

**From:** Wendy Connell  
**Sent:** Wed, 10 May 2017 13:54:10 +1000  
**To:** Svc\_T1ConnectP  
**Subject:** FW: DA17/0125 - proposed Commercial Building at 46-50 Belmore Street, Penrith  
**Attachments:** RMS response.pdf

#ECMBODY

**Wendy Connell**  
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**From:** Wendy Connell  
**Sent:** Monday, 1 May 2017 5:03 PM  
**To:** 'Meadhbh Nolan' <[mnolan@urbis.com.au](mailto:mnolan@urbis.com.au)>  
**Subject:** FW: DA17/0125 - proposed Commercial Building at 46-50 Belmore Street, Penrith

Meadhbh, as discussed RMS comments on the proposal.

**Wendy Connell**  
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**From:** Wendy Connell [<mailto:wendy.connell@penrith.city>]

**Sent:** Monday, 20 March 2017 10:51 AM

**To:** Development Sydney

**Subject:** Development Application Referral

Penrith City Council is in receipt of the following Development Application (DA):

DA17/0125

*Demolition of Existing Structures & Construction of Eight (8) Storey Commercial Building including Three (3) Levels of Basement Car Parking  
Lots 122 DP 1106979 46-50 Belmore Street, Penrith NSW 2750*

The DA is referred to the RMS for comment pursuant to Clause 104 (Traffic-generating development) of the Infrastructure SEPP 2007.

The application documents can accessed via the following link by clicking on the "Documents" tab:

<http://bizsearch.penrithcity.nsw.gov.au/eplanning/Pages/XC.Home.Default.aspx>

Should you have any queries in relation to this proposal, please contact me.

**Wendy Connell**  
**Senior Environmental Planner**

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1 May 2017

Our Reference: SYD17/00371 (A17269314)  
Council Ref: DA17/0125

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

Attention: Wendy Connell

Dear Mr Stoneham,

**PROPOSED COMMERCIAL DEVELOPMENT AT LOT 122 DP 1106979 – 46-50 BELMORE STREET, PENRITH**

Reference is made to Council's email dated 20 March 2017, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with the State Environmental Planning Policy (Infrastructure) 2007.

Roads and Maritime has reviewed the submitted documents and does not support the proposed development in its current form on road safety and network efficiency grounds and provides the following comments to Council:

1. The traffic volumes adopted in the SIDRA modelling for the intersections are not valid and do not reflect actual volumes. The volumes at the intersections should be corrected and provided for a normal weekday. The modelling also needs to be amended and calibrated based on the actual traffic queues and intersections Level of Service (LoS).
2. It is noted from the traffic report/modelling that all traffic generated from the subject site will enter/exit the shared access driveway on Station Street via left in/left out traffic movements. It is not clear how these traffic movements will be physically restricted to left in/left out only. As the access driveway is located close to the signalised intersection of Belmore Street/Station Street, any right turn movements to/from the site at the access would adversely affect the operation of the intersection and result in back of queue on Belmore Street.

For the reasons above, Roads and Maritime requests that all traffic movements to the site to be physically restricted to left in/left out traffic movements only (restricting right turns into/out of the site) by way of a raised concrete median on the Station Street centreline and for the whole width of the driveway.

3. The SIDRA modelling shows the traffic generation of the site only at the access driveway. The modelling should be amended reflecting the combined traffic generation of the site and the adjoining properties which share the access driveway on Station Street.
4. Any redundant driveway on Belmore Street would need to be removed and replaced with kerb and gutter as a result of the subject development.
5. Car parking should be provided to Council's satisfaction.

The application is to be modified showing the abovementioned requirements are met and submitted to Roads and Maritime for review prior to the determination of the application. Upon receipt of the abovementioned information, Roads and Maritime will undertake an assessment and provide a response accordingly.

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](mailto:development.sydney@rms.nsw.gov.au)

Yours sincerely



**Rachel Cumming**  
**Senior Land Use Assessment Coordinator**  
**Network Sydney West Precinct**