

27 September 2021
Ref 20547

Penrith City Council
PO Box 60
Penrith NSW 2751

Attn: Robert Walker

Dear Robert,

**PROPOSED RESIDENTIAL DEVELOPMENT
96-98 LETHBRIDGE STREET & 42-46 EVAN STREET, PENRITH
TRAFFIC & PARKING MATTERS
DA20/0824**

I refer to Council's letter dated 7 April 2021 requesting additional information in respect of the abovementioned development proposal.

Please find attached revised plans of the proposed car parking area which has been prepared in response to the traffic matters raised in your letter.

The following advice is provided in response to the traffic and matters raised in point 3, 29, 35(i) and 35(ii) raised in the letter.

1. Traffic Circulation

The plans have been amended in accordance with Council requirements as follows:

- basement car parking areas are now completely separated for 96-98 Lethbridge Street, and 42-46 Evan Street to remove the one-way circulation arrangement as requested by Council
- the driveway off Evan Street has been widened to accommodate two-way traffic flows to service the basement car parking area beneath 42-46 Evan Street that is now completely independent from the basement car parking area beneath 96-98 Lethbridge Street
- the driveway off Lethbridge Street will now accommodate two-way traffic flows to service the basement car parking area beneath 96-98 Lethbridge Street.

2. Blind Aisles

All visitor parking will not be located more than 6 car spaces in length from intersections between circulation driveways and ramps, allow visitor vehicles to easily turnaround in the event that all visitor parking is occupied.

Signage and line marking shall be provided before any residential parking areas to discourage visitors driving into these dead-end parking areas where all parking spaces will be allocated to specific users.

3. Marked Pedestrian Path

Pedestrian pathways within the revised car parking layout will simply follow the car park aisle between the car space and lift. The provision of a linemarked walkway within the aisle would not yield any additional benefits and could in fact create a false sense of security for pedestrians, contrary to the original design intent.

4. Motorcycle and Scooter Parking

The *State Environmental Planning Policy No65 – Design Quality of Residential Apartment Development (2002 EPI 530)* specifies that:

30 Standards that cannot be used as grounds to refuse development consent or modifications of development consent

(1) If an application for the modification of a development consent or a development application for the carrying out of development to which this Policy applies satisfies the following design criteria, the consent authority must not refuse the application because of those matters –

(a) if the car parking for the building with be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide

Accordingly, the general commentary relating to motorcycle and scooter parking in the *Apartment Design Guide* is not a mandatory requirement.

In any event, 4 motorcycles are now proposed in the Evan Street basement, and 2 motorcycle spaces are now proposed in the Lethbridge Street basement.

5. Garbage Truck

Garbage collection are expected to occur no more than twice a week, and typically outside commuter peak periods.

In the unlikely event that a 9.7m garbage truck meets an exiting car, the truck driver will signal the car to depart first so that the truck can utilise the full width of the ramp to turn onto the site.

In the unlikely event that a 9.7m garbage truck meets a car on the ramp, the ramp has more than sufficient width to allow these two vehicles to pass each other as demonstrated by the attached *swept turning path* diagram.

All trucks leaving the loading dock will wait until the ramp is clear before proceeding forth.

Furthermore, *swept turning path* diagrams have been updated showing a 9.7m garbage truck with 500mm manoeuvring clearance can satisfactorily enter and exit the site whilst travelling in a forward direction at all times in accordance with Council requirements.

6. Loading / Service Area

Council's comments relating to the proposed "open" loading / service area is acknowledged.

There are no traffic engineering concerns with regards to this layout and there is not expected to be any conflict with general car traffic.

7. Closing

I trust the advice provided in this letter satisfies your requirements. Please do not hesitate to contact the undersigned on 9904 3224 should you have any queries or require any further information regarding the above.

Yours faithfully

A handwritten signature in black ink, appearing to read 'T. Yang', enclosed within a faint rectangular border.

Thomas Yang
Senior Engineer (NER)
Varga Traffic Planning Pty Ltd

Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRIES.



EVAN STREET

(20.115 WIDE)

Legend

---▶ PATH TO ACCESS BALCONY



DEEP SOIL
3,031 m²

B DEVELOPMENT APPLICATION 210921_ZB
A DEVELOPMENT APPLICATION 021220_ZB
Rev Description Date App'd
Project

RESIDENTIAL FLAT BUILDING
96-98 LETHBRIDGE ST & 42-46 EVAN ST
PENRITH NSW 2750 AUSTRALIA

URBAN LINK

Business Address:
Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 29745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title
FLOOR PLANS
GROUND
Checked/Approved

Scale
1:200
@A1 Sheet Size

Project Number Drawing Number Revision
19107 DA-102 B

Status
DEVELOPMENT APPLICATION

1 GROUND FLOOR PLAN
SCALE 1:200

Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



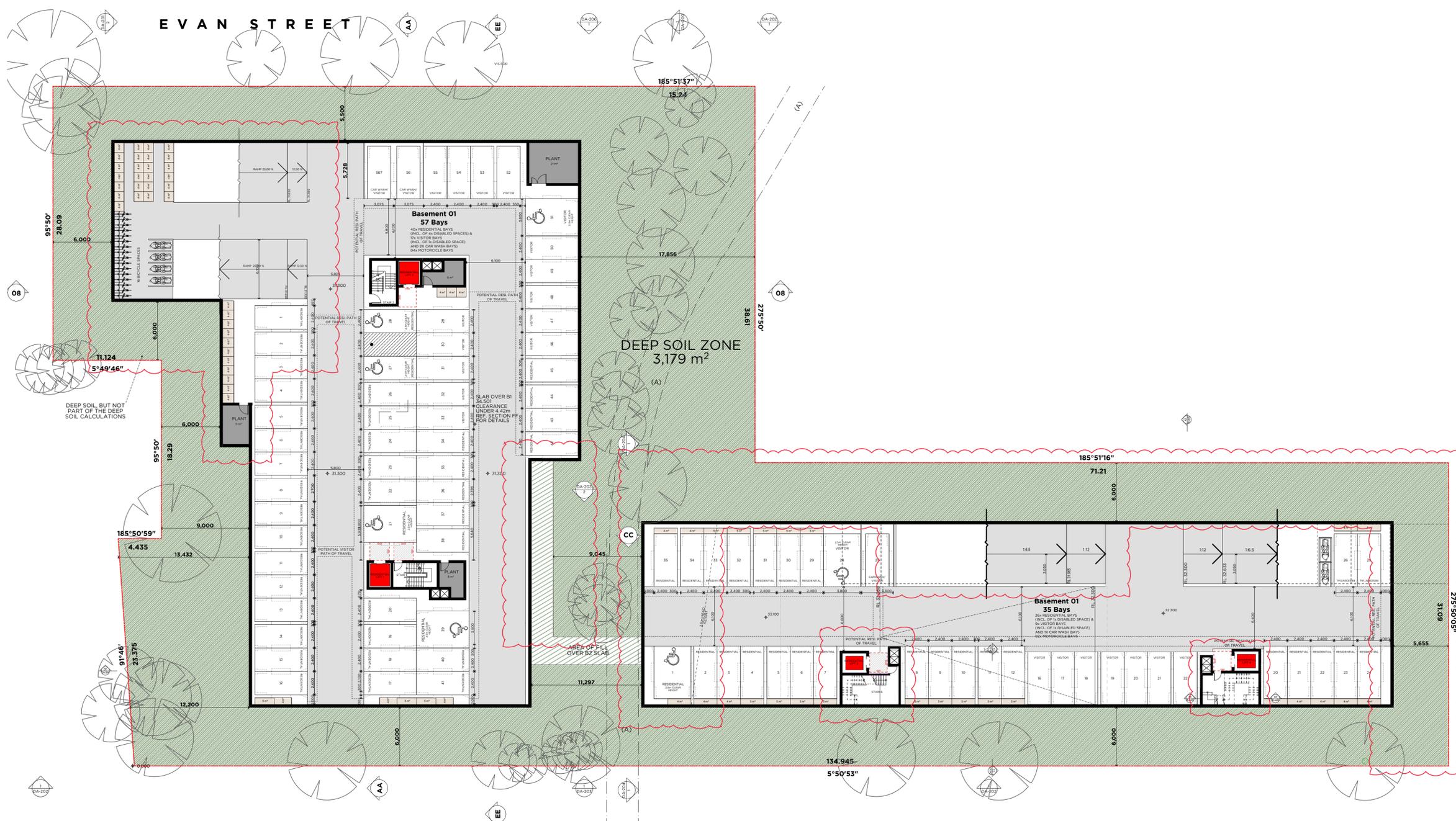
COLORBOND STEEL FENCE HEIGHT 1800MM
COLORBOND JASPER

BASIX

BASIX REQUIREMENTS

Fixtures - All dwellings - Shower heads 4" (<4.5 l/min)
Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All dishwashers 4"
Hot water system - gas instantaneous 6"
Bathroom ventilation system - individual fan, ducted to facade or roof manual switch on/off
Kitchen Ventilation system - individual fan, ducted to facade or roof manual switch on/off
Laundry ventilation system - individual fan, ducted to facade or roof manual switch on/off
Cooling - 1 phase airconditioning living areas
1 phase airconditioning Bedroom areas
Heating - 1 phase airconditioning living areas
1 phase airconditioning Bedroom areas
Kitchen - gas cooktop & electric oven.
For details refer to Basix Certificate.

EVAN STREET



1 BASEMENT 01
SCALE 1:225

REV B

B DEVELOPMENT APPLICATION	210921	ZB
A DEVELOPMENT APPLICATION	021220	ZB
Rev Description	Date	App'd
Project		

RESIDENTIAL FLAT BUILDING
96-98 LETHBRIDGE ST & 42-46 EVAN ST
PENRITH NSW 2750 AUSTRALIA

URBAN LINK
Business Address:
Level 10, 11-15 Doane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 29745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title
FLOOR PLANS
BASEMENT 01
Checked/Approved

Scale
1:225
@A1 Sheet Size

Project Number Drawing Number Revision
19107 DA-107 B

Status
DEVELOPMENT APPLICATION

Notes
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



COLORBOND STEEL
 FENCE HEIGHT 1800MM
 COLORBOND JASPER

BASIX

BASIX REQUIREMENTS

Fixtures - All dwellings - Shower heads 4" (>4.5 l/min)
 Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All dishwashers 4"
 Hot water system - gas instantaneous 6"
 Bathroom ventilation system - individual fan, ducted to facade or roof manual switch on/off
 Kitchen Ventilation system - individual fan, ducted to facade or roof manual switch on/off
 Laundry ventilation system - individual fan, ducted to facade or roof manual switch on/off
 Cooling - 1 phase air conditioning living areas
 1 phase air conditioning Bedroom areas
 Heating - 1 phase air conditioning living areas
 1 phase air conditioning Bedroom areas
 Kitchen - gas cooktop & electric oven.
 For details refer to Basix Certificate.



1 BASEMENT 02
 SCALE 1:225

REV B

B DEVELOPMENT APPLICATION	210921_ZB
A DEVELOPMENT APPLICATION	021220_ZB
Rev Description	Date App'd
Project	

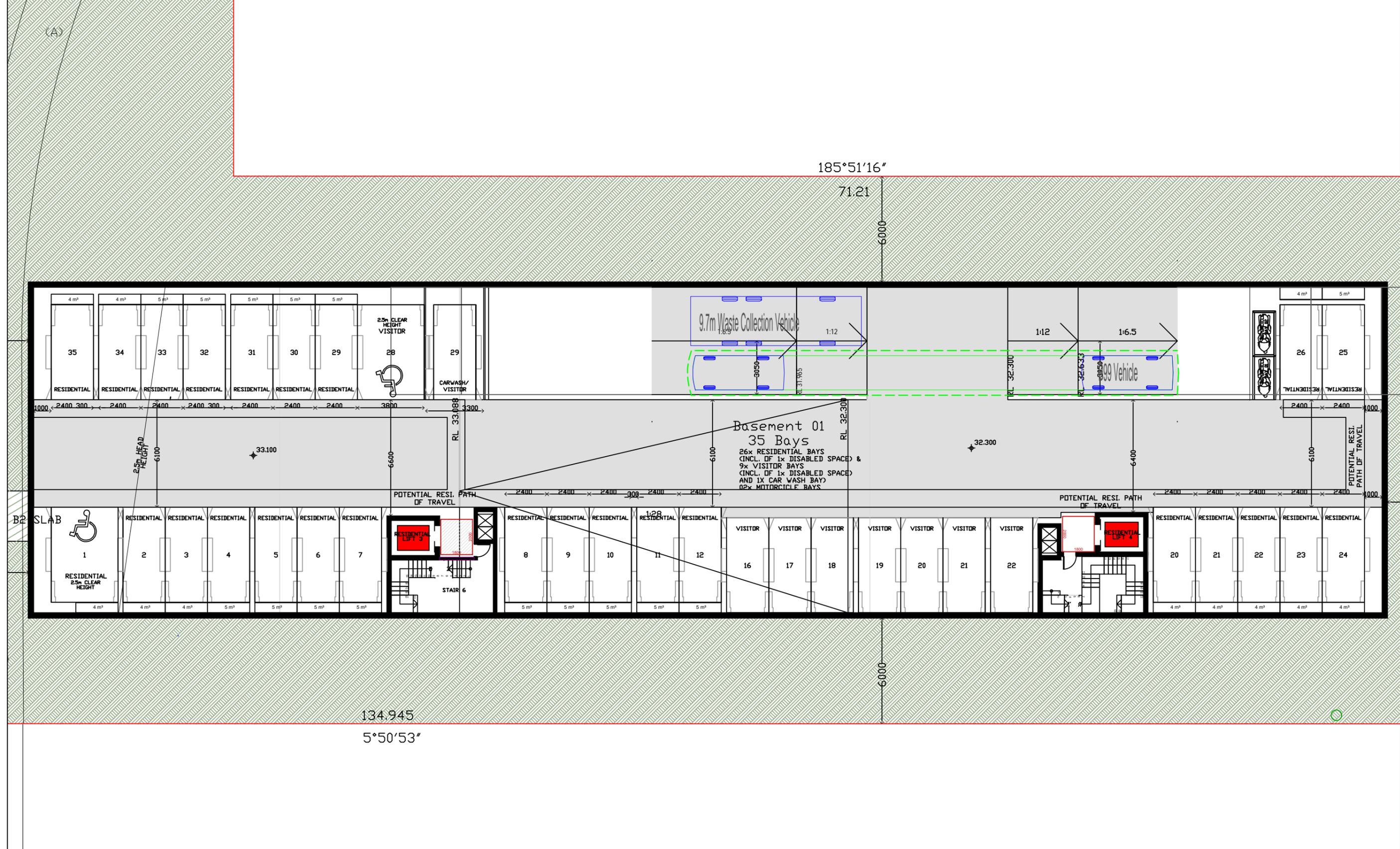
RESIDENTIAL FLAT BUILDING
 96-98 LETHBRIDGE ST & 42-46 EVAN ST
 PENRITH NSW 2750 AUSTRALIA

URBAN LINK
 Business Address:
 Level 10, 11-15 Doane Street, Burwood NSW 2134
 Postal Address: PO BOX 2223 Burwood North NSW 2134
 Phone Number: +61 29745 2014
 Nominated Architects:
 Ziad Boumelhem Reg no 8008
 Youssef El Khawaja Reg no 8933

Drawing Title
FLOOR PLANS
BASEMENT 02
 Checked/Approved

###	Scale	1:225	
###	Sheet Size	601 Sheet Size	
Project Number	Drawing Number	Revision	
19107	DA-108	B	
Status	DEVELOPMENT APPLICATION		

EEP SOIL ZONE 3,179 m²



VARGA TRAFFIC PLANNING Pty Ltd
 ABN 88 071 762 537
 Suite 6, Level 1
 20 Young Street
 Neutral Bay, NSW 2089
 Phone +61 2 9904 3224
 PO Box 1868
 Neutral Bay, NSW 2089
 www.vargatrafic.com.au
 Sydney, Australia

DRAWING TITLE
Ramp_9.7mTruck&B99_Passing

ADDRESS
 96-98 Lethbridge Street
 42-46 Evans Street
 Penrith

PROJECT
 PROPOSED RESIDENTIAL DEVELOPMENT

1:200 @ A3

PROJECT NO.
 20547

REVIEWED
 RV

DATE DRAWN
 2021-9-21

PREPARED
 TY

VARGA TRAFFIC PLANNING Pty Ltd

Transport, Traffic and Parking Consultants

