



## M<sup>C</sup>LAREN TRAFFIC ENGINEERING

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

16th October 2020

Reference: 190226.17FC

United Cinemas  
4 Vuko Place, Warriewood  
Attention: Sam Mustaca

### **CAR PARK MANAGEMENT PLAN FOR THE EXISTING CAR PARK WITHIN LOT 21 AND PROPOSED CAR PARK IN LOT 22, DP 1220661, NO. 19 WARLTERS STREET**

Dear Sam,

Reference is made to your request to provide a *Car Park Management Plan* for the existing car park within Lot 21 and proposed car park within Lot 22, DP 1220661, No 19 Warlters Street. The owner of the site at Lot 21 is *MPG Funds Management Limited*, who has agreed to reciprocal parking arrangement with the owner of the adjacent site to the east, being Lot 22, DP 1220661. This document assesses the existing car park's condition and provides a *Car Park Management Plan* which will ensure the efficient operation of the reciprocal parking arrangement between the two sites.

#### **1 Existing Car Park Condition**

The Kmart car parks are strategically located within the Settlement City Precinct and are privately owned and service the various retail tenancies within the Kmart site. The parking spaces currently have an 11pm-5am "*No Stopping*" restriction with no other time restrictions and there are no physical obstructions which limit or prohibit vehicles to utilise the car park for free all-day town centre parking 5am-11pm.

Given the site location, particularly the proximity to the Marina Walk, Westport Park, Westport Bowling club, a boat ramp and a children's play structure, it is highly likely that visitors to these destinations misuse the parking within the Kmart car park, especially during special events in Westport Park.

Though the development overflow can be accommodated within the measured Kmart capacity, even during events, a *Car Park Management Plan* should be implemented to ensure that the Kmart car park is utilised only by patrons to the Kmart, the subject development, and the surrounding privately owned tenancies. This will relieve undue pressure on the car parking arrangements within the subject site.

## **2 Car Park Management Plan**

The objective of the *Car Park Management Plan* is to ensure that the existing car park (Lot 21) and proposed car park (Lot 22) is used solely by patrons to the Kmart site (Lot 21) and/or the proposed Leisure and Entertainment Precinct (Lot 22). A Reciprocal Parking Area Plan is provided in **Annexure A** to this document, which demonstrates the relevant parking areas to which this *Car Park Management Plan* applies. Various measures are to be undertaken as described in the following subsections to accomplish this objective.

### **2.1 Dynamic Parking Signage**

The proposed development at Lot 22 includes a basement consisting of 160 car parking spaces and 14 motorbike parking spaces. A dynamic parking sign shall be included near the basement entry to notify drivers of the available parking capacity within the basement. The basement car park offers covered and secure parking and is therefore desirable for development users. Once inside the basement, additional dynamic parking systems should be provided within the basement to ensure efficient traffic flows within the basement. It is noted that the basement is designed for one-way flows, which is a superior outcome for traffic flow efficiency.

### **2.2 Directional Signage**

With the addition of several retail and restaurant tenancies, directional signage should be provided within the right of way area showing the best parking locations for certain uses, such as the cinema, gym, and Kmart tenancies. Signage can also be implemented on the subject development building and drive through entrances to indicate access points to various uses. Additionally, signage should direct gym and cinema patrons into the basement as the best parking location. These two uses are the largest individual traffic generators of the proposed development. Directing gym and cinema users into the basement for the best parking location will limit overflow parking on weekday evenings when the gym operates at its peak capacity.

### **2.3 Parking Security**

Parking security agents may to be employed as necessary to monitor the Kmart car park during Westport Park events, or at any other time, to ensure that vehicles utilising the Kmart car park are associated with the various tenancies at Lot 21 and/or Lot 22. Signage can be posted around the car park stating that parking is not permitted for vehicles solely attending the Westport Park events, or any other purpose that does not include patronising the various tenancies at Lot 21 and/or Lot 22.

### **2.4 12-Month Review**

*Planet Warriewood* will undertake car park monitoring for the first 12 months in consultation with *MPG Funds Management*. *Planet Warriewood* shall revisit the terms of the *Car Park Management Plan* in consultation with *MPG Funds Management* after the 12-month monitoring period to determine if further actions need to be implemented to ensure the efficient operation of the reciprocal parking arrangement. These actions could include boom gates, parking security agents, paid parking and time restrictions on any of the car parking within either site.

Please contact Mr Craig M<sup>c</sup>Laren on 8355 2440 should you require further information or assistance.

Yours faithfully

**M<sup>c</sup>Laren Traffic Engineering**



**Craig M<sup>c</sup>Laren**

**Director**

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RPEQ 19457

RMS Accredited Level 3 Road Safety Auditor [1998]

RMS Accredited Traffic Management Plan Designer [2018]



## ANNEXURE A: RECIPROCAL PARKING AREA PLAN

