

26th August 2020

Penrith City Council
601 High Street
Penrith NSW 2750

Att: Joel Carson (Senior Planner)

RE: Voluntary Planning Agreement - Letter of Offer in Relation to the Planning Proposal for Winter Sporting Facility at 2-4 Tench Avenue Jamisontown

Winter Sports World propose to enter into a Voluntary Planning Agreement with Penrith City Council based on the following offer / terms for the provision of the development of Winter Sports World.

The Traffic Modelling Assessment & Report conducted by PDC Consultants 25/10/19 concluded that the road infrastructure & intersections were adequate as a result of the increased traffic volumes due to the development of Winter Sports World except for the Jamison Rd / Blaikie Road intersection.

Refer the attached Concept Intersection Layout Plan Jamison Rd / Blaikie Rd Intersection CHR Intersection Treatment, Drawing No 01 Rev F Dated 26/08/20. The Jamison Road / Blaikie Road intersection will need to be upgraded to incorporate a Channelised Right-Turn treatment as a result of the increase in traffic volumes from the Winter Sports World development. The Traffic Report acknowledged that the upgrade is necessary to ensure that the intersection operates satisfactorily.

In terms of any land acquisition, we note Jamison Road near its intersection with Blaikie Road is provided with a road reserve width of approximately 40 metres (refer to Appendix A - SixMaps screenshot) and this is more than adequate to accommodate the localised widening required (minimum 3.5 metres) to provide the CHR treatment. Accordingly, it is anticipated that there would be no requirement for land acquisition from private land owners near the subject intersection and that the upgrade can be wholly accommodated within Council's road reserve. However, upon completion of detailed design, it would be confirmed as to whether any land acquisition from private land owners is required.

Winter Sports World proposes to be responsible and pay for the costs associated with the upgrading of the Jamison Rd / Blaikie Road CHR Treatment in accordance with the Concept Drawings attached, to be completed prior to the issuing of an Occupation Certificate for the Winter Sports World Development. Traffic access to the site from the frontage roads will be considered as part of the normal DA assessment / approval process when more specific design details have been provided.

A summary of the scope of works for the Jamison Rd / Blaikie Road intersection CHR treatment upgrade is as follows:

- Provision of eastbound channelised right turn treatment on Jamison Rd into Blaikie Rd, to ensure the movement of traffic along Jamison Rd is not obstructed and the intersection operates satisfactorily;
- Provision for a kerbside lane and in both directions on Jamison Rd with minimum 3.5m wide lanes on Jamison Rd only for the extent of the works for the upgraded intersection design;
- Relocation of existing east-bound bus stop (located west of the Cables Wake Park entrance) to a location east of that entrance. This is due to widening of Jamison Rd in that location;
- Provision of pedestrian refuge on Jamison Rd median, east of Blaikie Rd, to provide access to the relocated bus stop;
- Provision of an indented bus bay on Jamison Rd at the location of the relocated bus stop, so as to ensure traffic flow along Jamison Rd is not obstructed;
- Provision of kerb ramps at the Jamison Road kerb (north and south sides), aligned to the pedestrian refuge;
- Provision of extended concrete walkways to link with existing shared path on northern side of Jamison Road;
- Relocation/modification to existing utilities as required;
- Works wholly within Council's road reserve;
- Winter Sports World to deliver the works prior to issuing of an Occupation Certificate for the Winter Sports World development.

All elements of this concept plan is subject to further refinement and change as a result of a detailed design, consultation with bus operators and to meet the requirements of Penrith City Council and relevant local traffic committee.

A road safety audit will need to be undertaken at the Panthers Cables Wake Park driveway entrance to address safety issues that result from the proposed changes on Jamison Road. The intersection design plans shall be updated to include any measures identified to address safety at this driveway.

The Flooding and Evacuation report and strategy completed by Wyndham Prince 1/11/19 concluded the strategy of early evacuation to be adequate with enough warning time without the need of altering road levels or other infrastructure upgrades. As such, upgrading of any roads or infrastructure due to flooding and evacuation constrains as a result of the Winter Sports World development is not applicable.

Please feel free to contact me should you have any questions.

P. Magnisalis

Peter Magnisalis

Managing Director

Winter Sports World Pty Ltd

A: 2-4 Tench Av, Jamisontown NSW 2750

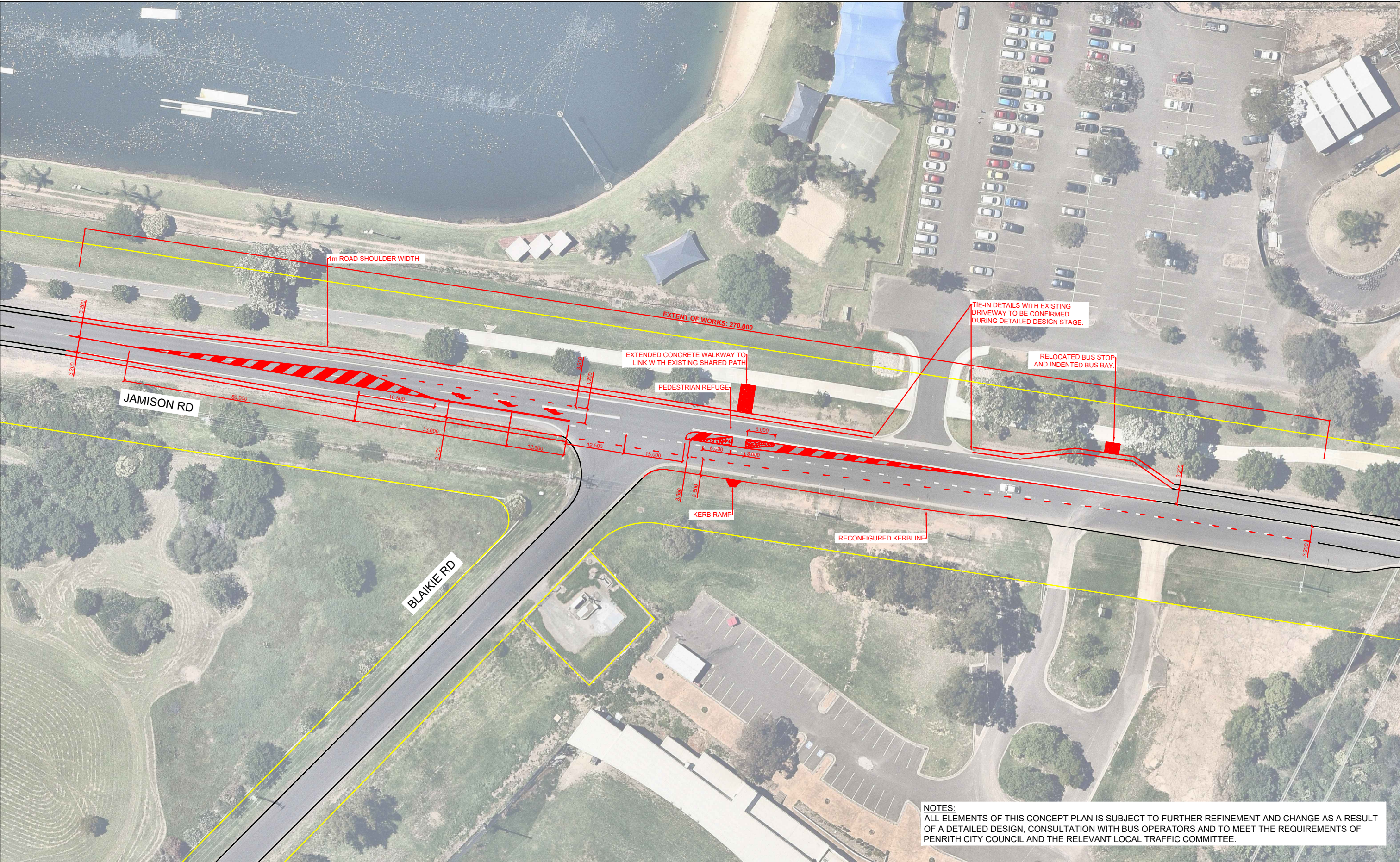
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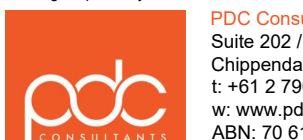
E: peter@wintersportsworld.com.au

W: wintersportsworld.com.au/

Appendix A – Six Maps Screen Shot





No.	Date	Description	Swept Path Key	North	Drawing Prepared By	Architect	Project	Drawing Title	Drawing No.	Revision No.
			<div><div><div></div>Existing Road Linemarking</div><div><div></div>Proposed Road Treatment</div><div><div></div>Indicative Lot Boundaries</div></div>	<div>N</div> <div></div>	<div></div> <div>PDC Consultants Suite 202 / 27-39 Abercrombie St Chippendale NSW 2008 t: +61 2 7900 6514 w: www.pdcconsultants.com.au ABN: 70 615 064 670</div>	-	4-6 Tench Avenue Jamisontown	Concept Intersection Layout Plan (with dimensions) Jamison Road / Blaikie Road Intersection CHR Intersection Treatment	001	F
						Client Winter Sports World Pty Ltd	Project No 0051	Sheet Status NOT FOR CONSTRUCTION	Drawn By JB	Date 26/08/2020
									Scale 1:750 @ A3	