

3 June 2024

TfNSW Reference: SYD24-00918/01
Council's Reference: DA24/0330 (CNR-68776)



Mr. Andrew Moore
General Manager
Penrith City Council
PO Box 60
Penrith NSW 2751

**CONSTRUCT WAREHOUSE AND DISTRIBUTION CENTRE
221-227 AND 289-317 LUDDENHAM ROAD, ORCHARD HILLS**

Dear Mr. Moore,

Reference is made to Council's referral dated 12 May 2024 regarding the abovementioned Development Application (**DA**), which was referred to Transport for NSW (**TfNSW**) for comment in accordance with the clause 2.122 of the *State Environment Planning Policy (Transport and Infrastructure) 2021*.

- The seeks approval for the construction of a warehouse and distribution centre with 221 onsite parking spaces and access is proposed from the internal estate road that intersects with Patons Lane (**local road**).
- TfNSW advise that the as part the approved State Significant Infrastructure (**SSI**) development 'Sydney Metro project', Sydney Metro have commenced construction of the Orchard Hills stabling and maintenance Facility which will also proposes access from Patons Lane.
- Sydney Metro will be making a separate submission.

As such, TfNSW have reviewed the submitted information and advise that the DA will unlikely impact the classified road network. However, TfNSW advises that as the construction activities for the approved SSI and the DA are effectively managed and any cumulative traffic impacts appropriately mitigated, it is TfNSW recommendation that the following requirement in **TAB A** is included in any Development Consent issued.

For more information regarding the above matter, please contact Nav Prasad, Land Use Planner via email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "B. Pegg".

Brendan Pegg
Senior Manager Land Use Assessment Central and Western
Planning and Programs, Greater Sydney Division

TAB A – TfNSW suggested condition

Construction Pedestrian and Traffic Management

Prior to the issue of any construction certificate, the applicant shall prepare a Construction Pedestrian and Traffic Management Plan (CPTMP) in consultation with TfNSW. The CPTMP needs to specify matters including, but not limited to, the following:

- To mitigate the impact of construction traffic and reduce interaction with other projects, all access to the site shall be provided from Patons Lane via the intersection of Luddenham Road.
- Patons Lane is to always remain open to traffic.
- Proposed haulage routes and construction vehicle access arrangements.
- Predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can be accommodated within the context of road changes in the surrounding area.
- Identify any potential impacts to general traffic, cyclists, pedestrians, and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works.
- Identify the cumulative construction activities of the development and other projects within or around the development site.
- Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP.
- Construction program and construction methodology, including any construction staging.
- Consultation strategy for liaison with surrounding stakeholders, including Sydney Metro and other developments under construction.
- Details of crane arrangements including location of any crane(s) and crane movement plan.
- Proposed construction hours.
- A detailed plan of any proposed hoarding and/or scaffolding.
- Provide the direct contact details to businesses and residents impacted by the construction work and TfNSW via development.ctmp.cjp@transport.nsw.gov.au to resolve issues during construction in real time. The applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction; and
- Submit a copy of the final plan to TfNSW for endorsement via development.ctmp.cjp@transport.nsw.gov.au.