



23 January 2018

Our Reference: SYD16/01745/03 (A19720475)
Council Ref: DA16/1236

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

Attention: Paul Anzellotti

Dear Mr Stoneham,

**AMENDED APPLICATION FOR PROPOSED HOTEL, FUNCTION CENTRE AND
ALTERATIONS AND ADDITIONS TO EXISTING CLUB BUILDING – 2-10 TWIN CREEKS
DRIVE, LUDDENHAM**

Reference is made to Council's email dated 16 November 2017, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the submitted documentation and provides the following comments to Council for consideration in the determination of the application:

1. The Sidra analysis for the intersection of Mamre Road/Luddenham Road shows increase in queue distance for left turn movement on Luddenham Road post development (to 24m for weekday PM peak). This situation would result in additional delays for right turn movements and potential safety issues when merging sought bound traffic on Mamre Road. Roads and Maritime recommends a left turn lane/slip lane to be provided on Luddenham Road approach at the intersection to cater for the left turn traffic volume on Luddenham Road.
2. Council should ensure that the required sight distance for turning movements from Luddenham Road is not restricted by vehicles turning left into Luddenham Road from Mamre Road.
3. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime.

Any inquiries in relation to this application can be directed to Zhaleh Alamouti on 8849 2331 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely

Rachel Cumming
Senior Land Use Assessment Coordinator
North West Precinct

Roads and Maritime Services