



1 August 2019

Our Reference: SYD18/01710/02
Council Ref: DA18/0999

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

Attention: **Wendy Connell**

Dear Mr Stoneham,

**PROPOSED MIXED USE RESIDENTIAL AND RETAIL DEVELOPMENT ESQ1818 STAGE 2/3
123 MULGOA ROAD, PENRITH**

Reference is made to Council email dated 22 October 2018, 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 raises no objections to the proposed development subject to the following conditions being included in any consent issued by Council:

1. 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.
2. 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 submitted to Development.Sydney@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.

3. Provision for building maintenance vehicles and removalists need to be provided on-site.
4. 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.

Roads and Maritime Services

5. 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.
6. 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.
7. 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.

Any inquiries in relation to this application can be directed to the undersigned on 8849 2219 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely



Pahee Rathan
Senior Land Use Assessment Coordinator
North West Precinct