

15 April 2021

Our Reference: SYD21/00375/01

Council Reference: DA21/0130

Planning Portal Reference: CNR-19876

Kathryn Saunders
Penrith City Council
PO Box 60
PENRITH NSW 2751

Dear Ms Saunders

DEVELOPMENT APPLICATION FOR ALTERATIONS/ADDITIONS TO WALLACIA COUNTRY CLUB - 13 PARK – ROAD, WALLACIA

Reference is made to Council's referral dated 24 March 2021 with regard to the abovementioned Development Application, which was referred to Transport for NSW (TfNSW) Services in accordance with Clause 104 and Schedule 3 of *State Environmental Planning Policy (Infrastructure) 2007* and Section 138 of the *Roads Act, 1993*.

TfNSW has reviewed the submitted documentation and whilst TfNSW does not have any general objections to the development, TfNSW notes that the design provided for the entrance to the Country Club from Park Road is not consistent with latest discussions with Council and TfNSW. In this regard, TfNSW would provide support under Section 138 of the *Roads Act 1993* for the development application, subject to Council's approval and the following requirements being included in the development consent:

1. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@rms.nsw.gov.au.

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.

2. The access to the Country Club is to be modified to include the design features outlined in **Attachment A - Access to Country Club** and are to be provided to TfNSW and Council for further review.

3. The proposed works as outlined in the abovementioned point 2 along Park Road shall be designed to meet TfNSW requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTRROADS and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to TfNSW for consideration and approval prior to the release of the Construction Certificate by the Principal Certifying Authority and commencement of road works. Please send all documentation to development.sydney@rms.nsw.gov.au.

The developer is required to enter into a Works Authorisation Deed (WAD) for the abovementioned works.

TfNSW fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

4. The redundant driveways on the Park Road boundary shall be removed and replaced with kerb and gutter to match existing. The design and construction of the gutter crossing and the replacement of the kerb and gutter on Park Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to DeveloperWorks.Sydney@rms.nsw.gov.au.

Detailed design plans of the proposed kerb and gutter are to be submitted to TfNSW for approval prior to the issue of a Construction Certificate and commencement of any road works. Please send all documentation to development.sydney@rms.nsw.gov.au.

A plan checking fee and lodgment of a performance bond is required from the applicant prior to the release of the approved road design plans by TfNSW.

5. In accordance with AS 2890.1- 2004 (Parking Facilities, Part 1: Off-street car parking), the driveway shall be a minimum of 5.5 metres in width for a minimum distance of 6 metres from the property boundary.

General comments

6. A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.

7. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre (TMC) for any works that may impact on traffic flows on Park Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.
8. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2-2018 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.
9. Sight distances from the proposed vehicular crossings to vehicles on Park Road are to be in accordance with the Austroads Guide to Road Design: Part 4A: Unsignalised and Signalised Intersections (Section 3 – Sight Distance) and AS 2890. Vegetation and proposed landscaping/fencing must not hinder sight lines to and from the vehicular crossings to motorists, pedestrians and cyclists.
10. It is recommended that to support and encourage active transport, bicycle parking facilities are provided within the development or close to it. Bicycle Parking should be provided in accordance with AS2890.3.
11. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.
12. 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 Park Road.
13. TfNSW has previously dedicated a strip of land as road along the Park Road frontage of the subject property, as shown by grey colour on the attached Aerials – “X” and “Y”.

Transport for NSW (Roads) has also previously acquired a strip of land for road along the Mulgoa Road frontage of the subject property, as shown by blue colour on the attached Aerial – “Z”.

The subject property (Lot 2 DP1108408) is further affected by a Road Widening Order under Section 25 of the Roads Act, 1993 as published in Government Gazette No. 112, 20th October 1967; Folio 3854, as shown by pink colour on the attached Aerials — “X” and “Y” and DP227202.

Any new buildings or structures, together with any improvements integral to the future use of the site, are to be erected clear of the land reserved for road widening, Park Road and Mulgoa Road boundaries (unlimited in height or depth).

If you have any further questions, Laura van Putten, Land Use Planner at TfNSW, would be pleased to take your call on (02) 8849 2480 or please email development.sydney@rms.nsw.gov.au.

Yours sincerely

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

Pahee Rathan

Senior Land Use Assessment Coordinator

Attachment A - Access to Country Club

The access to the Country Club from Park Road should be modified to include the following design features:

- a. The west-bound right hand turn from Park Road into the site is to be removed.
- b. A median strip to physically restrict right hand turns into the site is to be installed. The raised median is to be designed in accordance with Austroads and is to provide enough physical deflection to restrict the right turn movement into the access driveway. The minimum median width that needs to be provided for is 1.2m wide.
- c. The right turn movements out of the development are to be designed to be physically restricted to allow for only this movement (i.e. not the right turn in).
- d. The design is to include swept paths with the following requirements:
 - i. Swept paths should be a smooth, single radius and not have 'kinks' as currently demonstrated (in line with Austroads Standards).
 - ii. The swept path should show simultaneous entry/exit movements of the longest vehicles.
 - iii. All vehicles are to enter and leave the site in a forward direction.
 - iv. A 12.5m vehicle should be included to be assessed as a checking vehicle for the swept path analysis.
 - v. All vehicles are to be wholly contained on site before being required to stop.

“X”







