

11 March 2021

Our Reference: SYD20/00454/03  
Council Reference: DA20/0167  
Portal Reference: CNR-6822

Sandra Fagan  
Penrith City Council  
PO Box 60  
PENRITH NSW 2751

Dear Ms Fagan

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

Reference is made to Council's referral dated 16 February 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*.

TfNSW has reviewed the additional submitted documentation inclusive of Varga Traffic Planning's response dated 22 Sept 2020 and provides the following comments for Council:

1. It is noted that the intersection of Union Street and Worth Street would operate worse in 2030 in both AM and PM Peaks. Also, the intersection operates at LOS E during PM peak which is in an unacceptable level. Mitigation measures should be proposed to bring the level of service to an acceptable level (LOS C or better).
2. Reference is made to Item 4 and 5 in TfNSW (27 May 2020) response Attachment A. The response from the consultant does not adequately address these concerns raised. In this regard consideration should be given to addressing these safety concerns and any mitigation measures is to be provided for review.
3. This area is considered to have high pedestrian activity due to its close proximity to the train station and commercial establishments (i.e Westfield), there should be provisions of infrastructure for vulnerable road users to ensure their safety and promote walking/cycling.

In addition it is unclear if pedestrian protection has been included in the models provided. Electronic SIDRA modelling files need to be reviewed to ensure appropriate pedestrian protection is incorporated into the modelling.

As Council are the planning authority for this development it is up to Council to determine if the development risks raised by TfNSW are satisfied. Should Council determine that additional information is required to address TfNSW concerns, TfNSW will provide further comments on any additional information that's is provided.

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  
TfNSW

## **Attachment A – TfNSW Letter 5 February 2020**



5 February 2019

Roads and Maritime Reference: SYD19/00080/01 (A25645931)  
DP&E Reference: SEAR 1295

Director  
Department of Planning and Environment  
Industry Assessments  
GPO Box 39  
SYDNEY NSW 2001

Attention: **William Hodgkinson**

Dear Sir/Madam

**PROPOSED WASTE DISPOSAL FACILITY – 1669-1723 ELIZABETH DRIVE, BADGERY'S CREEK**

Reference is made to your correspondence dated 16 January 2019 requesting Roads and Maritime Services (Roads and Maritime) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment (EA) requirements.

Roads and Maritime requires the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections on Elizabeth Drive, and the need/associated funding for upgrading or road improvement works (if required).
2. Details of the cumulative impact of the construction traffic from this development and the surrounding development should be assessed.
3. Details of the proposed site access and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
4. Detailing vehicle circulation, proposed number of car parking spaces and compliance with the appropriate parking codes.
5. Details of light and heavy vehicle movements (including vehicle type and likely arrival and departure times).
6. To ensure that the above requirements are fully addressed, the transport and traffic study must properly ascertain the cumulative study area traffic impacts associated with the development

**Roads and Maritime Services**

(and any other known proposed developments in the area). The traffic analysis/modelling needs to consider the impact on Elizabeth Drive for the duration of the works because traffic growth in this area is expected to increase more quickly than standard growth rates.

This process provides an opportunity to identify a package of traffic and transport infrastructure measures required to support future development. Regional and local intersection and road improvements, vehicular access options for adjoining sites, public transport needs, the timing and cost of infrastructure works and the identification of funding responsibilities associated with the development should be identified.

7. A strip of land has previously been dedicated as Public Road by private subdivision (DP 240718), along the Elizabeth Drive frontage of the subject property, as shown by yellow colour on the attached Aerial – "X". Roads and Maritime has also previously resumed and dedicated a strip of land as road along the Elizabeth Drive frontage of the subject property, as shown by grey colour on the attached Aerial – "X".

All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Elizabeth Drive boundary.

The applicant is advised that the subject Property is within a broad investigation area for the long term widening of Elizabeth Drive. The investigations have not yet advanced to the stage where options have been defined and accordingly it is not possible at this date to identify if any part of the subject property would be required to accommodate this proposal however there is the potential that the frontage of the site may be impacted.

Further information on the project can be obtained from contacting Kate Lunney (Roads and Maritime Project Development Manager) on 1800 865 503 or email [Elizabethdrive@rms.nsw.gov.au](mailto:Elizabethdrive@rms.nsw.gov.au).

Any inquiries in relation to this Application can be directed to Malgy Coman on 8849 2413 or [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

Yours sincerely



Pahee Rathan  
A/Senior Land Use Assessment Coordinator  
North West Precinct