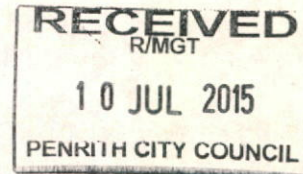


8 July 2015

Roads and Maritime Reference: SYD15/00762(A9629283)  
Council Reference: DA15/0504

The General Manager  
Penrith City Council  
PO Box 60  
Penrith NSW 2751



Attention: Mathew Rawson

Dear Sir/Madam,

**SENIORS HOUSING DEVELOPMENT AT 123-135 MULGOA ROAD, PENRITH**

Reference is made to Council's letter dated 16 June 2015, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the submitted documentation and raise no objection to the Application. Roads and Maritime has the following comments for Council's consideration in the determination of the application:

1. The proposed development shall comply with the Panthers Precinct Masterplan Transport Strategy and Penrith City Council's DCP.
2. Roads and Maritime has previously resumed and dedicated a strip of land as road along the Mulgoa Road frontage of the subject property, as shown by grey colour on the attached Aerial – "X".  
  
All buildings and structures, together with any improvements integral to the future use of the site are wholly within the freehold property (unlimited in height or depth), along the Mulgoa Road boundary.
3. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009.
4. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council prior to the issue of a construction certificate.

For Council's information, Roads and Maritime is currently undertaking investigation on Mulgoa Road/Castlereagh Road Upgrade (widening). This project will involve widening of the existing road corridor to allow for increased capacity. Therefore, property acquisition will be required along the Mulgoa Road frontage. This may affect future development within the Panthers Precinct as follow:

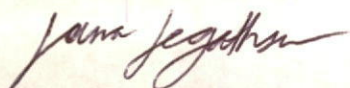
- The Mulgoa Road/Castlereagh Road Upgrade project will provide shared paths along Mulgoa Road to service residents along the road corridor.
- Bus prioritisation at the traffic signals at the corner of Jamison and Mulgoa Road will be considered as part of the design for this project.



- No additional access will be considered off Mulgoa Road and Castlereagh Road.
- Micro-simulation model is being developed to look at impacts along the Mulgoa Road corridor.
- Lot 6 does not affect the Mulgoa Road corridor project. However, Lot 3A, Lot 3B, Lot 4 and Lot 5 will directly impact upon future work and should be referred to Roads and Maritime Project Development team.
- Consideration should be given to the impacts of noise from the corridor on future developments.

Any inquiries in relation to this Application can be directed to Land Use Planner Xi Lin on telephone 8849 2906 or via email at [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Jana Jegathesan', written in a cursive style.

Jana Jegathesan  
**A/Senior Land Use Planner**  
**Network and Safety Section**





83 MULGOA ROAD  
PENRITH

109 MULGOA ROAD  
PENRITH

439447

MULGOA RD

MULGOA RD

SR

JAMISON RD

362657

SR

SR

HARRIS ST

MCNAUGHTON ST

1 REGENTVILLE ROAD  
JAMISONTOWN

7 REGENTVILLE ROAD  
JAMISONTOWN

9 REGENTVILLE ROAD  
JAMISONTOWN