

From: Kathryn Saunders
Sent: Wed, 20 May 2020 12:51:32 +1000
To: svc_t1connectp
Subject: FW: Requested Information Related to RMS Email - SYD19/00725/02 - Penrith City Council - DA19/0348 at 90-98 Glenmore Ridge Drive, Glenmore Park
Attachments: 20200520 - TfNSW Response SYD19_00725_03.pdf, 20200520 - Attachment A - TfNSW letter 20190705.pdf

#ECMBODY

From: Kathryn Saunders
Sent: Wednesday, 20 May 2020 12:51 PM
To: 'Jonathon Wood' <jonathon@thinkplanners.com.au>
Cc: Daniel Davidson <Daniel.Davidson@penrith.city>
Subject: FW: Requested Information Related to RMS Email - SYD19/00725/02 - Penrith City Council - DA19/0348 at 90-98 Glenmore Ridge Drive, Glenmore Park

Dear Jonathon,

Please see the attached referral response from the TfNSW. I note that TfNSW raise no general objection to the proposal, however Council requests that an updated package of traffic information be provided to address the matters raised in the previously issued Council advice, and which also addresses the matters raised in the attached TfNSW correspondence. Please provide updated electronic Sidra files which respond to the matters TfNSW have raised, for Council's review. Any submitted information is requested to be submitted with a cover letter explaining the amendments.

I have emailed separately, a request for a meeting next Thursday. If you could respond with your availability that would assist. Also please confirm if you would like any specialist officers in this meeting as I will need to secure their availability.

Kind regards,

Kathryn Saunders
Senior Development Assessment Planner

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PENRITH
CITY COUNCIL

20 May 2020

TfNSW Reference: SYD19/00725/03
Council Reference: DA19/0348

Kathryn Saunders
Penrith City Council
PO Box 60
PENRITH NSW 2751

Dear Ms Saunders

CONSTRUCTION OF A 4 STOREY MIXED USE DEVELOPMENT CONTAINING BASEMENT CAR PARK, COMMERCIAL & CHILD CARE CENTRE AND 147 RESIDENTIAL UNITS - 90-98 GLENMORE RIDGE DRIVE, GLENMORE PARK

Reference is made to Council's correspondence dated 16 March 2020 and 7 April 2020, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment.

TfNSW has reviewed the submitted information and raises no objection to the development. However whilst TfNSW does not have any general objections to the development, TfNSW notes that comments provided by TfNSW on 5 July 2019 have not been adequately addressed. Council as the relevant planning authority may wish to give consideration to following:

1. TfNSW (formerly Roads and Maritime's) previous correspondence of 5 July 2019 being reiterated to be addressed (see **Attachment A**).
2. *McLarens Traffic and Parking Impact Assessment (TIA)* provided the following justification around why AM peaks were not provided: "*Similarly, the development will generate significantly less traffic during the AM peak hour than during the PM peak hour. Based on the traffic surveys undertaken, the AM and PM peak hours are not significantly different in terms of existing traffic flows and, considering that the PM peak hour has been modelled, there is no need to undertake modelling for the AM peak.*" TfNSW does not support this statement as a justification to not providing AM Peak modelling. The PM Peak traffic is not indicative of the AM Peak traffic. For example looking at the Google typical peak times the traffic queues are at different locations and may result in AM/PM Peak time specific safety and efficiency issues on the local road network.
3. TfNSW has reviewed the PM Peak electronic SIDRA modelling and notes the following:
 - i. The SIDRA modelling has not been modelled as a Network model therefore the queue lengths may not provide accurate information where intersections are closely spaced to identify backward spread of congestion.
 - ii. The intersection of Bradley Street and The Northern Road cycle time of 80 seconds is incorrect. The cycle time should be modelled as a worst case scenario with a maximum cycle time of 120 sec.

If you have any further questions, Mrs Laura van Putten would be pleased to take your call on (02) 8849 2480 or please email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pahee', with a stylized flourish at the end.

Pahee Rathan

Senior Land Use Assessment Coordinator

5 July 2019

Our Reference: SYD19/00725/01 (A28060419)
Council Ref: DA19/0348

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

Attention: Ian Dencker

Dear Sir/Madam

**CONSTRUCTION OF A 4 STOREY MIXED USE DEVELOPMENT CONTAINING
BASEMENT CAR PARK, COMMERCIAL & CHILD CARE CENTRE AND 147
RESIDENTIAL UNITS**

Reference is made to Council's email dated 6 June 2019, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the submitted information and does not support the proposed development in its current form. Roads and Maritime provides the following comments for Council's consideration:

1. AM Peaks are to be provided for review to determine the impacts on the surrounding road network during the AM peak.
2. SIDRA intersection modelling outputs are to be provided. There is not adequate information to assess the impacts on surrounding network and the extent of impact on The Northern Road.
3. The Traffic Impact Assessment (TIA) states there are two separate two-way driveways however the plans show entrances from all four surrounding roads, including basement car parking accessed from Deerubbin Drive. The TIA should be consistent with the plans to determine the correct traffic assignment.
4. Deerubbin Drive/Darug Avenue intersection has not been included in the modelling but potentially a high portion of visitors are likely to navigate this intersection to reach the complex. This should be included in the modelling.

Roads and Maritime Services

5. The Darug Avenue/Bradley Street intersection should be modelled with its current 'Give Way' priority.

Once Roads and Maritime has received the additional information, it will provide further advice regarding its support (or otherwise) for proposed development. Roads and Maritime may also request further information once the assessment is carried out.

Any enquiries in relation to this application can be directed to Sandra Grimes on 02 9563 8651 or via email at development.sydney@rms.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ahsanul Amin', written in a cursive style.

Ahsanul Amin
A/Senior Land Use Planner
North West Precinct