout is compliant with AS2890.1:2004.

In relation to the future overflow car park to be constructed in stage 2, this parking area will only be required during events up to 280 persons which occur 6 times per year and under a plan of management. The plan of management details that this parking area will have the assistance of parking marshals such that the provision of a turning bay is not required.

Please contact the undersigned on 9521 7199 should you require further information or assistance.

Yours faithfully,
McLaren Traffic Engineering



Craig McLaren
Director

BE Civil, Grad Dip (Transport Engineering), MAITPM, MITE
RPEQ 19457
RMS Accredited Level 3 Road Safety Auditor [1998]
RMS Accredited Traffic Management Plan Designer [2018]



**ANNEXURE A: PROPOSED PLANS
(1 SHEET)**

REV.	DESCRIPTION		DATE
A	DEVELOPMENT APPLICATION		07/07/20
B	REVISED DEVELOPMENT APPLICATION		03/11/20
C	REVISED DRAWINGS - RESPONSE TO COUNCIL COMMENTS		11/05/21
D	D1	ANCILLARY BUILDING DESIGN & LOCATION REVISED	14/03/22
	D2	CAR PARKING REVISED	
	D3	COMMUNITY HALL SHIFTED TOWARDS THE EAST- FIRE STAIR RELOCATED	
	D4	ELEVATION TREATMENT REVISED TO REFLECT THE CHANGES	
E	E1	ANCILLARY BUILDING DESIGN REVISED, LIFT & STAIRS INTEGRATED INTO THE BUILDING, SERVERY & DOORS OPENING INTO COMMUNITY HALL	30/03/22
	E2	CAR PARKING REVISED	
	E3	EXTERNAL WALKWAY LOCATION REVISED, GLAZED SIDE & ROOF ADDED	
	E4	ELEVATION CHANGES TO REFLECT THE REVISED	
	E5	BELL TOWER RELOCATED ABOVE CHURCH BUILDING	
F	F1	OVERALL CHURCH HEIGHT REDUCED BELOW THE 10m MAX. LIMIT	12/04/22
	F2	CHURCH MINARET HEIGHT REDUCED TO 2.25m ABOVE MAX. LIMIT	
	F3	STAGING PLAN UPDATED TO INCLUDE FUTURE CAR PARKING EXPANSION	
	F4	3 TREES TO BE RETAINED IDENTIFIED ON PLANS	
	F5	PLANTER ADDED IN FRONT OF THE WESTERN ACOUSTIC BARRIER	
	F6	PEDESTRIAN ACCESS FROM ARNOLD AVE. SHIFTED TOWARDS THE EAST	
	F7	PATH ALONG EASTERN CAR PARK WALL LEVELS ADJUSTED TO MATCH ADJACENT NATURAL GROUND/ INTERNAL STAIRS ADDED	

PROJECT
ST. MARY, ST COSMAN & ST. DEMIAN
PROPOSED NEW FACILITY
120 ARNOLD AVE, KELLYVILLE, NSW 2155

CLIENT

COPTIC ORTHODOX CHURCH (NSW)

Drawing: BASEMENT FLOOR PLAN

Scale: 1:200@A2 Date: JUNE 2020

PROJECT #	DRAWING #	REVISION
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