

28 November 2014

Jamie Stewart
 Fitzpatrick Investments Pty Ltd
 22-24 Junction Street
 Forest Lodge
 NSW 2037

Dear Jamie

1. Lockwood Road Access Intersection

I am writing in relation to the revised road network plan being prepared by Planning NSW in relation to Erskine Park and the Western Sydney Employment Area and specifically in relation to the connection of proposed Roads 4 and 6 (see plan below) to the precinct road network.



The road network plan was submitted to Penrith Council through the Development Application process (in approximately 2008) and identified as the most appropriate property subdivision and road layout, comprising a simple Tee arrangement with an eastern approach opposite Lockwood Road. This arrangement divides the 27.78 Hectares of land to the east of the North South Road fairly equally, but also consolidates the number of intersections on North South Road (i.e. only one intersection required to serve several properties). It should be noted that the land to the south of Road 4 is at a grade that prohibits the relocation of Road 4 to the south, e.g. opposite Road 5.

The proposed changes to the road network occur mainly to the south of the Sydney Water pipeline and while the realignment of the Southern Link Road shortens the length of North South Road, the purpose and status of the road does not change, and therefore it is not expected that the traffic volumes would be significantly different to those established when the road network was planned and the subject of network modelling. In this regard, there is no difference to the operation of the proposed cross intersection.

We understand that further traffic modelling is to be undertaken by GHD for Planning NSW in order to assess the revised road network, however, no modelling has been provided to-date to determine that the intersection should only serve Lockwood Road. We have undertaken a brief assessment of the intersection location and there are no issues relating to the proximity to Lenore Drive, as confirmed by the location of Lockwood Road.

It should be noted that the provision of a four-way intersection is entirely consistent with the longstanding road network plans submitted to Council and that the possibility of restricting the Lockwood Road intersection to a three-way intersection had not previously been raised, neither has any alternative road network plan been presented by Council or Planning NSW. In this regard, we ask that the intersection be retained as a four-way intersection and included as such within the GHD network modelling so that an appropriate lane arrangement (turn lane lengths etc.) can be confirmed.

This submission is being submitted within the required timeframe, however the expected traffic modelling exercise should provide Fitzpatrick with a further opportunity for comment beyond those made in this submission.

Yours faithfully



Andrew Morse
Senior Traffic Engineer