

Dear Sydney Western City Planning Panel

RE: DA20-0858 – Soper Place Development – Traffic Engineering Response to Final Assessment (PPSSWC-124) Prepared by GYDE Consulting on behalf of Penrith City Council

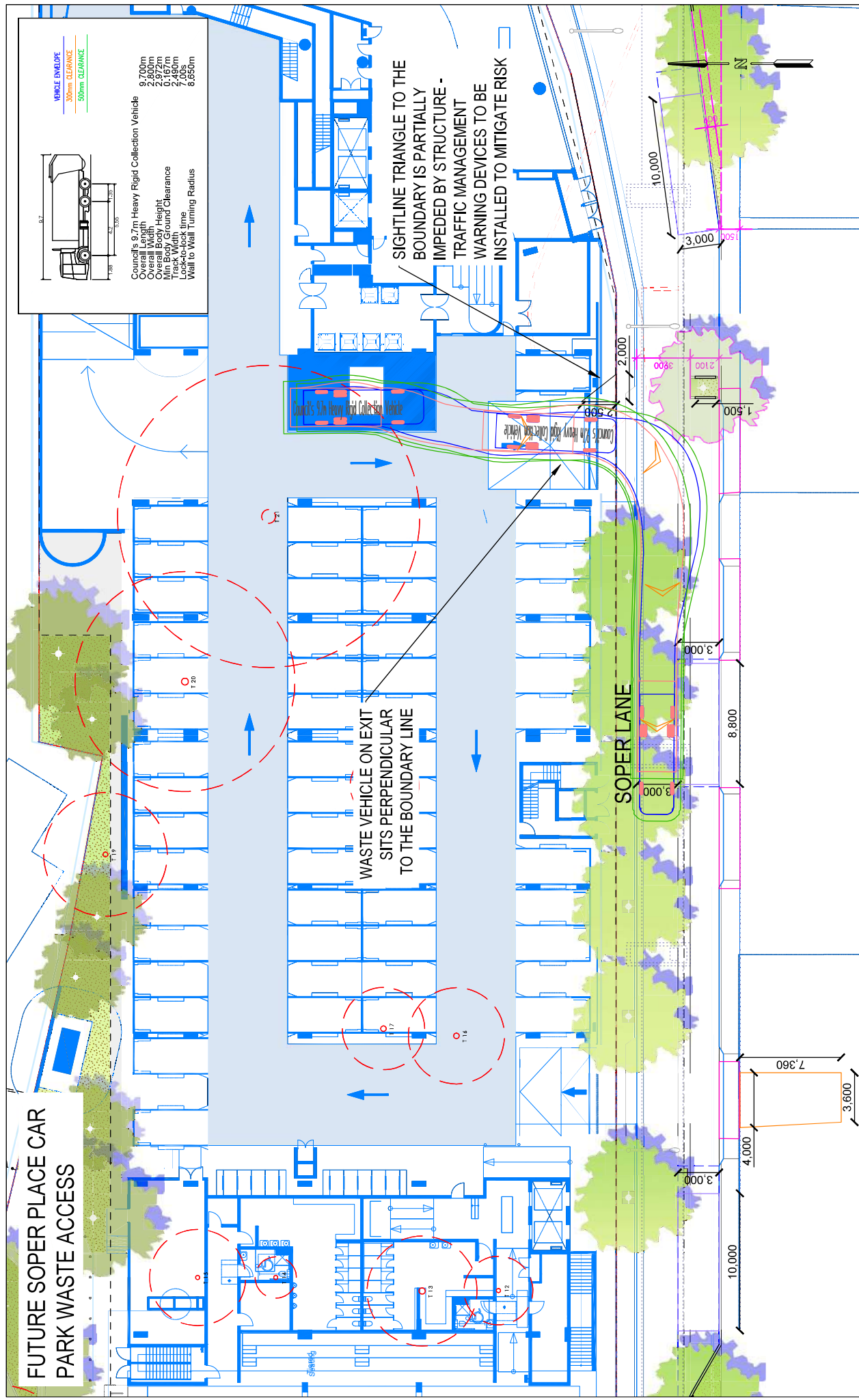
Dear Planning Panel

Reference is made to the final assessment report (PPSSWC-124) published on 26 October 2022 regarding the Soper Place Development DA submission made on 12 August 2022.

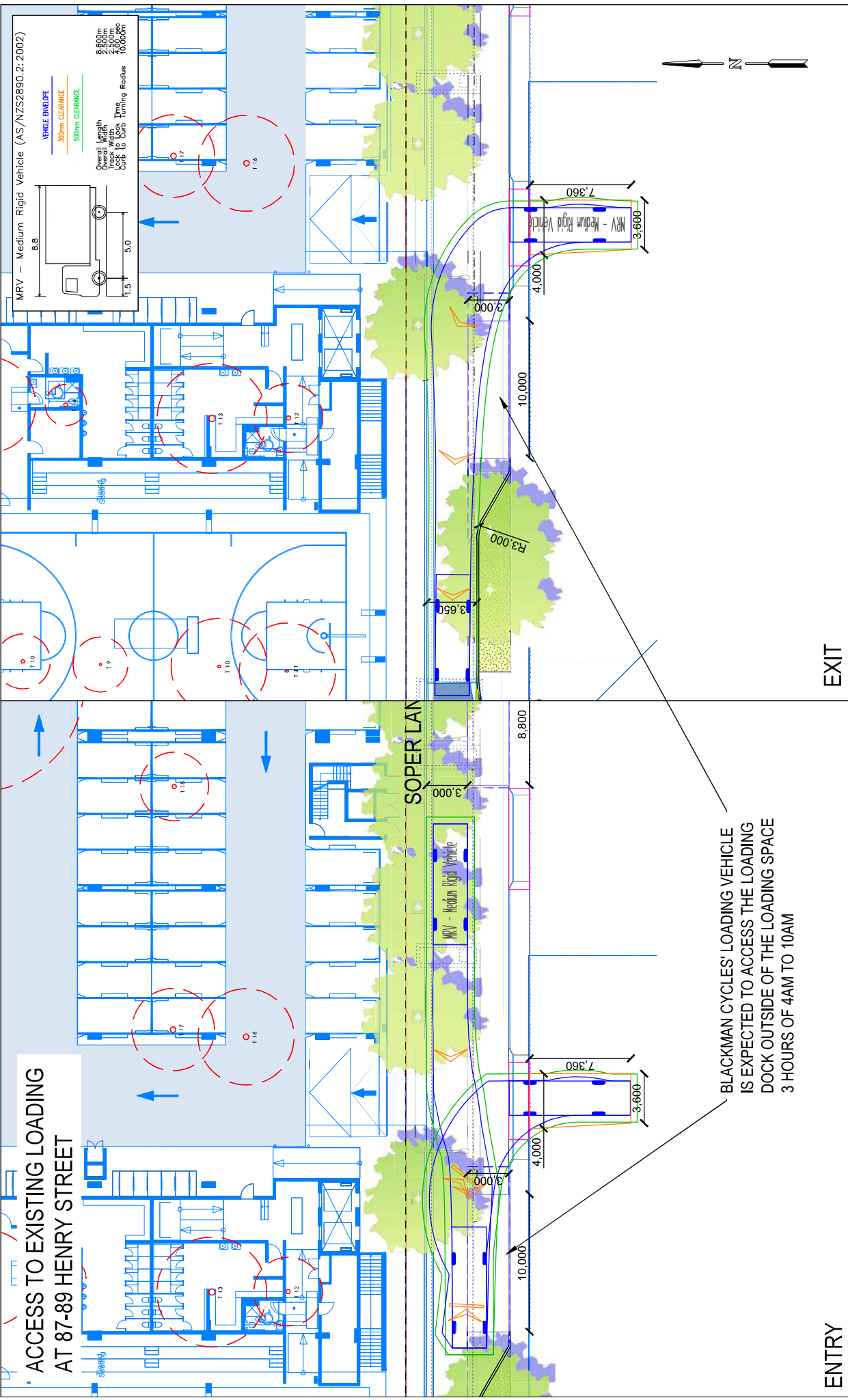
The development application is referred to the planning panel for deferral subject to details being provided to the assessment team to enable final consideration of this application. The applicant supports the details of the assessment report and seeks approval of the proposal as soon as practical on receipt of the final details which are outlined below.

	Final Assessment Comments	Project Team Response
1	Additional contamination testing as described in this report to determine whether the parent lot is contaminated and if any work is required to make the land suitable having regard to Section 4.6 of the RHSEPP	Additional testing is to be carried out within the coming week with final testing results and report which is to include both an updated Detailed Site Investigation and Remediation Action Plans are to be provided by 25 November 2022.
2	Formal owners' consent for the proposed works of Lot 11 DP 854412 (Penrith Community Health Centre).	Email verification of acceptance for both the waste servicing arrangement and the owners approval of the proposal has been provided to Council. Formal owners consent is to be provided in the coming weeks as the endorsement is currently awaiting final signature attachment.
3	<p>Soper Place Services Management</p> <p>Resolves the conflict with loading bays no 2 and 3 including confirming whether they are required for waste servicing of 83-85 Henry Street and 87-93 Henry Street.</p>	<p>Bay 2 space is not required for waste collection purposes by nearby businesses. In relation to Bay 3, it is confirmed the bay is required for kerbside parking of waste truck to undertake waste collection. The bay also functions as a propping area during hours when it operates as a No Stopping restriction, to allow for trucks to reverse into the on-site loading bay at 87-93 Henry Street. To achieve this outcome, revised parking restrictions are necessary to support the functional needs of the space.</p> <p>Ason has prepared revised swept path assessment. The revised assessment demonstrates that the Council waste collection vehicle can exit the Soper Place Development at 5km/h with no turn from stop, without encroachment onto the Bay 2 space.</p>

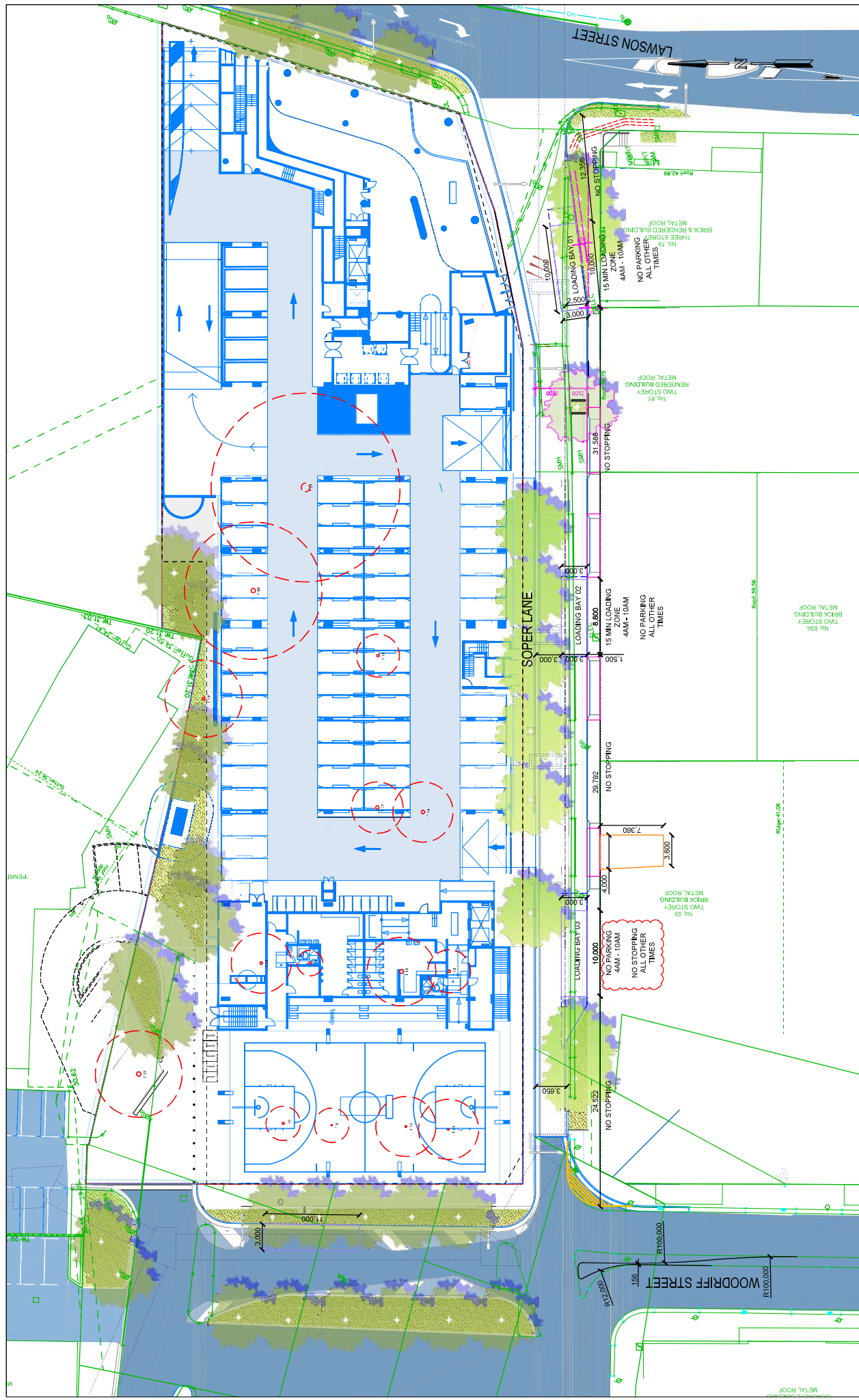
4	<p>Servicing Penrith Community Health Centre</p> <p>The Services Management Plan fails to identify satisfactory servicing arrangements for the Penrith Community Health Centre should the development proceed.</p>	<p>Email verification of acceptance for both the waste servicing arrangement and the owners approval of the proposal has been provided to Council. Formal owners consent is to be provided in the coming weeks as the sign off is currently awaiting final signature attachment.</p>
5	<p>Soper Place Waste Management</p> <ul style="list-style-type: none"> – Demonstrate how the 9.7 metre truck, not being perpendicular on the exit swept path as it leaves the subject site, will mitigate safety concern for sight distance to pedestrians. 	<p>The swept path assessment has been revised, with the vehicle placed vehicle in the exit swept path of the 9.7m waste truck shows that at the exit driveway the truck is in a perpendicular position to the road.</p> <p>Sight triangles has been placed onto the assessment, with recommendation provided of warning devices to be included into the design to further enhance pedestrian safety.</p>
6	<p>Swept Paths to show the vehicle once it has continued further down Soper Place toward Woodriff Street and straightened its wheel. Clarify the speed at which the swept path is modelled, noting modelling swept path by turning wheels on the spot is not acceptable.</p>	<p>The exit swept path until the vehicle has straightened its wheel on Soper Lane has been modelled at 5km/hr with no turn from stop.</p>
7	<p>Vehicle access to the northern development lot</p>	<p>The applicant has formally removed the proposed northern lot subdivision from the proposal as such issues relating to the subdivision of this lot are no longer relevant to this proposal.</p>
<p>Attachments:</p> <p>A) <i>Swept path assessment</i></p>		



GENERAL NOTES			CLIENT			DOCUMENT INFORMATION		
<p>This drawing is provided for information purposes only and should not be used for construction. Base Plan (blue) prepared by Sue Barnsley Design, received 19.07.2022, survey (green) provided by PCC, received 20.10.2021. Lawson Street has a posted speed limit of 50km/hr. Swept path assessments completed at 10 km/h and 500mm (green) clearance with lead highlighted in pink.</p>			PAPER SIZE A3			SHEET PATH ASSESSMENT		
			DESIGNED Wendy Zheng			SOPER LANE SERVICE MANAGEMENT STRATEGY		
			DATE 31.10.2022			FILE NAME AG1461-22-6.dwg		
APPROVED BY D. Choi			PROJECT 1461			SHEET AG06		
SCALE 1:250			0 10 20			SOPER PLACE, PERKIN		



GENERAL NOTES		DESIGNED		PAPER SIZE		CLIENT		DOCUMENT INFORMATION	
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		APPROVED BY		DATE		PROJECT		SOPER LANE SERVICE MANAGEMENT STRATEGY	
		SCALE		1:250		1461		FILE NAME	
						SOPER PLACE, PERKINS		AG1461-22-6.dwg	
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			PROJECT			SOPER LANE SERVICE MANAGEMENT STRATEGY		
			1461			FILE NAME		
DESIGNED			PAPER SIZE			SHEET		
Wendy Zheng			A3			AG01		
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