



4 October 2017

Our Reference: SYD17/01198 (A19185996)  
Council Ref: DA17/0766

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

Attention: **Wendy Connell**

Dear Mr Stoneham,

**PROPOSED CONSTRUCTION OF RESIDENTIAL FLAT BUILDINGS – ESQ1818 STAGE1  
73-73A AND 65 MULGOA ROAD, PENRITH**

Reference is made to Council email dated 4 September 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 documentation and notes that a Voluntary Planning Agreement is in place for public works including road upgrades on State roads associated with the Panthers Precinct. Roads and Maritime raises no objections to the proposed development subject to Council's satisfaction and the following conditions being included in any consent issued by Council:

1. 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". Therefore, all buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Mulgoa Road boundary.

However, the proponent should be advised that the Australian and NSW governments are planning to widen and upgrade Mulgoa Road/Castlereagh Road to support current and future traffic demands and expected growth in the area. This includes \$100 million to fast-track the first stage of the corridor upgrade between Jeanette Street, Regentville and Blaikie Road, Jamisontown. The Mulgoa Road project team have been in discussion with the Panthers Group and their developers, CABB. It is understood that the ESQ1818 Stage 1 proposal was changed so that it was no longer impacted by the future widening of Mulgoa Road. Please note however, the design for the project has not been finalised and accordingly land requirements may be subject to change.

The preferred corridor was displayed for community consultation in April 2017 and is available at:

<http://www.rms.nsw.gov.au/projects/sydney-west/mulgoa-rd-castlereagh-rd/index.html>

For more information about the proposed Mulgoa Road/Castlereagh Road Corridor Upgrade, please contact the project team at [mulgoaroadupgrade@rms.nsw.gov.au](mailto:mulgoaroadupgrade@rms.nsw.gov.au) or call 1800 733 084

2. Vehicular access across the Mulgoa Road boundary is denied.
3. The proposed development should be consistent with the Panthers Precinct Masterplan including compliance with residential density, maximum allowed FSRs and access strategy. The proposed residential units should be within the dwelling threshold for the Masterplan.
4. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime. The report and any enquiries should be forwarded to [Suppiah.thillai@rms.nsw.gov.au](mailto:Suppiah.thillai@rms.nsw.gov.au)

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

5. Detailed design plans and hydraulic calculations of any changes to the Roads and Maritime's stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works. Details should be forwarded to [Suppiah.thillai@rms.nsw.gov.au](mailto:Suppiah.thillai@rms.nsw.gov.au)

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114.

6. The proponent is required to liaise with the Mulgoa Road project team at Roads and Maritime (telephone 88492035 or 1800 733 084, or to [mulgoaroadupgrade@rms.nsw.gov.au](mailto:mulgoaroadupgrade@rms.nsw.gov.au)) in relation to road design levels, bulk earthworks, utility plans, drainage and proposed landscaping/mounding adjacent to Mulgoa Road. The developer is to obtain relevant approval/s from the Roads and Maritime's project team prior to commencing construction work.
7. Provision for building maintenance vehicles and removalists need to be provided on-site.
8. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
9. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Mulgoa Road.
10. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Mulgoa Road during construction activities.
11. 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 for determination prior to the issue of a construction Certificate.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Malgy'.

**Malgy Coman**  
**A/Senior Land Use Assessment Coordinator**  
**Network Sydney West Precinct**

“X”

