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## **SUPPLEMENTARY**

# **TRAFFIC AND PARKING ASSESSMENT REPORT**

**FOR**

## **PROPOSED CHINESE TEMPLE & PLACE OF WORSHIP**

**47-51 Edensor Road Cabramatta West**

**DA807.1/2012**

**February 2013**

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**CLIENT**

**Australian Chinese Teo Chew Association**

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## SUPPLEMENTARY

### **TRAFFIC AND PARKING ASSESSMENT REPORT for PROPOSED CHINESE TEMPLE & PLACE OF WORSHIP 47-51 Edensor Road, Cabramatta West**

#### **1. Introduction**

I refer to discussion between Council Officers and VT Architects during February 2013 relating to access and parking issues during potential flooding as well as addressing the accident history of the Edensor Road/Meadows road junction.

The purpose of this Supplementary Traffic Report addresses the above Council concerns and the Site Management that is proposed for access and parking and is to be read in conjunction with the Traffic and Parking Assessment Report (October 2012) submitted with the initial DA.

In addition, it is understood that Council has expressed some concern in relation to the road safety operational aspects of the adjacent Edensor Road/Meadows Road junction in respect of the increased potential for accidents. This issue is also addressed below.

The following is offered for Council consideration.

#### **2. Assessed Access & Parking**

In the initial WTS Traffic & Parking Assessment Report (October 2012) it was submitted that the operation of the proposed development are anticipated as follows:

##### NORMAL PERATION

###### Standard Operation/Prayer

|                     |                                    |
|---------------------|------------------------------------|
| Mondays to Sundays  | 9:00am to 5:00pm                   |
| Number of Staff     | Max. 3 administrative staff        |
| Expected Attendance | expected 20 people at any one time |

###### Special Event Occasions

|   |                           |
|---|---------------------------|
| 1 <sup>st</sup> and 15 <sup>th</sup> days of every lunar month operating from 9:00am to 5:00pm          |                           |
| Expected peak attendance  | 50 people at any one time |
| 1 <sup>st</sup> and 15 <sup>th</sup> days of the lunar month coincides with School Holidays or weekends |                           |

##### SPECIAL OCCASIONS

###### Chinese New Year (January/February)

|                     |   |
|---------------------|---|
| Operations          | 9:00am to Midnight                      |
| Expected attendance | 450 people during the course of the day |

###### Buddha's Birthday (April)

|                     |   |
|---------------------|---|
| Operations          | 9:00am to 5pm                           |
| Expected attendance | 250-300 people during course of the day |

###### Ullambana (July/August – 7 day festival)

|                     |   |
|---------------------|---|
| Monday to Sunday    | 9:00am to 5:00pm                                      |
| Expected Attendance | 180 people on the first Sunday during the 7 day event |

All relevant buildings will be used for prayer and the Main Temple for general administrative activities and prayer as required.



Council DCPs in particular Chapter 12 – Car Parking, Vehicle and Access Management (Version 17) at section 12.1 Parking Rate requires the following controls for the type of facilities accommodated by the proposed development:

Place of Worship:

*1 space per 6 seats or 1 space per 5m<sup>2</sup> of gross leasable area (whichever is the greater). The appropriateness of this rate should be confirmed by traffic study.*

Offices:

*1 space per 40m<sup>2</sup> gross leasable area when provided on-site*

and as the site also provides a caretaker residence that is greater than 400m from railway station or major bus station, requires;

*3 or more bedroom unit (i.e. greater than 110m<sup>2</sup>) 2 spaces  
plus 0.25 spaces for visitor parking*

It is submitted that on the basis of the proposed development operation, parking demand will be accommodated on-site (excepting for Special Occasions three times per year).

The following car parking requirements have been assessed applying Council's DCP Guidelines and designated worship areas for patrons of the Temple.

It should be noted that the previous submission (WTS October 2012) of ninety-seven (97) carparking spaces has been reviewed as it is considered that the Store/Future Columbarium space be excluded from the carpark calculation as it is not occupiable space and is not a traffic generating use (no windows in that building except near the doors). Further it is not a type of facility that would attract singular patron trips but would be part of a dual-purpose single trip for prayer and visitation to the Columbarium to pay respects.

If this is accepted then the overall calculated carparking requirement, if the Store/Future Columbarium is excluded, is 92 car parking spaces. The proposed number of carparking spaces that can be accommodated on site remains at one hundred and eight (108).

Therefore, the following parking assessment is offered for Council consideration as an appropriate evaluation of the Temple's parking needs.

| Level        | Building                       | Calculated GFA         | GLFA                  | Nominated Worship Area | Car Parking Rate                                 | Number of car Parking Spaces Required |
|--------------|--------------------------------|------------------------|-----------------------|------------------------|--|---------------------------------------|
| First Floor  | Kwan Kong Hall                 | 184.27 m <sup>2</sup>  | 169.47 m <sup>2</sup> | 101.08 m <sup>2</sup>  | 1 space /5m <sup>2</sup>                         | 20.22                                 |
|              | Kwan Yin Hall                  | 184.27 m <sup>2</sup>  | 169.47 m <sup>2</sup> | 101.08 m <sup>2</sup>  | 1 space /5m <sup>2</sup>                         | 20.22                                 |
|              | Columbarium                    | 258.19 m <sup>2</sup>  | 240.79 m <sup>2</sup> | 42.83 m <sup>2</sup>   | 1 space /5m <sup>2</sup>                         | 8.56                                  |
|              | Office (1 <sup>st</sup> Floor) | 212.10 m <sup>2</sup>  | 200.47 m <sup>2</sup> |                        | 1 space/40m <sup>2</sup>                         | 5.01                                  |
|              | Dining Hall and kitchen        | 143.51 m <sup>2</sup>  | 132.24 m <sup>2</sup> |                        | (1 space /5m <sup>2</sup> )                      | ( <sup>1</sup> )See Note below        |
|              | Caretaker Residence            | 118.04 m <sup>2</sup>  | 118.4 m <sup>2</sup>  |                        | 2 spaces<br>3 or more bedrooms<br>+ 0.25 visitor | 2.25                                  |
|              | Toilet Amenities               | 49.49 m <sup>2</sup>   |                       |                        |  |                                       |
| Second Floor | Main Hall                      | 317.46 m <sup>2</sup>  | 297.12 m <sup>2</sup> | 178.43 m <sup>2</sup>  | 1 space /5m <sup>2</sup>                         | 35.68                                 |
|              | Store/ Future Columbarium      | 258.19 m <sup>2</sup>  | 240.79 m <sup>2</sup> |                        | 1 space/40m <sup>2</sup>                         | ( <sup>2</sup> ) 6.02                 |
| Total        |                                | 1725.52 m <sup>2</sup> | 1568.75m <sup>2</sup> |                        |  | 91.94                                 |

## NOTES

- (1) This area is considered part of the residential component of the development however will be utilised for serving afternoon teas/refreshments for worshippers during the first and fifteenth day of each lunar month and special events.
- (2) This area has been assessed initially as a storeroom that will ultimately accommodate ashes of the deceased but does not accommodate a prayer area that is provided on the first floor. It is anticipated it will take many years before this Columbarium space is required and is considered would not be a traffic generating use to attract parking.

The above parking calculation has also consider that all worship halls are used concurrently and the parking numbers are total or cumulative totals where as the operation of the temple going by the Site Plan of Management with the given assumed numbers of worshippers demonstrate a non concurrent use of the worship halls. The worshippers will visit each of the worship halls and spend the most time in the main hall. In addition a shuttle bus service will also reduce the parking demand.

The only time in the year parking may be inadequate will be on "Special Occasions" which is addressed in the Site Plan of Management (submitted separately) where the spillover parking will be utilised as well as directing vehicles to two different street parking areas (suggested by Council).

It is proposed to provide **108 car parking spaces** (27 as Spillover parking - refer Site Plan of Management), **leaving eighty-one (81)** "permanent/unimpeded" car parking spaces to service the development (refer Appendix 1) and is considered more than adequate to accommodate parking demand during "Normal Operations". During "Special Occasions", three times a year, the Site Plan of Management will be activated.

Most of the parking demand during operations of the site will occur outside of the peak hour commuter traffic flows and mainly at weekends.

The northern area of the site, containing 27 carparking spaces and designated as "Spillover" parking (refer Appendix 1), is affected by the 1 in 20 year flood cycle and will be sectioned off (except during "Special Occasions"). This area is to be controlled by Temple Management under the **Site Plan of Management**.

### **3. Site Plan of Management**

The Site Plan of Management is submitted separately however contains the relevant Management Action to ensure maximum use of public transport during Normal Operations and Special Occasions.

In particular, the Site Plan of Management introduces extensive traffic management during Special Occasions where "Traffic Wardens" are introduced to ensure save and efficient operatioOn of the carparking facility. As required during Special Occasions drivers will be instructed by Traffic Wardens to park in in designated nearby streets (eastern side of Crosio Place and eastern side of Meadows Road).

This activity is to be published in promotional materials for the upcoming 'Special Event' and these activities will be supported by Two Patrol Officers and two Parking Officers to reduce impacts on the surrounding community. Detailed activities of this on-street parking management are shown in the Site Plan of Management.

### **4. Site Operational Road Safety**

It is understood Council expressed some concern in relation to the road safety operational aspects of the adjacent Edensor Road/Meadows Road junction in respect of the increased potential for accidents



Discussion with Council's Traffic Engineer has been undertaken and it is understood the operation of Edensor Road/Meadows Road junction during the past five (5) years, there were five (5) reported crashes. They all occurred, before the installation of the roundabout at the subject intersection. The roundabout was installed sometime between late 2009 and early 2010.

This data suggests that the installation of the roundabout traffic management has reduced the accidents and it is offered that with the additional traffic generated by the proposed development has the potential to increase the "risk" of accidents occurring. Notwithstanding it is also offered that due to the nature of roundabout traffic management the "risk" of an accident occurring may still remain due to increased traffic volumes but the "severity" of the resultant accident, should it occur, would be minor due to the lower induced speeds of traffic and road alignment associated with roundabout operations.

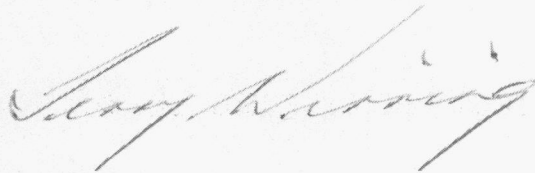
On the basis of the above it is offered that increased traffic volumes increase accident risk however, due to the nature of the connecting road network that "risk" is considered "low" and resultant outcomes, should an accident occur, is considered minor.

## **5. Conclusions**

It is considered that the proposed development (incorporating managed parking facilities) will not adversely impact the traffic operations within the site or on the surrounding road network during critical peak commuter times.

It is submitted that the proposed parking facilities and management provided on and off site during "Special Occasions" are more than adequate to meet the requirements of the proposed development during the majority of operational activities.

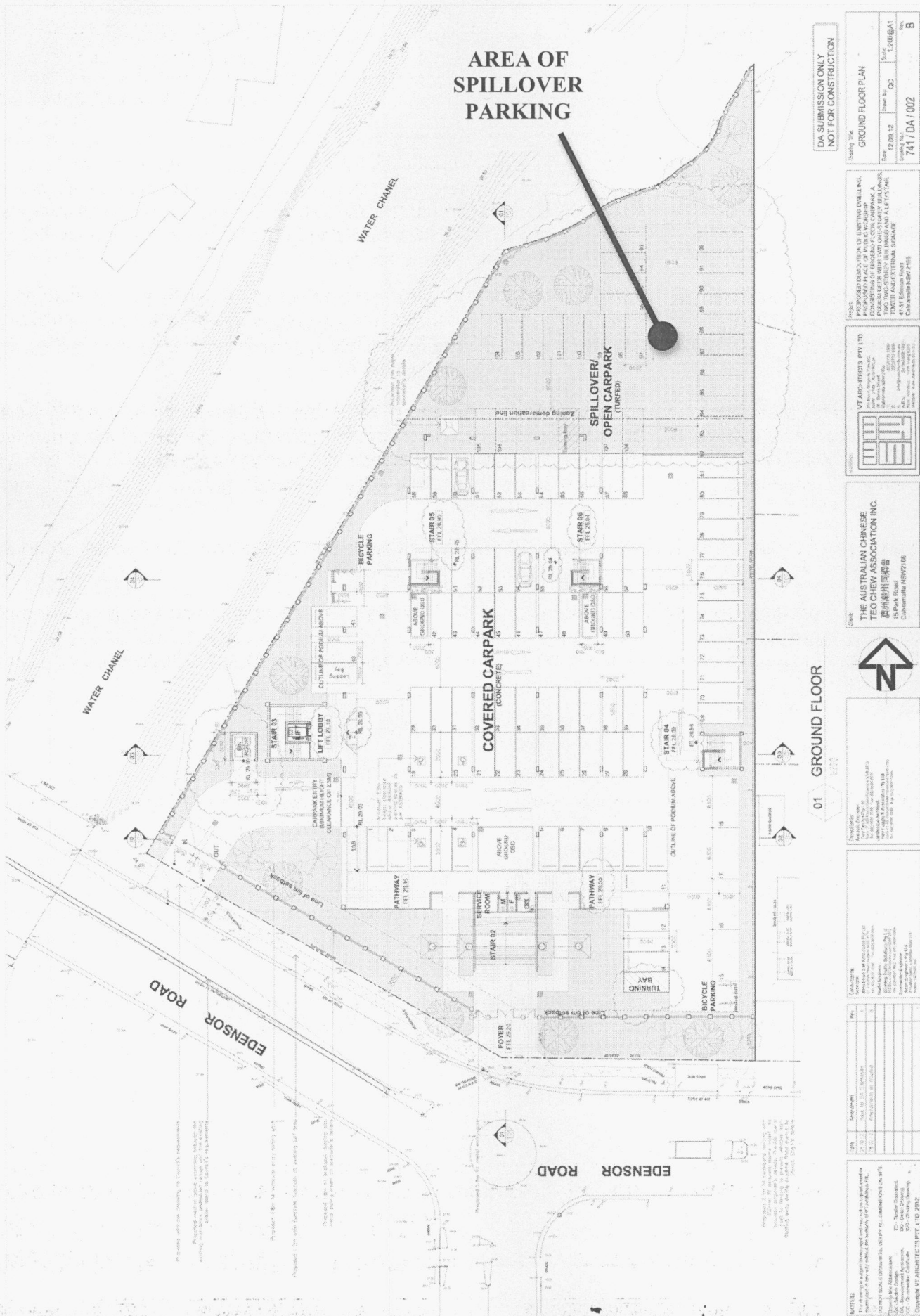
Overall it is considered that traffic/pedestrian flows and circulation, the vehicular access and parking provisions/supervision within and outside of the proposed development during peak Temple activity times, supported by the Site Plan Of Management are adequate and meet Council requirements.



Terry. Winning  
Director  
Winning Traffic Solutions Pty. Ltd.

# APPENDIX 1

## Site Development Plan



**DA SUBMISSION ONLY  
NOT FOR CONSTRUCTION**

**GROUND FLOOR PLAN**

Scale: 1:200 @ A1

Sheet: 741/DA/002

Project: 741/DA/002

Client: THE AUSTRALIAN CHINESE  
TEO CHEW ASSOCIATION INC.  
15 Park Road  
Glenview NSW 1505

Architect: VT ARCHITECTS PTY LTD  
15 Park Road  
Glenview NSW 1505

Engineer: 15 Park Road  
Glenview NSW 1505

Surveyor: 15 Park Road  
Glenview NSW 1505

Builder: 15 Park Road  
Glenview NSW 1505

Contractor: 15 Park Road  
Glenview NSW 1505

Developer: 15 Park Road  
Glenview NSW 1505

Landowner: 15 Park Road  
Glenview NSW 1505

Planning: 15 Park Road  
Glenview NSW 1505

Environment: 15 Park Road  
Glenview NSW 1505

Heritage: 15 Park Road  
Glenview NSW 1505

Transport: 15 Park Road  
Glenview NSW 1505

Utilities: 15 Park Road  
Glenview NSW 1505

Other: 15 Park Road  
Glenview NSW 1505

**01 GROUND FLOOR**

**NOTE:**

1. All dimensions are in metres unless otherwise stated.

2. All dimensions are to the centre of the line unless otherwise stated.

3. All dimensions are to the face of the wall unless otherwise stated.

4. All dimensions are to the top of the wall unless otherwise stated.

5. All dimensions are to the bottom of the wall unless otherwise stated.

6. All dimensions are to the inside of the wall unless otherwise stated.

7. All dimensions are to the outside of the wall unless otherwise stated.

8. All dimensions are to the centre of the door unless otherwise stated.

9. All dimensions are to the face of the door unless otherwise stated.

10. All dimensions are to the top of the door unless otherwise stated.

11. All dimensions are to the bottom of the door unless otherwise stated.

12. All dimensions are to the inside of the door unless otherwise stated.

13. All dimensions are to the outside of the door unless otherwise stated.

14. All dimensions are to the centre of the window unless otherwise stated.

15. All dimensions are to the face of the window unless otherwise stated.

16. All dimensions are to the top of the window unless otherwise stated.

17. All dimensions are to the bottom of the window unless otherwise stated.

18. All dimensions are to the inside of the window unless otherwise stated.

19. All dimensions are to the outside of the window unless otherwise stated.

20. All dimensions are to the centre of the balcony unless otherwise stated.

21. All dimensions are to the face of the balcony unless otherwise stated.

22. All dimensions are to the top of the balcony unless otherwise stated.

23. All dimensions are to the bottom of the balcony unless otherwise stated.

24. All dimensions are to the inside of the balcony unless otherwise stated.

25. All dimensions are to the outside of the balcony unless otherwise stated.

26. All dimensions are to the centre of the staircase unless otherwise stated.

27. All dimensions are to the face of the staircase unless otherwise stated.

28. All dimensions are to the top of the staircase unless otherwise stated.

29. All dimensions are to the bottom of the staircase unless otherwise stated.

30. All dimensions are to the inside of the staircase unless otherwise stated.

31. All dimensions are to the outside of the staircase unless otherwise stated.

32. All dimensions are to the centre of the ramp unless otherwise stated.

33. All dimensions are to the face of the ramp unless otherwise stated.

34. All dimensions are to the top of the ramp unless otherwise stated.

35. All dimensions are to the bottom of the ramp unless otherwise stated.

36. All dimensions are to the inside of the ramp unless otherwise stated.

37. All dimensions are to the outside of the ramp unless otherwise stated.

38. All dimensions are to the centre of the lift unless otherwise stated.

39. All dimensions are to the face of the lift unless otherwise stated.

40. All dimensions are to the top of the lift unless otherwise stated.

41. All dimensions are to the bottom of the lift unless otherwise stated.

42. All dimensions are to the inside of the lift unless otherwise stated.

43. All dimensions are to the outside of the lift unless otherwise stated.

44. All dimensions are to the centre of the elevator unless otherwise stated.

45. All dimensions are to the face of the elevator unless otherwise stated.

46. All dimensions are to the top of the elevator unless otherwise stated.

47. All dimensions are to the bottom of the elevator unless otherwise stated.

48. All dimensions are to the inside of the elevator unless otherwise stated.

49. All dimensions are to the outside of the elevator unless otherwise stated.

50. All dimensions are to the centre of the shaft unless otherwise stated.

51. All dimensions are to the face of the shaft unless otherwise stated.

52. All dimensions are to the top of the shaft unless otherwise stated.

53. All dimensions are to the bottom of the shaft unless otherwise stated.

54. All dimensions are to the inside of the shaft unless otherwise stated.

55. All dimensions are to the outside of the shaft unless otherwise stated.

56. All dimensions are to the centre of the core unless otherwise stated.

57. All dimensions are to the face of the core unless otherwise stated.

58. All dimensions are to the top of the core unless otherwise stated.

59. All dimensions are to the bottom of the core unless otherwise stated.

60. All dimensions are to the inside of the core unless otherwise stated.

61. All dimensions are to the outside of the core unless otherwise stated.

62. All dimensions are to the centre of the column unless otherwise stated.

63. All dimensions are to the face of the column unless otherwise stated.

64. All dimensions are to the top of the column unless otherwise stated.

65. All dimensions are to the bottom of the column unless otherwise stated.

66. All dimensions are to the inside of the column unless otherwise stated.

67. All dimensions are to the outside of the column unless otherwise stated.

68. All dimensions are to the centre of the beam unless otherwise stated.

69. All dimensions are to the face of the beam unless otherwise stated.

70. All dimensions are to the top of the beam unless otherwise stated.

71. All dimensions are to the bottom of the beam unless otherwise stated.

72. All dimensions are to the inside of the beam unless otherwise stated.

73. All dimensions are to the outside of the beam unless otherwise stated.

74. All dimensions are to the centre of the slab unless otherwise stated.

75. All dimensions are to the face of the slab unless otherwise stated.

76. All dimensions are to the top of the slab unless otherwise stated.

77. All dimensions are to the bottom of the slab unless otherwise stated.

78. All dimensions are to the inside of the slab unless otherwise stated.

79. All dimensions are to the outside of the slab unless otherwise stated.

80. All dimensions are to the centre of the wall unless otherwise stated.

81. All dimensions are to the face of the wall unless otherwise stated.

82. All dimensions are to the top of the wall unless otherwise stated.

83. All dimensions are to the bottom of the wall unless otherwise stated.

84. All dimensions are to the inside of the wall unless otherwise stated.

85. All dimensions are to the outside of the wall unless otherwise stated.

86. All dimensions are to the centre of the floor unless otherwise stated.

87. All dimensions are to the face of the floor unless otherwise stated.

88. All dimensions are to the top of the floor unless otherwise stated.

89. All dimensions are to the bottom of the floor unless otherwise stated.

90. All dimensions are to the inside of the floor unless otherwise stated.

91. All dimensions are to the outside of the floor unless otherwise stated.

92. All dimensions are to the centre of the ceiling unless otherwise stated.

93. All dimensions are to the face of the ceiling unless otherwise stated.

94. All dimensions are to the top of the ceiling unless otherwise stated.

95. All dimensions are to the bottom of the ceiling unless otherwise stated.

96. All dimensions are to the inside of the ceiling unless otherwise stated.

97. All dimensions are to the outside of the ceiling unless otherwise stated.

98. All dimensions are to the centre of the roof unless otherwise stated.

99. All dimensions are to the face of the roof unless otherwise stated.

100. All dimensions are to the top of the roof unless otherwise stated.