

Reference: #N117911

03 July 2018

Bowning Development Trust
PO Box 3490
ALBURY NSW 2640

Attention: Mr. Travis Barker

Dear Travis

**RE: PP_2017_YASSV_001_00 – PROPOSED HIGHWAY SERVICE CENTRE, HUME
HIGHWAY, BOWNING
LETTER OF RESPONSE TO ROADS AND MARITIME SERVICES**

This letter has been prepared in response to the comments by Roads and Maritime Services (Roads and Maritime) in their letter (PP_2017_YASSV_001_00, ref SWT17/00104) dated 4 September 2017 as it relates to the planning proposal on lots 16 and 18 DP 246891 and part lot 172 DP246891, Hume Highway (HW2), Bowning.

1. *From the information provided it is understood that the planning proposal is a request for the amendment of schedule 1 of the Yass Valley Local Environmental Plan 2013 to include Highway Service Centre as a permitted land use for the subject site. The subject site has frontage to the Hume Highway within a 110 km/h speed zone.*

It is understood that whilst this amendment to the LEP may include the Highway Service Centre as a permitted land use for the subject site the development of the subject site requires the submission of a Development Application to the consent authority (Council) for Assessment. The information provided in support of the planning proposal included preliminary plans for the proposed development of the subject site. The documentation and plans supplied indicated that access for the development is proposed to and from the east bound (Sydney bound) carriageway of the Hume Highway only.

The potential for connection of vehicular access driveways between the development and the Hume Highway has been discussed previously with the proponent. Roads and Maritime Services have consistently advised that any connection point to the east bound (Sydney bound) carriageway shall not be located where it provides for convenient access for vehicles travelling on the west bound (Melbourne bound) carriageway of the Hume Highway to access/exit the development site. In this regard the location of any proposed driveway to the Hume Highway relative to the existing at grade median crossover between the carriageways of the Hume Highway needs to be considered.

As part of the works for the duplication of the Hume Highway vehicular crossing points were provided within the median between the carriageways of the Hume Highway. These median crossovers were provided at selected locations to allow for access from

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both carriageways of the highway to rural land holdings along the corridor of the Hume Highway. These crossovers were never designed or constructed to cater to the potential traffic generation of a Highway Service Centre.

The supporting Traffic Impact Assessment refers to the closure of the existing median crossover that was constructed to provide for access to Lot 26 DP 246891 to both the east bound and west bound carriageways of the Hume Highway. A submission has been received from the land owner of Lot 26 DP 246891 objecting to the closure of the existing median crossover. This median crossover is not to be closed without the consent of the land owner of that allotment.

Roads and Maritime Services has considered the planning proposal on the basis of the supporting documentation and advises that no objection is raised to the proposed amendment to the Yass Valley Local Environmental Plan 2013. Notwithstanding this any future Development Application for a proposed Highway Service Centre shall be supported by an appropriate planning report and Traffic Impact Assessment prepared by appropriately qualified person(s) to allow for an informed assessment of the development proposal.

Please note that under the provisions of Clause 104 and Schedule 3 of SEPP (Infrastructure) that the development of a service station on a site that has direct vehicular or pedestrian access to a classified road shall be referred to Roads and Maritime Services for comment.

This comment is noted and agreed. The project team has completed extensive consultation with several land owners (including the lot 26 land owner), Yass Valley Council and Roads and Maritime Services.

Several options were investigated with respect to existing median crossovers and potential Highway Service Centre site access ramps. Ultimately, the option to purchase adjacent landholdings (east of lot 18), comprising lots 19-20 and lots 82-84 was favoured. The agreement for transfer of ownership of these lots is included as Attachment 1.

This agreement has allowed the proposed eastbound highway on-ramp to be extended further east such that the on-ramp kerb is located beyond the median opening at lot 26. This allows the existing lot 26 access arrangements to be retained and prevents highway service centre traffic from accessing the median crossover. The existing median crossover further east that provides access to several lots including lots 18-19 and lot 128 will be closed. Lot 19 (under the ownership of the applicant) will be provided a new left-in/ left-out access further east. These arrangements are appropriate and address the above matters raised by Roads and Maritime Services.

The concept layout plan has been revised to reflect the above and is included in Attachment 2.

I trust this provides the information you require. Naturally, should you have any questions or require any further information, please do not hesitate to contact me in our Sydney office on (02) 8448 1800.

Yours sincerely

GTA CONSULTANTS



Rhys Hazell
Associate Director

encl.

Attachment 1 – Transfer of Ownership Letter

Attachment 2 – Concept Layout Plan

Attachment 1

Transfer of Ownership Letter

28 June 2018

Maurice Morgan
Roads and Maritime Services

Dear Maurice

27780 Hume Highway, Bowning NSW

Our ref: TSB001-00006

We confirm that Bowning Pty Ltd (as purchaser) and Rodney and Heidi Leggott (as vendor) have entered into a Put and Call Option Deed in respect of 27780 Hume Highway, Bowning NSW (being Lots 19-20 in DP 246891 and Lots 82-84 in DP 753596) ("**The Property**") dated 28 June 2018. Upon development consent for a Highway Service Centre being obtained, the purchaser intends on exercising the call option, and upon exercise of the call option, a contract for sale will be entered into in respect of the Property.

Yours faithfully



Partner responsible:
Theo Casimatis
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Ben Chahoud, Lawyer
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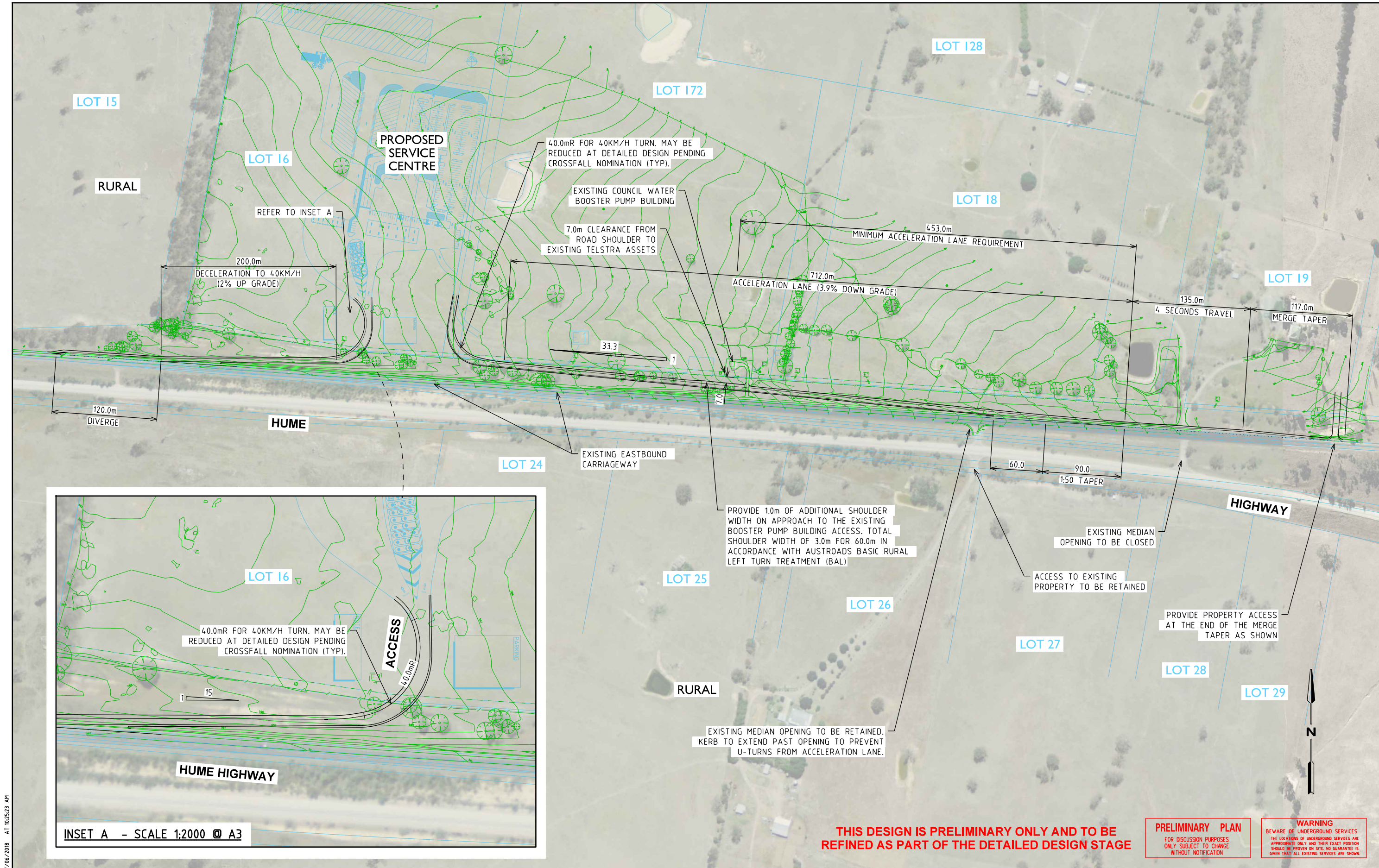
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Attachment 2

Concept Layout Plan



ON 27/06/2018 AT 10:25:23 AM
PLOTTED BY : Tom Napiorkowski

AMENDMENTS				
ISSUE	DATE	DESCRIPTION	BY	CHK. APP.
P6	27.06.18	SHOULDER WIDENED ON APPROACH TO BOOSTER PUMP ACCESS (AUSTRROADS BAL)	T.N.	R.H. R.H.
P5	19.06.18	UPDATED WITH MODIFIED SITE LAYOUT. LOT LABELS ADDED.	T.N.	K.W. R.H.
P4	29.03.18	UPDATED WITH MODIFIED SITE LAYOUT	T.N.	K.W. K.W.
P3	26.03.18	UPDATED WITH MODIFIED SITE LAYOUT	T.N.	K.W. K.W.
P2	22.03.18	UPDATED WITH MODIFIED SITE LAYOUT	T.N.	K.W. K.W.
P1	21.03.18	INITIAL ISSUE (CONTINUED FROM PREVIOUS GTA CONSULTANTS DESIGN 16S1542000-01-P2)	T.N.	K.W. K.W.

- GENERAL NOTES
- ALL DIMENSIONS AND RADII ARE IN METRES AND ARE TO THE FACE OF KERB AND CHANNEL.
 - BASE INFORMATION OBTAINED FROM FEATURE AND LEVEL SURVEY FROM DIVERSE PROJECT SOLUTIONS (DPS) DATED 07 SEPTEMBER 2016 AND SIX MAPS NSW AERIAL PHOTOGRAPHY DATED 27 APRIL 2016. GTA CONSULTANTS DOES NOT TAKE ANY RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING CONDITIONS BASE ON WHICH THE SETOUT DETAIL IS BASED. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE EXISTING CONDITIONS INCLUDING UNDERGROUND SERVICES SHOULD BE VERIFIED ON SITE.
 - DECLARED HIGHWAY - HUME HIGHWAY - SPEED ZONE 110KM/H - DESIGN SPEED 120KM/H
 - DESIGN VEHICLE - AUSTRROADS 35.4m B-TRIPLE

DESIGNED	T. NAPIORKOWSKI	DESIGN CHECK	-
DRAWN	T. NAPIORKOWSKI	DRAFTING CHECK	-
APPROVED BY	-	DATE APPROVED FOR INITIAL ISSUE	21 MARCH '18
SCALE	A3	CAD FILE NO.	N117911-01-P6.dgn

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CLIENT YASS VALLEY PROPERTY

SERVICE CENTRE ACCESS

HUME HIGHWAY, BOWNING
(APPROX. 915m EAST OF GRACES FLAT ROAD)

CONCEPT LAYOUT

DRAWING NO. N117911-01

ISSUE P6

THIS DESIGN IS PRELIMINARY ONLY AND TO BE REFINED AS PART OF THE DETAILED DESIGN STAGE

PRELIMINARY PLAN
FOR DISCUSSION PURPOSES
ONLY SUBJECT TO CHANGE
WITHOUT NOTIFICATION

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE
APPROXIMATE ONLY AND THEIR EXACT POSITION
SHOULD BE PROVIDED ON SITE. NO GUARANTEE IS
GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.