

10 July 2018

Our Reference: SYD18/00573/01
Council Ref: DA18/0264

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

Attention: Kathryn Saunders

Dear Sir/Madam,

**CONSTRUCT MIXED USE REATIL & COMMERCIAL DEVELOPMENT
634-638 HIGH STREET & 89-91 UNION ROAD, PENRITH**

Reference is made to your email dated 11 April 2018, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Clause 104 of *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the submitted application, and objects to the development proposal on traffic grounds;

- The submitted plans show that the roundabout in High Street is proposed to be removed and replaced with traffic signals. There is no mention or analysis of this proposal in the traffic impact assessment.
- Roads and Maritime raises concerns of the operation of the High Street in should these traffic signals be installed and does not support traffic signals at this location.
- The traffic impact assessment indicates that there will be increased delays at the intersection of Mulgoa Road and Union Road. The model indicates that at this intersection the existing degree of saturation in the AM peak is 1.315 which indicates that the intersection is already operating above capacity. Post development the degree of saturation is above 2 which is a significant increase and indicates that the capacity of this intersection is well exceeded.
- Roads and Maritime raises concerns with the potential impact on the operation of Mulgoa Road when the right turn demand into Union Road exceeds the storage capacity of the right turn bay.
- Roads and Maritime raises concerns on the impact of the additional right turn volumes at High Street due to the right turning traffic at Union being displaced to turn right at High Street.
- Roads and Maritime requested that the Sidra modelling files be submitted to RMS for further review.
- Roads and Maritime request a staging plan for the road network which indicates the access and changes to the road network that will occur with each stage of construction.
- A detailed Construction Traffic Management Plan will be required to mitigate the impact of construction traffic.

Roads and Maritime Services

On submission of the additional information requested above, Roads and Maritime will be in a position to provide further comment.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Nav Prasad, Land Use Planner, by email at development.sydney@rms.nsw.gov.au

Yours sincerely,

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Aleks Tancevski
Senior Land Use Planner
South East Precinct – Sydney Division