



26 February 2026
Ref 24514

Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Sir/Madam,

MAYFAIR – 160-172 LORD SHEFFIELD CIRCUIT, PENRITH
RESPONSE TO SUBMISSION
CAR PARKING ASSOCIATED MATTERS

I refer to the Department of Planning, Housing and Infrastructure (DPIE) email to the Applicant, requesting additional information in respect of the abovementioned modification proposal, as follows:

Assess and justify if the additional 4 car spaces in basement for commercial/retail against the Penrith DCP parking rates. Appendix D – Traffic and Parking Statement is to assess how the additional parking will impact the traffic movements surrounding the site.

It is noted that the provision of 4 *additional* car parking spaces allocated for the commercial/retail component will not materially alter the traffic generation potential of the site, as this would be equivalent *up to* 4 vph during the commuter peak periods.

In practice however, the traffic activity for the retail/commercial component will be drawn from existing *passing traffic* already using the adjacent road network and will therefore not result in any appreciable increase in traffic activity on the adjacent road network.

As such, the additional car parking spaces have been provided to *reduce* the demand for on-street parking in the area, given the number of commercial/retail tenancies approved within the site and has been provided to benefit the public and neighbouring residents.

I trust the above information is sufficient. Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely

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