



TRAFFIC IMPACT SERVICES

TRAFFIC ENGINEERING AND PLANNING CONSULTANTS

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General Manager
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1 April 2020

Re: DA 2019/0042 – 977 Forest Road, Lugarno. Fit Out and Use of an existing Church Building to be used as a Child Care Centre for 34 Children. Traffic and Parking

I refer to the decision of the Georges River Local Planning Panel meeting held on the 5 March 2020 deferring the application and inviting the applicant to submit further detail. This detail in respect to traffic and parking was as follows:

“ Item 1 Amended plans to delete the proposed new access to Ponderosa Place and redesign of the front car park to allow access and egress to the existing driveway crossing including a turning area or the like.

A Traffic Management Plan (Drawing No 17_52 S82-3) has been prepared by JMH Living Design showing the new arrangement and is submitted. The revised Traffic Management Plan provides the following features:

- A combined entry and exit arrangement from Ponderosa Street.
- A parking area at the front of the site for 5 parking spaces including a disabled parking space.
- Parking spaces that have dimensions that are in accordance with AS2890.1:2004 and AS 2890.6:2009. A user class 3 width requirement is used from the standard.
- A standard parking aisle width of 5.8m with the western kerb being some 150mm high permitting vehicle overhang if needed.
- The provision of a large turn around area at the end of the aisle which will assist in the access to and from the end parking space.

The revised traffic and parking arrangement is considered to be in accordance with the relevant standard and will provide for suitable access without impacting on the road system.

Yours faithfully
Bruce Conneeley
Director 0413845777