



## TRAFFIC AND PARKING REPORT

### COURT DETAILS

Court	Land and Environment Court of New South Wales
Class	1
Case number	2019/376150

### TITLE OF PROCEEDINGS

Applicant	Universal Property Group Pty Ltd
Respondent	Blacktown City Council

### FILING DETAILS

Filed for	Universal Property Group Pty Ltd, Applicant
Legal representative	Emma Fleming, Swaab
Legal representative reference	EJF: 191205
Contact name and telephone	Emma Fleming, 9777 8319
Contact email	ejf@swaab.com.au



26 May 2021  
Ref 19426

Swaab  
Level 4, 20 Hunter Street  
SYDNEY NSW 2000

Attn: Ms Emma Fleming

Dear Emma,

**PROPOSED MIXED USE DEVELOPMENT  
LOT 8, 1032 RICHMOND ROAD, MARSDEN PARK  
TRAFFIC AND PARKING MATTERS**

As requested, I have reviewed the traffic and parking related matters raised in Contention 8 and provide the response below.

I confirm that I am familiar with the requirements of the Practice Note for Class 1 Development Appeals, Division 2 of Part 31 of the Uniform Civil Procedure Rules and the Expert Witness Code of Conduct in Schedule 7 of the Uniform Civil Procedure Rules, and agree to be bound by them.

This response is based on Drawing Number DA-008 Revision F dated 19 May 2021 (copy attached).

**Contention 8.1.1**

A large sign is proposed opposite the bottom of the car park entry ramp, on the wall of the bins collection area, stating "Childcare Centre Parking Only" with an arrow pointing towards the left. In addition, the legend "Childcare Centre" is to be line-marked on the pavement within each of the childcare centre parking spaces.

**Contention 8.1.2**

It is understood that the car park layout has been modified since the submitted SEE was issued.

**Contention 8.1.3**

Hatched pedestrian markings are proposed along the aisles beside the drop-off bay spaces (similar to the markings that dedicate access to "parents with prams" spaces in shopping centres) to guide parents/carers towards the lift. In addition, a dedicated pedestrian path is also proposed between the two central rows of parking spaces to provide direct access from those spaces to the lift.

#### **Contention 8.1.4**

Vehicular access to the basement car parking area is to be restricted by a security roller shutter which will be operated by a push button remote control issued to all residents. Access to the car park for visitors can be provided by mobile phone or intercom to request the resident to open the roller shutter.

#### **Contention 8.1.5**

Please find attached a number of typical swept turning path diagrams showing entry to the childcare centre parking spaces. The swept turning path diagrams have been prepared using the *Autodesk Vehicle Tracking 2022* program in accordance with the requirements of AS2890.1 – 2004.

#### **Contention 8.1.6**

The childcare centre will be open from 7am to 6pm Monday to Friday.

Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Varga', with a stylized flourish at the end.

Robert Varga  
Director  
Varga Traffic Planning Pty Ltd













