

Your Reference: SSD 5347
Our Reference: SYD12/00733/02
Contact: Dianne Rees
Telephone: 8849 2237



Transport
Roads & Maritime
Services

The Director – Metropolitan and Regional Projects North
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Denise Robertson

**SUBDIVISION OF STAGE 2D TO CREATE 86 RESIDENTIAL LOTS, 5
INTEGRATED HOUSING LOTS; CONSTRUCTION OF INTERNAL ROAD
NETWORK AND STREETSCAPES; CONSTRUCTION OF A POCKET PARK
(HOWELL PARK)
COREEN AVENUE, PENRITH
SSD 5347**

Dear Sir/Madam

I refer to your email of 23 November 2012 (Department Ref: SSD 5347) concerning the abovementioned development application which was referred to Roads and Maritime Services (RMS) for comment in accordance with Clause 104 of *State Environmental Planning Policy (Infrastructure)*.

RMS has reviewed the State Significant development and provides the following comments to the Department for consideration in its determination of the State Significant Development:

1. All works/regulatory signposting associated with the proposed development are to be at no cost to RMS.
2. A Construction Traffic Management Plan (TMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to the Department and RMS for approval prior to the issue of the Construction Certificate. The TMP must detail the traffic impact of the construction works on the local area and State Road network and the means proposed to manage construction works to minimise such impacts.
3. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
4. The car parking provision is to be to Penrith Council's satisfaction.

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5. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004 and AS 2890.2 – 2002 for heavy vehicle usage.
6. The swept path of the longest vehicle (including garbage trucks) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.

Any inquiries can be directed to Dianne Rees by telephone on 8849 2237.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'O. Hodgson'. The signature is fluid and cursive, with a large initial 'O'.

Owen Hodgson

Senior Land Use Planner
Transport Planning, Sydney Region

21 December 2012