



4 April 2018

Our Reference: SYD17/01668/02 (A20956934)
Council Ref: DA17/1092

The General Manager
Penrith City Council
PO Box 60
PENRITH NSW 2751

Attention: Clare Aslanis

Dear Mr Stoneham,

**AMENDED APPLICATION - PROPOSED STAGED CONSTRUCTION OF WALLACIA
MEMORIAL PARK – LOT 2 DP 1108408 AND LOT 512 DP 1079728 – 13-15 PARK ROAD,
WALLACIA**

Reference is made to Council's letters dated 17 November 2017 and 18 January 2018, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the submitted documentation and requests the following additional information/amendments for further assessment of the proposed development:

1. Roads and Maritime requests a Seagull intersection treatment to be provided for the main access to the site on Park Road. This would allow for a protected right turn into the site and a protected waiting area for vehicles turning right out of the site onto Park Road. Consideration should also be given to a left turn deceleration lane (within the property boundary) for eastbound traffic on Park Road into the site at the main access. The design and construction of the intersection should be in accordance with AUSTROADS and Roads and Maritime requirements and endorsed by a suitably qualified practitioner.

The application including the plans should be amended reflecting the above requirement and a concept design should be provided to Roads and Maritime for review.

2. Clarification is required regarding the overall future operation of the golf club house and the anticipated additional traffic at the existing access to the golf club as a result of the development. It is indicated the club house will be used for functions following a funeral at the proposed new chapel. However, it seems the club house will also continue operating as a golf course.

The reports do not identify the full capacity of the club house and neglects to address the parking requirement and the required access arrangements to/from Park Road. The traffic report advises a considerable number of chapel / cemetery visitors will leave the site via the club house (rather than the new main entry) having attended a function following the funeral. However, this is not reflected in the report and Sidra modelling. The existing 61 parking spaces

Roads and Maritime Services

surrounding the club house appear random and it seems access can be gained to and from adjoining properties.

The above matters need to be addressed and the parking and access to the club house needs to be assessed and formalised as a result of the development.

3. It is proposed to provide a 'one-way' internal road which links the golf club to Mulgoa Road. However, no information is provided regarding proposed access arrangement and intersection analysis at this access point on Mulgoa Road. This information is also required.
4. Overall parking on site is based on the operational requirements of the Catholic Cemeteries. Allocations for parking are based on 1 ceremony at a time, however on occasion there may be an overlap of patrons turning up and looking for parking while another ceremony is finishing. The report refers to the additional existing 61 spaces at the clubhouse, but some of these spaces will be occupied by members of the golf club. It is stated that visitors using the function rooms following a funeral ceremony may leave their car parked at the chapel to reduce the demand on parking associated with the function centre. However this is a considerable walk and vehicles left at the chapel would restrict the access for parking if additional services taking place later. Additional information is required addressing the above concerns and how parking is managed especially when there are overlapping ceremonies.
5. It is noted from the traffic report that the Safe Intersection Sight Distance (SISD) has been estimated based on the 60 km/h and 80 km/h speed limit on Park Road. Roads and Maritime requests the SISD to be provided based on the design speed of 70km/h and 80km/h (10 km/h higher than the posted speed limit) as per AUSTRROADS and submitted for review.
6. All other redundant driveway(s) on Park Road and Mulgoa Road should be removed as a result of the proposed development. This should be shown on the plans.
7. Roads and Maritime requests Sidra analysis files for all intersections analysed to be submitted for review and assessment.
8. The reports refer to Park Road as local road. It is advised that Park Road is a classified road; therefore the proposed access arrangement and road works on Park Road requires concurrence from Roads and Maritime under Section 138 of the Roads Act 1993.

Furthermore, Roads and Maritime has previously acquired a strip of land for road along the Mulgoa Road frontage of the subject property, as shown by blue colour on the attached Aerial – "Z". Roads and Maritime has also previously resumed and dedicated a strip of land as road along the Park Road frontage of the subject property, as shown by grey colour on the attached Aerial – "X", "Y" and "Z". The subject property is further affected by a Road Widening Order under Section 25 of the Roads Act, 1993 as published in Government Gazette No. 112 of 20th October 1967; folio 3854, as shown by pink colour on the attached Aerial – "X" and "Y" and DP 227202. Therefore, any new buildings or structures, together with any improvements integral to the future use of the site are to be wholly within the property boundaries and erected clear of the land reserved for road widening (unlimited in height or depth). The area required for road should be identified on any plan of development.

Any inquiries in relation to this application can be directed to Zhaleh Alamouti on 8849 2331 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely



Rachel Cumming
Senior Land Use Assessment Coordinator
North West Precinct

“X”



11
DP718232

13 PARK ROAD
WALLACIA

2
DP1108408

501
DP789716

A
DP339050

PARK RD

1
DP575367

37
DP650418

E
DP404562

82 PARK ROAD
WALLACIA

1
DP658494

90 PARK ROAD
WALLACIA

9 JAMES STREET
WALLACIA



“Z”

39
DP752016

25
DP718232

1573 MULGOA ROAD
WALLACIA

50
DP820512

6
DP747868

23
DP718232

21
DP136646

20
DP1101558

1576 MULGOA ROAD
WALLACIA

19
DP654991

18
DP654990

17
DP129402

1587 MULGOA ROAD
WALLACIA

16
DP129402

512
DP1079728

9
DP1508

15
DP129402

10
DP1508

513
DP1079728

11
DP1508

21
DP129387

2
DP663279

20
DP129387

1562 MULGOA ROAD
WALLACIA

10
DP18701

18
DP129387

1
DP781948

17
DP129387

A
DP334601

2
DP1108408

1
DP1169209

4
DP18701

3
DP18701

2
DP18701

1
DP318587

1
DP18701

SP30514

PARK RD

422
DP706223

1
DP1108408

