

Andrew Moore  
General Manager  
Penrith City Council  
Via: NSW Planning Portal

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**Development Application – D/24/0330**  
**221-227 Luddenham Road, Orchard Hills**  
**Response to additional information**

23 January 2025

Dear Andrew Moore,

Sydney Metro refers to Development Application D/24/0330 (DA) and additional information uploaded onto the NSW Planning Portal 19 December 2024 in relation to the following documents:

- COPE Traffic Cover Letter – PAN\_430011;
- COPE Traffic Impact Assessment dated 18 December – PAN\_430011; and

Sydney Metro confirms that the updated Traffic Impact Assessment report has adequately addressed the comments previously made by Sydney Metro.

Sydney Metro notes that a separate development application will be submitted to the Council for the proposed upgrade of Patons Lane by Urbis. This upgrade will include the construction of a new roundabout at Patons Lane and the site access road, as well as new traffic signals at the intersection of Patons Lane and Luddenham Road.

Although the road and intersection upgrade development application has not yet been submitted to Council, the Traffic Impact Assessment for DA24/0330 assumes that the Patons Lane/Site Access Road roundabout and the Patons Lane/Luddenham Road traffic signals will be operational.

Sydney Metro is of the view that the proposed upgrades to Patons Lane will be completed prior to the issue of any occupation certificate for DA24/0330. This includes the construction of a new roundabout at the intersection of Patons Lane and the site access road, as well as the installation of traffic signals at the intersection of Patons Lane and Luddenham Road.

Furthermore, Section 4.1.1 of the TIA indicated that *“Refer to the Bulk Earthworks DA for the cumulative construction impact assessment considering the construction traffic for COPE, as well as other AIBP*

*developments such as bulk earthworks, northern and southern intersection upgrades, and adjacent warehouse lots during the 2025 construction phase."*

On that basis, Sydney Metro expects that the cumulative construction traffic impacts related to the Bulk Earthworks Development Application (DA24/0294) will be addressed and resolved. Additionally, it is important that construction traffic measures are agreed upon by both the applicant and Sydney Metro before the commencement of construction for Development Application DA24/0330.

Given the expected significant volume of cumulative construction traffic from the COPE project, as well as other AIBP developments—such as bulk earthworks and upgrades to both the northern and southern intersections, along with adjacent warehouse lots—during the construction phase in 2025, Sydney Metro recommends that the Council include a regular traffic monitoring condition requirement on Patons Lane in the CTMP for DA24/0294. Additional information will be provided by Sydney Metro as part of the DA24/0294 response letter.

If required, Sydney Metro and Parklife Metro (SSTOM) can participate in a meeting with Penrith City Council to further discuss this matter.

Please contact Nazia Pokar, Senior Manager Place Making Property & Place, at [Nazia.pokar@transport.nsw.gov.au](mailto:Nazia.pokar@transport.nsw.gov.au) should you have any questions.

Sincerely,



**Lara Dominish**  
Director Place Making & Property