

Our ref: DA 9876 MOD 1

Great River NSW Pty Ltd
Edward Sutton
12 Barrack Street,
Sydney NSW 2000

18 April 2023

Subject: Request for Information – DA 9876 MOD 1

Dear Mr Sutton,

I refer to the above modification application to the Penrith Lakes Employment Lands Subdivision and Construction Works (DA 9876).

Further to the Department's letter dated 6 April 2023 requesting a response to submissions (RtS) report, the Department requests you respond to the matters raised in **Attachment A** of this letter in the RtS report, with a view of providing the report by 4 May 2023 via the NSW Planning Portal. If you cannot meet this deadline or do not intend to provide the additional information, please advise the department via the NSW planning portal. At the date of this letter, 42 days in the assessment period have elapsed.

If you have any questions, please contact Michelle Niles on 02 9274 6272 or via email at michelle.niles@planning.nsw.gov.au.

Yours sincerely,



Keiran Thomas
Director
Regional Assessments

as delegate for the Planning Secretary

ATTACHMENT A

- The GHD report titled 'Penrith Lakes Traffic and Transport Investigation traffic modelling report' dated 29 July 2021 (GHD report) has been relied on for input in the McLaren Traffic Engineering traffic advice. To allow for review of the figures used, including to verify that figures are correct and have been used in appropriate context, identify where in the GHD report (for example Figure X or Section X.X) the figures are from.
- Data used in Section 1.1 Traffic Generation is identified as being based on the GHD report however, it appears that the below points have been incorrectly identified. Clarify whether the conclusions of the McLaren Traffic Engineering traffic advice need to be updated when considering the correct data.
 - Dot Point 2 of Section 1.1 references that of the total GFA permitted for the site 80% will be used for industrial use and 20% for office use. However, the GHD report identifies that 80% of the land area (not the permitted GFA) will be used for industrial uses and the remaining 20% for office use.
 - Dot Point 3 of Section 1.1 should be updated to refer that 180,000m² of GFA will be industrial uses and 75,000m² of GFA will be office uses noting the typographical error in the GHD report.
- Using the land use percentage split and GFA split recommended in the GHD report, the traffic generation results of the Table below should be used to determine the impacts of the proposed modification:

| Precinct ID | Indicative Land Use | AM peak hour period Trip Generation | | | PM peak hour period Trip Generation | | | Weekend Peak hour period Trip Generation | | | Zoning / Use Status | Assumptions and Source |
|-----------------|---------------------|-------------------------------------|-----|-------|-------------------------------------|-------|-------|--|-----|-------|-----------------------------|--|
| | | In | Out | Total | In | Out | Total | In | Out | Total | | |
| Employment Land | Industrial | 749 | 187 | 936 | 202 | 807 | 1,008 | 0 | 0 | 0 | Zoned land Likely use known | GFA is 55% of total land area, based on an economic report by the developer of the employment land detailing the likely development of the site 80% of the Area is industrial uses and 20% of the Area is office GFA were provided by DPIE: 75,000m ² for office and 180,000 for industrial Business parks and industrial estates peak hour trip generation rates for AM (0.52) and PM (0.56) from Page 2 in RMS TDT2013/04a Office blocks peak hour trip generation rates for AM (1.6) and PM (1.2) from Page 2 in RMS TDT2013/04a Assume no weekend trips due to land use type <i>Important note: previously DPE advised a 70% and 30% split of industrial and office. In the current revision supplied to GHD it was updated to 80% and 20%, hence updating total trips.</i> |
| | Office | 1,080 | 120 | 1,200 | 90 | 810 | 900 | 0 | 0 | 0 | | |
| | Total | 1,829 | 307 | 2,136 | 292 | 1,617 | 1,908 | 0 | 0 | 0 | | |

- Explanation is needed as why north and south approach through movements were assumed to carry traffic generated from in the site in Table 4 of Section 1.2 Traffic Distribution.
- Provide a detailed results table for the northbound left turn, including traffic volumes, traffic delay and queue lengths
- Provide a copy of the SIDRA files to enable verification of intersection performance results.