

5 February 2018

Our Reference: SYD17/00902 and SYD17/00953
Council Ref: DA17/0495 and DA17/0497

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

Attention: **Jane Hetherington and Lauren Van Etten**

Dear Mr Stoneman,

**PROPOSED SUBDIVISION AND CONSTRUCTION OF SEVEN (7) STOREY OFFICE BUILDING
SYDNEY SCIENCE PARK - 565-609 LUDDENHAM ROAD, LUDDENHAM**

Reference is made to correspondence from Celestino dated 16 January 2018 and Council's email dated 31 January 2018, in relation to the above development applications. This letter replaces the previous Roads and Maritime response dated 15 September 2017.

Roads and Maritimes notes the Department of Planning and Environment has certified that satisfactory arrangements have been made for the applications in accordance with Clause 6.1 of the *Penrith Local Environmental Plan 2010*, given a Voluntary Planning Agreement has been executed.

Roads and Maritime has reviewed the additional correspondence and provides the following comments for Council's consideration in the assessment of the applications:

1. The adopted traffic generation rate is well below the rates as per Roads and Maritime's "Guide to Traffic Generating Developments" for office blocks. Council should be satisfied that the proponent provides updated traffic rates to allow a proper assessment of the traffic impacts on the local and state road network from the proposed development.
2. The following intersections should be examined/modelled as a result of the development and the need/associated funding for upgrading or road improvement works to be investigated (if required):
 - Mamre Road/Luddenham Road
 - Elizabeth Drive/ Luddenham Road

The intersections should to be modelled for both existing and future and regional projects such as the proposed airport and train line should be considered in the traffic analysis. Should Council determine the current application, it is recommended that future applications for

Roads and Maritime Services

additional floor area and traffic movements are addressed by the proponent with detailed cumulative traffic assessment utilising the traffic volumes at the time of lodgement. This approach will ensure that appropriate network upgrades are identified for each stage of the Science Park development.

3. Council should be satisfied that the development complies with the Amendment 8 to Penrith LEP 2010 including compliance with density requirements.
4. TfNSW should be consulted regarding its requirements for provision of public transport facility for the site.
5. It is understood from the proponent that new traffic signals are planned in the future on Luddenham Road, which are the subject of a local Voluntary Planning Agreement. Please be advised that installation of new signals requires consent from Roads and Maritime under Section 87(4) of the *Roads Act, 1993*.

The installation of traffic signals is dependent on general warrants in accordance with Roads and Maritime requirements for Traffic Signal Design – Section 2 Warrants. Roads and Maritime will assess any application for installation of new signals when the above warrant assessment, along with supporting documents, has been submitted for review.

If you have any further inquiries in relation to this development application please contact me on (02) 88492077 or email: development.sydney@rms.nsw.gov.au.

Yours sincerely



Rachel Cumming
Senior Land Use Assessment Coordinator
North West Precinct