

21 May 2021

Our Reference: SYD20/00015/09  
Council Ref: DA19/0875  
Portal Reference: CNR-3385

Kathryn Saunders  
Penrith City Council  
PO Box 60  
PENRITH NSW 2751

Dear Ms Saunders

**DEVELOPMENT APPLICATION FOR ALTERATIONS & ADDITIONS TO EXISTING WALLACIA GOLF COURSE - REVIEW FURTHER PLANS - WALLACIA GOLF COURSE - 13-17 PARK ROAD, WALLACIA**

Reference is made to Council's referral dated 4 May 2021 with regard to the abovementioned Development Application, which was referred to Transport for NSW (TfNSW) in accordance with *Clause 104 of State Environmental Planning Policy (Infrastructure) 2007 and Section 138 of the Roads Act, 1993*.

TfNSW has reviewed the amended plans and supporting email and notes that this aligns with TfNSW response provided under DA21/0130. In addition it is noted that the access to the cemetery has been adjusted to the northern side of the road to reduce environmental impacts.

In this regard TfNSW provides concurrence and reiterates the previous conditions provided in letters dated 15 April 2021 - DA21/0130 and 11 March 2021 - DA17/1092 (see **Attachment A & B**).

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](mailto:development.sydney@rms.nsw.gov.au).

Yours sincerely



**Pahee Rathan**  
Senior Land Use Assessment Coordinator  
Transport for NSW

## Attachment A - TfNSW letter - 15 April 2021



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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:development.sydney@rms.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pahee'.

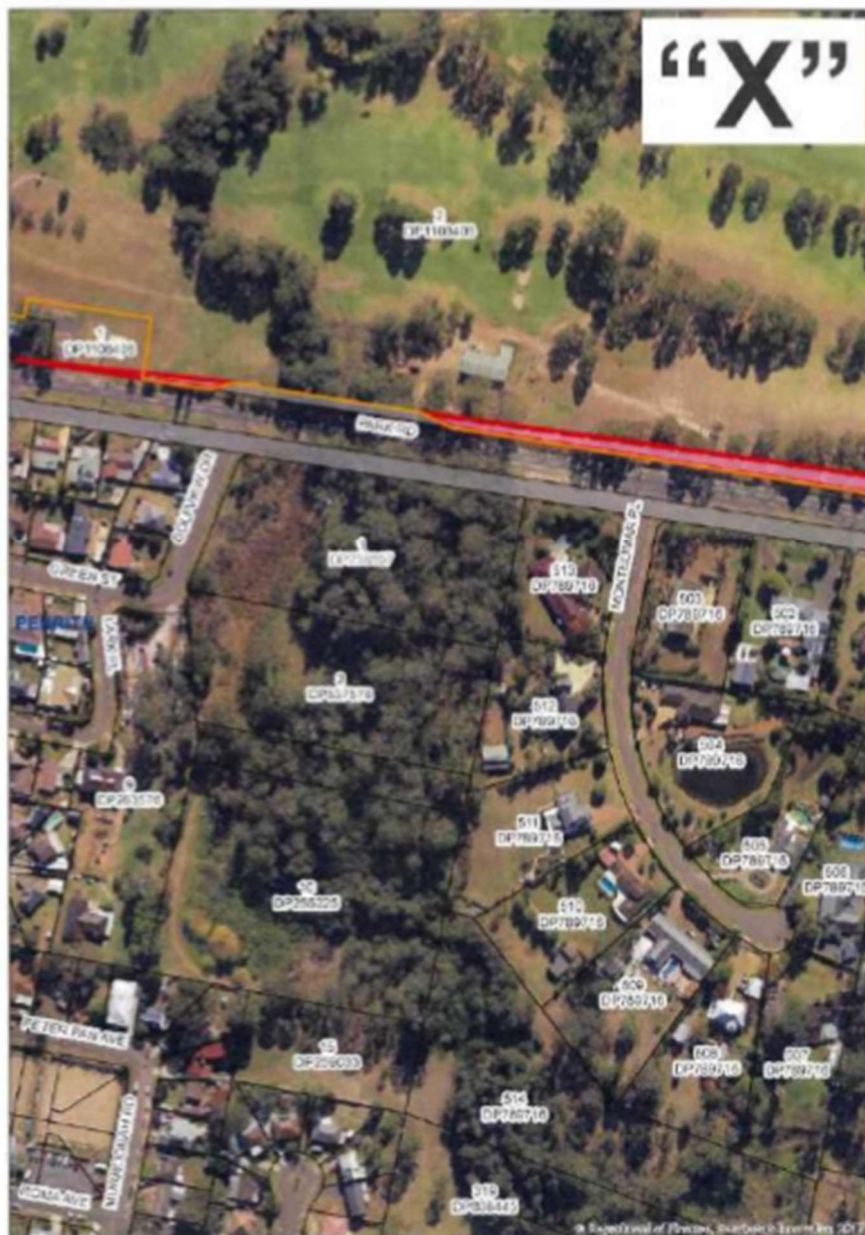
**Pahee Rathan**  
Senior Land Use Assessment Coordinator

## **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.













## Attachment B - TfNSW (formerly Roads and Maritime) letter – 11 March 2021

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Transport  
for NSW

11 March 2021

Our Reference: SYD17/01668/04  
Council Ref: DA17/1092  
Portal Reference: CNR-17710

Kathryn Saunders  
Penrith City Council  
PO Box 60  
PENRITH NSW 2751

Dear Ms Saunders

**DEVELOPMENT APPLICATION FOR CHANGE OF USE TO CEMETARY & CREMATORIUM  
13-15 PARK ROAD, WALLACIA**

Reference is made to Council's correspondence dated 2 February 2021 with regard to the abovementioned Development Application, which was referred to Transport for NSW (TfNSW) in accordance with *Clause 104 of State Environmental Planning Policy (Infrastructure) 2007 and Section 138 of the Roads Act, 1993*.

TfNSW has reviewed the amended Statement of Environmental Effects (SEE) and supporting documents and notes that there are no changes to the proposed accesses to Park Road. In this regard TfNSW (formerly Roads and Maritime) would provide concurrence and reiterates the previous correspondence of 15 June 2018 (see **Attachment A**).

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](mailto:development.sydney@rms.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pahee'.

**Pahee Rathan**  
Senior Land Use Assessment Coordinator  
Transport for NSW





15 June 2018

Our Reference: SYD17/01668/03  
Council Ref: DA17/1092

The General Manager  
Penrith City Council  
PO Box 60  
PENRITH NSW 2751

Attention: Kathryn Saunders

Dear Sir/Madam,

**REVIEW OF SIDRA MODELLING AND TRAFFIC REPORT FOR CEMETARY &  
CREMATORIUM  
13-15 PARK ROAD, WALLACIA**

Reference is made to your letter dated 29 May 2018, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Clause 104 of *State Environmental Planning Policy (Infrastructure) 2007* and Section 138 of the *Roads Act, 1993*.

Roads and Maritime has reviewed the applicant's response to our previous letter dated 4 April 2018, and is satisfied that the issues raised in that letter have been addressed by the applicant.

Roads and Maritime has reviewed the proposed development and the documentation provides concurrence, subject to the following conditions being included in any consent issued by Council:

1. Roads and Maritime has 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". Roads and Maritime has also previously resumed and dedicated a strip of land as road along the Park Road frontage of the subject property, as shown by grey colour on the attached Aerial – "X", "Y" and "Z". The subject property is further affected by a Road Widening Order under Section 25 of the Roads Act, 1993 as published in Government Gazette No. 112 of 20<sup>th</sup> October 1967; folio 3854, as shown by pink colour on the attached Aerial – "X" and "Y" and DP 227202. Therefore, any new buildings or structures, together with any improvements integral to the future use of the site are to be wholly within the property boundaries and erected clear of the land reserved for road widening (unlimited in height or depth). The area required for road should be identified on any plan of development.
2. Sight distances from the proposed vehicular crossings to vehicles in Park Road are to be in accordance with Austroads 'Guide to Traffic Engineering Practice, Part 5 Intersections at Grade, Section 6.2 – Sight Distance and AS 2890. Vegetation and proposed landscaping must not hinder sight lines to and from the vehicular crossings to pedestrians, cyclists, and general traffic.

Roads and Maritime Services

27-31 Argyle Street, Parramatta NSW 2150 |  
PO Box 973 Parramatta NSW 2150 |

[www.rms.nsw.gov.au](http://www.rms.nsw.gov.au) | 131 782

3. The proposed works at the intersection of Park Road and the access road into the proposed development shall be designed to meet Roads and Maritime requirements. The civil design plans shall be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner.

The submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant Roads and Maritime supplements (available on [www.rms.nsw.gov.au](http://www.rms.nsw.gov.au)). The certified copies of the civil design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of a Construction Certificate and commencement of road works.

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

The developer will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the WAD will need to be executed prior to Roads and Maritime assessment of the detailed civil design plans.

4. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

Details should be forwarded to:  
The Sydney Asset Management  
Roads and Maritime Services  
PO Box 973 Parramatta CBD 2124.

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114 or Email [Suppiah.Thillai@rms.nsw.gov.au](mailto:Suppiah.Thillai@rms.nsw.gov.au)

5. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime 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 Roads and Maritime.

The report and any enquiries should be forwarded to:  
Project Engineer, External Works  
Sydney Asset Management  
Roads and Maritime Services  
PO Box 973 Parramatta CBD 2124.  
Ph: 8849 2114

6. 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) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.
7. 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.



8. Construction works zone will not be permitted on Park Road or Mulgoa Road.
9. No Stopping signs are to be installed across the frontages of the site.
10. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Park Road or Mulgoa Road during construction activities.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Nav Prasad, Land Use Planner, by email at [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au)

Yours sincerely,



Aleks Tancevski  
**Senior Land Use Planner**  
South East Precinct – Sydney Division













