



Our reference: ECM 9813259
Contact: Kathryn Saunders
Telephone: (02) 4732 8567

14 December 2021

Department of Planning, Industry and Environment
Attn: Teresa Gizzi
Email: Teresa.Gizzi@planning.nsw.gov.au

Dear Ms Gizzi,

**Response to Submissions: SSD-11070211 - Proposed New Public School
in Mulgoa Rise, Glenmore Park at 60-78 Deerubbin Drive and 1-23
Forestwood Drive, Glenmore Park**

I refer to the Department's request to provide comments in relation to the above application and Council's previous correspondence sent to you dated 3 December 2021.

With regard to Council's correspondence dated 3 December 2021, please find below, the referenced additional advice from Council's Development Engineering team for your consideration in the assessment of the application.

1. Development Engineering Considerations

(a) Roads Act approval for any works within the Road Reserve

It is acknowledged by the applicant that any works within the Road Reserve will require approval from Penrith City Council as the Roads Authority under the Roads Act.

To ensure the safety of any children's crossing, Council requires the children's crossings to incorporate raised blister islands.

Council acknowledges that raised islands may impact upon overland flows, however, Council will accept reduced island widths to accommodate overland flows. As part of the application for a Roads Act approval, the submission of detailed engineering plans shall include an assessment of any raised splitter islands upon overland flows.

Recommended Conditions:

1. Roads Act Approval for works within the Road Reserve

Prior to the issue of any Construction Certificate or prior to the commencement of any works, the Certifier shall ensure that a Section 138 Roads Act application, including payment of application and inspection fees, has been lodged with and approved by Penrith City Council (being the Roads Authority under the Roads Act), for provision of any crossings, children's crossings, bus stops and any associated infrastructure within the



public road reserves of Forestwood Drive, Darug Avenue and Deerubbin Drive.

Detailed engineering plans are to be submitted with the application and are to be prepared in accordance with the development consent, Penrith City Council's Design Guidelines for Engineering Works for Subdivisions and Developments, Engineering Construction Specification for Civil Works, Austroads Guidelines, and best engineering practice.

Delivery of the raised pedestrian crossing to Deerubbin Drive is to occur, prior to the issue of an Occupation Certificate for the development and prior to the use commencing.

Any children's crossings shall incorporate Plans shall include an assessment of any raised blister islands upon overland flows.

Contact Penrith City Council's Development Engineering Department on 4732 7777 to obtain a formal fee proposal prior to lodgement and visit Penrith City Council's website for more information.

Note:

All works associated with the Roads Act approval must be completed prior to the issue of any Occupation Certificate or prior to the use of the development.

2. Signs & Linemarking

Prior to the issue of any Occupation Certificate, and installation of regulatory/advisory signage and line marking within the Road Reserve areas, plans are to be lodged with Penrith City Council and approved by the Local Traffic Committee.

Notes:

- Contact Penrith City Council's Engineering Services Department on 4732 7777 for further information on this process.*
- Allow eight (8) weeks for approval by the Local Traffic Committee.*
- Applicable fees are indicated in Council's adopted Fees and Charges.*

3. Works As Executed for works within the Road Reserve

Prior to the issue of any Occupation Certificate, Works As Executed drawings, for any civil works within the Road Reserve shall be submitted to the Principal Certifier in accordance with Penrith City Council's Engineering Construction Specification for Civil Works.

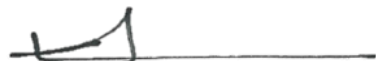
An original set of Works As Executed drawings shall also be submitted to Penrith City Council with notification of the issue of the Occupation Certificate where Penrith City Council is not the Principal Certifier

4. Penrith City Council Clearance for works approved under the Roads Act

Prior to the issue of any Occupation Certificate, the Principal Certifier shall ensure that all works associated with a S138 Roads Act approval have been inspected and signed off by Penrith City Council.

Should you wish to discuss any aspect of Council's comments further, please do not hesitate to contact me directly on (02) 4732 8567.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Kathryn", followed by a horizontal line.

Kathryn Saunders
Principal Planner