



Robert Walker
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13 June 2024

DA24/0009 - Construction of a 650m upgrade to part of Luddenham Road fronting Sydney Science Park, with new interim signalised intersection to provide access to Sydney Science Park site, relocation of services, associated works, and Torrens Title Subdivision of 3 Lots into 6 Lots

Sydney Metro's letter corresponding to Celestino's response to RFI on DA 24/0009

Dear Robert,

We write corresponding to Celestino's response to Sydney Metro RFI dated 20 February in response to Development Application DA24/0009 at Sydney Science Park (SSP) (Lot 204/-/DP1280188, Lot 205/-/DP1280188, Lot 206/-/DP1280188, Lot 24/-/DP1277418, Lot 26/-/DP1277418 - subject site).

Sydney Metro is generally supportive of the applicant's responses to items raised in Appendix B our submission letter dated 20 February 2024.

Sydney Metro requests that Penrith Council include planning conditions to address outstanding items raised in Appendix A of the submission letter noted below.

Suggested Conditions for inclusion

Traffic Impact	Prior to commencement of Construction, the applicant must consider future proofing including the provision for electrical conduits, kerb and guttering, identification of the location for the traffic signal hardware. The applicant must demonstrate there are adequate utilities nearby to connect to the signalised intersection.
Construction Impact	Prior to commencement of Construction, the applicant must develop a Construction Management Plan, in consultation with Sydney Metro which shall be submitted to Penrith City Council including but not limited to: <ul style="list-style-type: none">a) Details of vehicle routes, peak hour and daily truck movements, hours of operation, access arrangements and traffic control measures for all demolition / construction activities.b) An assessment of the likely construction traffic impacts, such as required road / lane closures and diversions, impacts on the timing of other construction activities within this part of the precinct by Sydney Metro.
Staging Plan	Prior to commencement of Construction, the applicant must submit a staging plan to Penrith City Council developed in consultation with Sydney Metro, setting out the construction staging of the proposed development, including the relationship with the construction/delivery of the Metro station and the staging of other relevant works.

Should you wish to discuss this letter further, please contact Lara Dominish, Director Property and Place Making for Sydney Metro Western Sydney Airport (SMWSA) at LaraMaree.Dominish@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Lara Dominish', with a stylized, cursive script.

Lara Dominish
Director Place Making and Property
Sydney Metro