

27 May 2020

Our Reference: SYD20/00454/01

Council Reference: DA20/0167

Planning Portal Reference: CNR-6822

Kathryn Saunders
Penrith City Council
PO Box 60
PENRITH NSW 2751

Dear Ms Saunders,

CONSTRUCT MIXED USE COMMERCIAL AND RESIDENTIAL COMPLEX - 614-632 HIGH STREET, PENRITH

Reference is made to Council's referral dated 17 April 2020 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*.

TfNSW has reviewed the documentation including the Electronic SIDRA files and Traffic Modelling Report and does not support the proposed application in its current form. TfNSW provides the following comments to Council:

1. TfNSW reviewed the electronic SIDRA files received on 29 April 2020 and the comments are provided in **Attachment A**. It is recommended that the issues raised be addressed prior to further review of the application being undertaken.
2. The cycle times of all intersections should be modelled as a worst case scenario this is achieved by using the maximum cycle time for the intersection. In this regard the following intersection models should be updated to use the correct cycle times:
 - i. Worth Street/Union Road maximum cycle is 130 sec
 - ii. Worth Road/High Street/Plaza entrance maximum cycle is 120 sec
 - iii. High Street/Mulgoa Road/Castlereagh Road maximum cycle is 140 sec
3. The 2% growth rate nominated by Council doesn't appear very high considering that the whole block is B4 with an FSR of 6:1. Additionally, Council should ensure that sufficient provisions for active transport and placemaking infrastructure is provided, as noted in the Greater Sydney Commission, Greater Penrith Collaboration Area Place Strategy.
4. TfNSW notes that should the development be completed before the new road connecting to Union Lane is constructed (part of a separate Development Application) all traffic for the development will be required to use the uncontrolled intersection of Union Lane and Worth Street. With the increased traffic generated by the development at this intersection TfNSW raises concerns with the likelihood of an increase in cross traffic crashes. Consideration should be made to addressing these concerns.

5. Having a mid-block pedestrian laneway connecting a high density residential area to Penrith Shopping Centre would promote pedestrians crossing at mid-block locations. Appropriate pedestrian safety infrastructure should be investigated along High Street where the laneway interacts.

Following receipt of the above requested information, TfNSW will complete its assessment and advise its support (or) otherwise. Further information may be requested following completion of the review.

If you have any further questions, Ms Laura van Putten would be pleased to take your call on (02) 8849 2480 or please email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely



Pahee Rathan
Senior Land Use Assessment Coordinator