



26 May 2026
Ref 24514

Urban Property Group
Level 10, 11-15 Deane Street
BURWOOD NSW 2134

Attn: Mr Richard Boulus
r.boulus@urbanpropertygroup.com.au

Dear Richard,

**PROPOSED MODIFICATIONS TO AN APPROVED MIXED USE DEVELOPMENT
MAYFAIR – 160-170 LORD SHEFFIELD CIRCUIT, PENRITH
REVIEW OF S4.55 VEHICULAR ACCESS, PARKING & LOADING LAYOUT**

As requested, I have reviewed the vehicular access, parking and loading arrangements proposed at the above location, as illustrated on the attached architectural plans.

I can confirm that the proposed reconfigured vehicular access and parking layout complies with the relevant aspects of Council's *DCP 2021*, *AS2890.1:2004*, *AS2890.2:2018* and *AS2890.6:2009* in terms of parking space requirements and dimensions, driveway and aisle widths, internal ramp design, overhead clearances and visibility splays.

In this regard, it is understood that the previously approved residential yield/mix as well as the commercial floor areas remain *unchanged*, consistent with the approved SSD-78665709 scheme. The previously approved vehicular access arrangements, internal circulation ramps and garbage collection/servicing arrangements also remain *unchanged*.

Off-street parking in the s4.55 scheme is now proposed for a total of 603 cars (i.e. an *increase* of 1 car), within a slightly reconfigured four-level basement car parking area, albeit whilst retaining the approved footprint. In particular, the car parking spaces for the previously approved commercial/retail spaces have been widened to 2.7m wide, in accordance with *AS2890.1* requirements.

Furthermore, a series of *swept turning path* diagrams of a B85/B99 passenger car have been prepared using the *Autodesk Vehicle Tracking 2026* program in accordance with the requirements of *AS2890.1:2004*, demonstrating that two large cars can pass each other across the basement and ground floor parking areas without difficulty, and in a forward direction *at all times*.

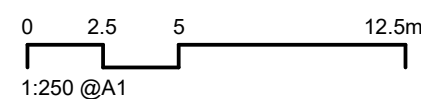
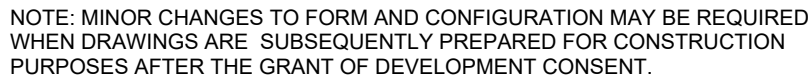
Swept turning path diagrams of Council's 10.5m long waste truck have also been prepared, confirming Council's waste collection vehicle will be able to enter/exit the site in a forward direction without difficulty and with sufficient clearances at all times, entirely consistent with the previously approved schemes on the site.

In any event, the vehicular access, parking and loading design will require a further thorough review and sign-off by a suitably qualified traffic engineer prior to the construction certificate being issued.

Yours sincerely

Donald Lee
Director | *BE(Civil) MIEAust CPEng NER*
Varga Traffic Planning Pty Ltd

Type	Count
CAR WASH BAY	4
DISABLED (RESIDENTIAL)	48
DISABLED (RETAIL/COMM)	2
ELECTRIC CAR CHARGING	8
RESIDENTIAL	374
RETAIL VISITOR	118
RETAIL/COMM SMALL STAFF	2
RETAIL/COMM STAFF	36
SERVICE	11
TOTAL	603



Rev	Date	Revision	By	Chk.
3	22 03 2024	84.55 MODIFICATION	WH	DC
4	09 04 2024	84.55 MODIFICATION	TM	DC
5	01 11 2024	FOR INFORMATION	WH	WG
6	18 12 2024	SSDA	WH	WG
7	07 03 2025	SSDA RFI	WH	WG
8	06 06 2025	SSDA RFI	WH	WG
9	26 06 2025	SSDA RFI	TM	DC
10	02 02 2026	NCD FOR SSDA	WH	DC
11	06 05 2026	SSDA RFI	DC	HB
12	29 05 2026	SSDA RFI	DC	HB

Clien

URBAN
PROPERTY

Project

MAYFAIR ON PENRITH
160-172 LORD SHEFFIELD CIRCUIT
PENRITH NSW 2750
DARUG COUNTRY
Drawing Name

FLOOR PLAN - BASEMENT 4

Date _____ Scale _____ Sheet Size _____

29.05.2026 1 : 250

Sheet Size

@ A1

Drawn

Chk

Chk.

Job No. _____

Job No.

MG

6626

Drawing No.

Revision

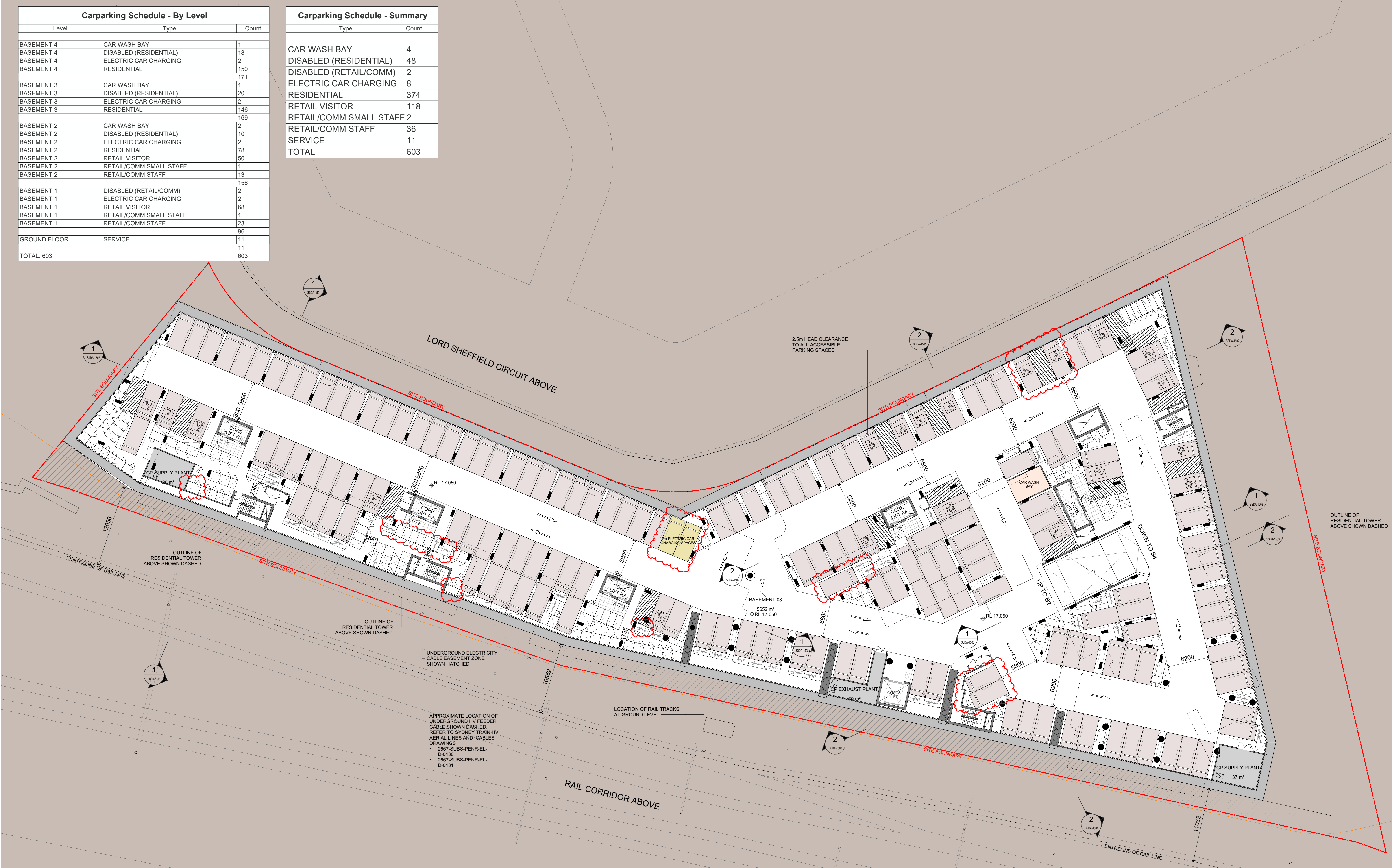
FOR APPROVAL

SJB Architects
Level 2, 490 Crown St
Surry Hills NSW
2010 Australia
T 61 2 9380 9911
www.sjb.com.au



Carparking Schedule - By Level		
Level	Type	Count
BASEMENT 4	CAR WASH BAY	1
BASEMENT 4	DISABLED (RESIDENTIAL)	18
BASEMENT 4	ELECTRIC CAR CHARGING	2
BASEMENT 4	RESIDENTIAL	150
		171
BASEMENT 3	CAR WASH BAY	1
BASEMENT 3	DISABLED (RESIDENTIAL)	20
BASEMENT 3	ELECTRIC CAR CHARGING	2
BASEMENT 3	RESIDENTIAL	146
		169
BASEMENT 2	CAR WASH BAY	2
BASEMENT 2	DISABLED (RESIDENTIAL)	10
BASEMENT 2	ELECTRIC CAR CHARGING	2
BASEMENT 2	RESIDENTIAL	78
BASEMENT 2	RETAIL VISITOR	50
BASEMENT 2	RETAIL/COMM SMALL STAFF	1
BASEMENT 2	RETAIL/COMM STAFF	13
		156
BASEMENT 1	DISABLED (RETAIL/COMM)	2
BASEMENT 1	ELECTRIC CAR CHARGING	2
BASEMENT 1	RETAIL VISITOR	68
BASEMENT 1	RETAIL/COMM SMALL STAFF	1
BASEMENT 1	RETAIL/COMM STAFF	23
		96
GROUND FLOOR	SERVICE	11
		11
TOTAL: 603		603

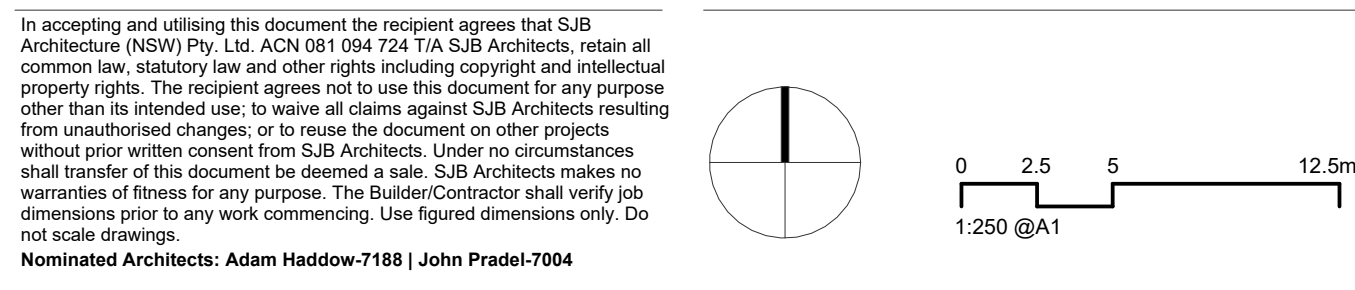
Carparking Schedule - Summary		
Type	Count	
CAR WASH BAY	4	
DISABLED (RESIDENTIAL)	48	
DISABLED (RETAIL/COMM)	2	
ELECTRIC CAR CHARGING	8	
RESIDENTIAL	374	
RETAIL VISITOR	118	
RETAIL/COMM SMALL STAFF	2	
RETAIL/COMM STAFF	36	
SERVICE	11	
TOTAL	603	



BIN_SCHEDULE		
ROOM	DESCRIPTION	COUNT
COMM. WASTE ROOM	1100L MGB	4
FOOD / ORGANIC WASTE ROOM	240L MGB	48
RESIDENTIAL WASTE ROOM	1100L MGB	54
RETAIL WASTE ROOM	1100L MGB	11



NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.



Rev	Date	Revision	By	Chk.
18	15.06.2023	COUNCIL RFI	DC	WG
19	26.06.2023	COUNCIL RFI	DC	WG
20	20.02.2024	FOR INFORMATION	SC	DC
21	15.03.2024	FOR INFORMATION	WH	DC
22	22.03.2024	\$4.55 MODIFICATION	WH	DC
23	18.12.2024	SSDA	WH	WG
24	06.06.2025	SSDA RFI	WH	WG
25	02.02.2026	MOD FOR SSDA	WH	DC
26	25.02.2026	MOD FOR SSDA	WH	DC
27	18.05.2026	SSDA RFI	WH	DC

Client

URBAN
PROPERTY

Project

MAYFAIR ON PENRITH
160-172 LORD SHEFFIELD CIRCUIT
PENRITH NSW 2750
DARUG COUNTRY
Drawing Name

FLOOR PLAN - GROUND LEVEL

Date _____ Scale _____ Sheet Size _____

18.05.2026 1 : 250

Drawn	Chk.	Job No.
-------	------	---------

MG WH 6626

Drawing No.	Revision
-------------	----------

SSDA-1003

Sheet Size

@ A1

Job No.

6626

Revision

FOR APPROVAL

SJB Architects
Level 2, 490 Crown St
Surry Hills NSW
2010 Australia
T 61 2 9380 9911
www.sjb.com.au



NO 81B

LORD SHEFFIELD CIRCUIT

FUTURE ACTIVE
TRANSPORT CORRIDOR

STOP/GIVE WAY TO
PEDESTRIAN SIGNAGE TO
BE INSTALLED FOR
EXITING VEHICLES

900mm MAX HEIGHT
PLANTER BOX &
LANDSCAPING TO NOT
OBSTRUCT VIEW OF
VEHICLES EXITING SITE

SITE BOUNDARY GAS
REGULATOR
ASSEMBLY

DRIVEWAY CREST FOR
FLOOD MITIGATION
FOR 1% AEP STORM
EVENT

SECURITY CONTROL
POINT FOR ACCESS TO
PARKING / LOADING DOCK

VARGA TRAFFIC PLANNING Pty Ltd
ABN 88 071 762 537
Suite 6, Level 1
20 Young Street
Neutral Bay, NSW 2089

Phone +61 2 9904 3224
PO Box 1885
Neutral Bay, NSW 2089
www.vargatrafic.com.au
Sydney, Australia

PROJECT
MIXED USE DEVELOPMENT



DRAWING TITLE
10.5m COUNCIL WASTE & B99 SWEEP TURNING PATHS
Site Simultaneous Entry / Exit (1)

ADDRESS
160-162 & 172 Lord Sheffield Circuit, Penrith

PROJECT NO.
25281
REVIEWED
DONALD LEE

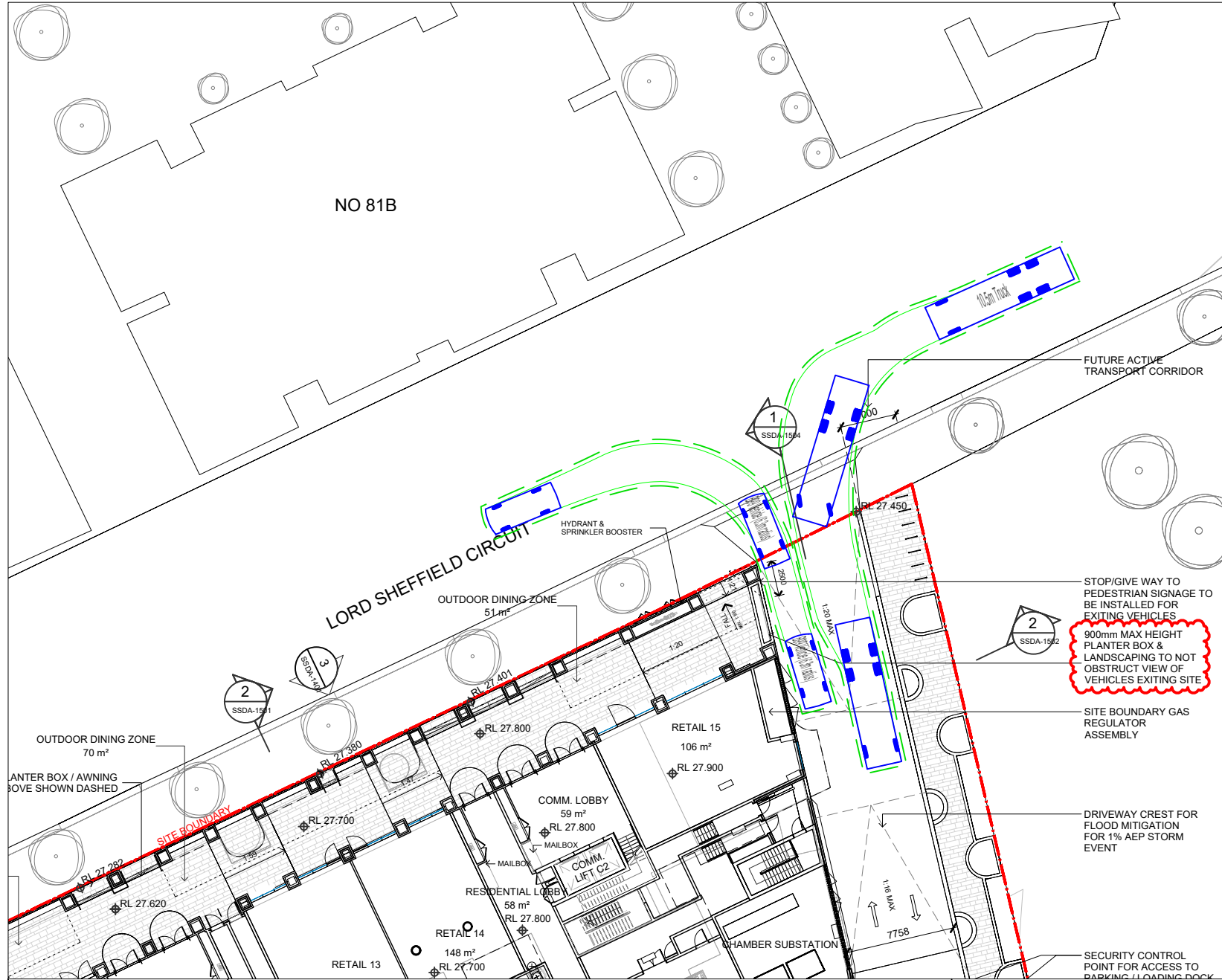
1:400 @ A4

DATE DRAWN
2026-5-27
PREPARED
NATHANIEL SULLIVAN

VARGA TRAFFIC PLANNING Pty Ltd
Transport, Traffic and Parking Consultants

NO 81B

LORD SHEFFIELD CIRCUIT



STOP/GIVE WAY TO PEDESTRIAN SIGNAGE TO BE INSTALLED FOR EXITING VEHICLES

900mm MAX HEIGHT PLANTER BOX & LANDSCAPING TO NOT OBSTRUCT VIEW OF VEHICLES EXITING SITE

SITE BOUNDARY GAS REGULATOR ASSEMBLY

DRIVEWAY CREST FOR FLOOD MITIGATION FOR 1% AEP STORM EVENT

SECURITY CONTROL POINT FOR ACCESS TO PARKING LOADING DOCK

VARGA TRAFFIC PLANNING Pty Ltd
ABN 88 071 762 537
20 Young Street
Neutral Bay, NSW 2089

Phone +61 2 9904 3224
PO Box 1885
Neutral Bay, NSW 2089
www.vargatrafic.com.au
Sydney, Australia



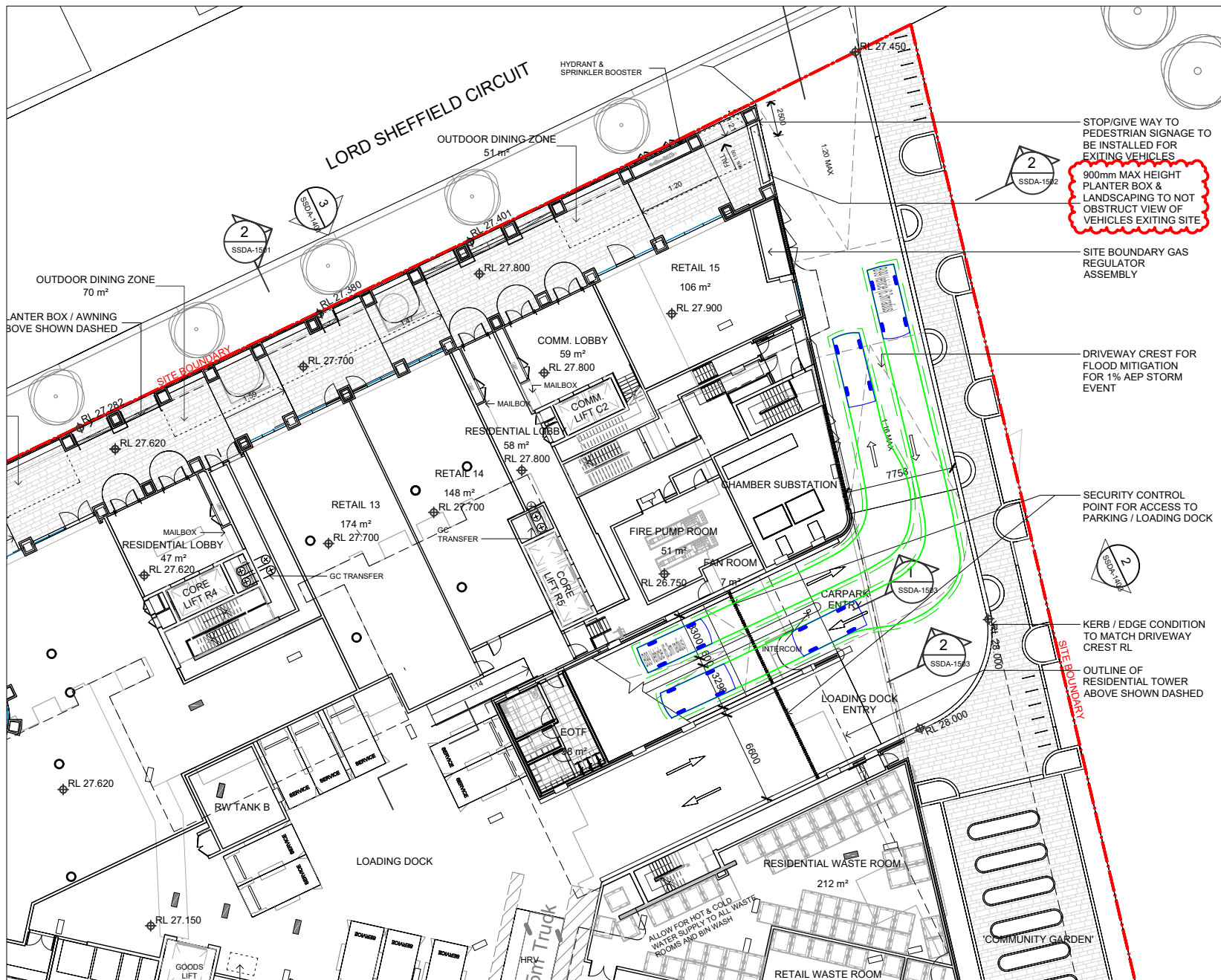
DRAWING TITLE
10.5m COUNCIL WASTE & B99 SWEEP TURNING PATHS
Site Simultaneous Entry / Exit (2)

ADDRESS
160-162 & 172 Lord Sheffield Circuit, Penrith

PROJECT NO.
25281
REVIEWED
DONALD LEE

1:400 @ A4
DATE DRAWN
2026-5-27
PREPARED
NATHANIEL SULLIVAN

VARGA TRAFFIC PLANNING Pty Ltd
Transport, Traffic and Parking Consultants



VARGA TRAFFIC PLANNING Pty Ltd
 AS/NZS 88:01 762 537
 20 Young Street
 Neutral Bay, NSW 2089

Phone +61 2 9904 3224
 PO Box 1888
 Neutral Bay, NSW 2089
 www.vargatraffic.com.au
 Sydney, Australia

PROJECT
 MIXED USE DEVELOPMENT



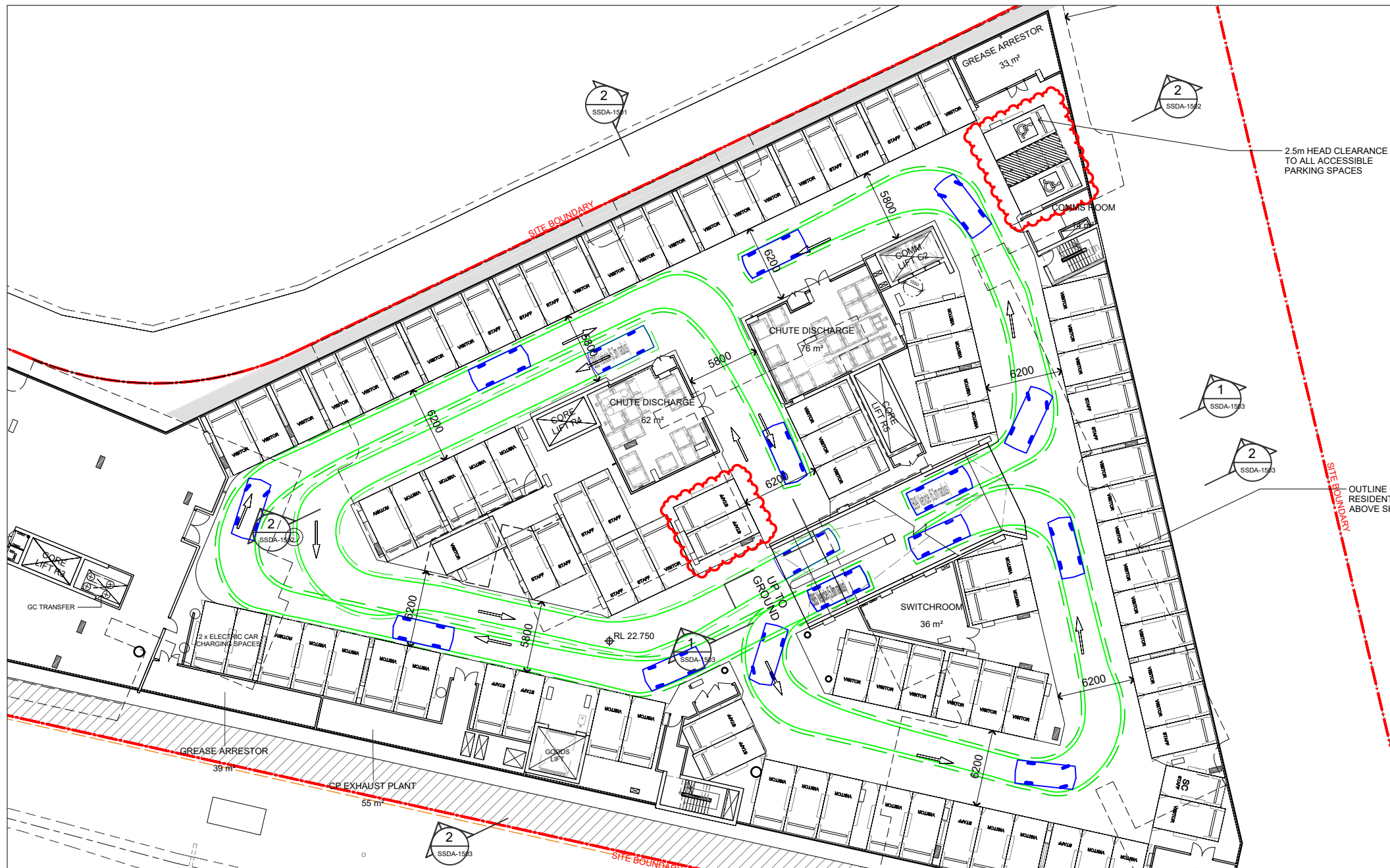
DRAWING TITLE
B99 SWEPT TURNING PATHS
 Ground Floor Ramp Simultaneous Entry / Exit
 ADDRESS
 160-162 & 172 Lord Sheffield Circuit, Penrith

PROJECT NO.
 25281
 REVIEWED
 DONALD LEE

1:400 @ A4
 DATE DRAWN
 2026-5-27
 PREPARED
 NATHANIEL SULLIVAN

VARGA TRAFFIC PLANNING Pty Ltd
 Transport, Traffic and Parking Consultants





VARGA TRAFFIC PLANNING Pty Ltd
 ABN 88 071 762 537
 20 Young Street
 Neutral Bay, NSW 2089

Phone +61 2 9904 3224
 PO Box 1889
 Neutral Bay, NSW 2089
 www.vargatransport.com.au
 Sydney, Australia

PROJECT
 MIXED USE DEVELOPMENT



DRAWING TITLE
B99 SWEEP TURNING PATHS CIRCULATION
 Basement 1
 ADDRESS
 160-162 & 172 Lord Sheffield Circuit, Penrith

PROJECT NO.
 25281
 REVIEWED
 DONALD LEE

1:400 @ A4
 DATE DRAWN
 2026-5-27
 PREPARED
 NATHANIEL SULLIVAN

VARGA TRAFFIC PLANNING Pty Ltd
 Transport, Traffic and Parking Consultants



2.5m HEAD CLEARANCE
TO ALL ACCESSIBLE
PARKING SPACES



SITE BOUNDARY



OUTLINE OF
RESIDENTIAL TOWER
ABOVE SHOWN DASHED

SITE BOUNDARY



VARGA TRAFFIC PLANNING Pty Ltd
ABN 88 071 762 537
20 Young Street
Neutral Bay, NSW 2089

Phone +61 2 9904 3224
PO Box 1885
Neutral Bay, NSW 2089
www.vargatrafic.com.au
Sydney, Australia

PROJECT
MIXED USE DEVELOPMENT

DRAWING TITLE
B99 SWEEP TURNING PATHS CIRCULATION
Basement 4

ADDRESS
160-162 & 172 Lord Sheffield Circuit, Penrith

1:400 @ A4

PROJECT NO.
25281
REVIEWED
DONALD LEE

DATE DRAWN
2026-5-27
PREPARED
NATHANIEL SULLIVAN

VARGA TRAFFIC PLANNING Pty Ltd
Transport, Traffic and Parking Consultants

