

6 September 2022

TfNSW Reference: SYD22/00108/02

Mr Warwick Winn  
General Manager  
Penrith City Council  
207-209 Queen Street  
St Marys New South Wales 2760

Attention: concurrence.referral@penrith.city

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**PROPOSED MIXED USE REDEVELOPMENT  
180 GREAT WESTERN HIGHWAY KINGSWOOD**

Reference is made to Council's correspondence received 16 August 2022, for the abovementioned subject application, which was referred to TfNSW for comment in accordance with clauses 118 and 121 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 and for concurrence under section 138 of the Roads Act, 1993.

TfNSW has reviewed the additional information submitted and provides concurrence under section 138 of the Roads Act 1993, subject to Council's approval and the following requirements being included in the development consent:

1. All buildings and structures, together with any improvements integral to the future use of the site are wholly within the freehold property (unlimited in height or depth), along the Great Western Highway and Bringelly Road boundary.
2. Access arrangement via Wainwright Lane is supported and the proposed driveway design plan should be obtained to Council for approval.
3. The redundant driveway along the Bringelly Road boundary shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Bringelly Road shall be in accordance with TfNSW requirements.  
Details of these requirements should be obtained by email to [developerworks.sydney@transport.nsw.gov.au](mailto:developerworks.sydney@transport.nsw.gov.au).  
A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by TfNSW.
4. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system along the Great Western Highway and Bringelly Road frontage are to be submitted to TfNSW for approval, prior to the commencement of any works.  
Please send all documentation to [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au). A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.
5. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Documents should be submitted to [Development.Sydney@rms.nsw.gov.au](mailto:Development.Sydney@rms.nsw.gov.au).

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If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

6. The developer shall be responsible for all public utility adjustment/relocation works, etc. necessitated by the above/approved work and as required by the various public utility authorities and/or their agents.
7. 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, service bays) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2-2018. Bicycle Parking should be provided in accordance with AS2890.3.
8. 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 Great Western Highway and Bringelly Road without TfNSW approval.
9. A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements, traffic control and pedestrian movements at the signalised intersection Great Western Highway / Bringelly Road and its approaches, should be submitted to TfNSW for approval prior to the issue of a construction certificate.
10. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Great Western Highway and Bringelly Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Divna Cvetojevic, Development Assessment Officer, on 0455 515 259 or by email at [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

Yours sincerely,



**James Hall**  
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**Land Use Assessment Eastern**  
**Planning and Programs, Greater Sydney Division**

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