

ANNEXURE 3 to DA 0081/2011

Prior to Work Commencing

- 1 Pursuant to s.81A of the Act, the following matters must be satisfied prior to the commencement of work:
 - (i) Obtain a construction certificate from either Council or an accredited certifier;
 - (ii) Appoint a Principal Certifying Authority (and advise Council of the appointment, if it is not the Council); and
 - (iii) Give at least two days notice to Council of the intention to commence work.
- 2 Toilet facilities are to be provided, prior to the commencement of work, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.

Facilities are to be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be a standard flushing toilet, and must be connected to a public sewer. If connection to a public sewer is not practicable, then the toilet is to be connected to an accredited sewage management facility approved by the council. If connection to a public sewer or an accredited sewage management facility is not practicable, then connection to some other sewage management facility approved by the council is required.
- 3 A sign is to be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out stating that unauthorised entry to the work site is prohibited and showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours. The sign is to be removed when the work has been completed. This condition does not apply to building work carried on inside an existing building, or building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is carried out.
- 4 A minimum one (1) week's notice shall be given in writing to Council of the intention to commence works, together with the name of the principal contractor and any major sub-contractors engaged to carry out works.
- 5 Traffic Control Plans are to be prepared by a certified and approved person in accordance with AS1742.3-1996 and the Road and Traffic Authority's current version of the "Traffic Control at Worksites" manual.
- 6 A hoarding is to be erected and maintained in accordance with Council's adopted guidelines to ensure the safety of pedestrians and preservation of Council's assets.
- 7 Erosion and sediment controls for the construction works are to be installed and approved by Council before any site works begin, and maintained effectively for the duration of the construction works.
- 8 The contractors engaged on the development must maintain public liability insurance cover to the minimum value of \$20 million. The policy shall specifically indemnify Council from all claims arising from the execution of the works. Documentary evidence

of the currency of the policy shall be provided to Council prior to the commencement of work and upon request, during the progress of the work.

Prior to Issue of a Construction Certificate

- 9 Pursuant to section 68 of the Local Government Act 1993, the following approvals must be obtained:
 - (i) Carry out water supply work;
 - (ii) Carry out sewer work;
 - (iii) Carry out stormwater work; and
 - (iv) Dispose of waste into a sewer of the council (trade waste).
- 10 Prior to issue of a Construction Certificate for the shopping centre building or the freestanding sign in Hill Street, confirmation shall be provided from Country Energy that arrangements have been made for relocation of the existing electricity sub-station on Lot 467 DP 871160 and that installation of the sign on Lot F DP 347487 complies with their requirements for development under powerlines.
- 11 Full details of any proposed mechanical equipment (i.e. air conditioners, ventilation equipment) to service the building, including proposed screening and noise attenuation measures shall be submitted to, and approved by Council prior to the issue of a Construction Certificate for each building.
- 12 To enable the adequacy of proposed site landscaping to be properly assessed prior to site development works commencing, a landscape design plan in respect of the proposed landscaping is to be submitted to Council for approval. Such plan to include botanical names, quantities and state of maturity of all proposed trees, shrubs and ground covers.
- 13 An Erosion and Sediment Control Management Plan prepared in accordance with the relevant sections of the Department of Housing manual "Soil and Water Management for Urban Development", and Council's current Engineering Guidelines for Subdivisions and Developments shall be submitted to and approved by Council with the application for construction certificate.
 - (i) Measures to prevent site vehicles tracking sediment and other pollutants from the development site;
 - (ii) Dust control measures;
 - (iii) Control structures such as sediment basins, sediment fences and sediment traps to trap sediment and allow filtered water to pass through;
 - (iv) Safety measures for temporary and permanent water bodies including fencing and maximum batter slopes; and
 - (v) Contingencies in the event of flooding.

The erosion and sediment control measures shall be provided to avoid damage to the environment during construction and are to be maintained throughout the construction of the development.

- 14 Detailed engineering drawings and construction specifications, specific to the works, prepared in accordance with Council's Engineering Guidelines for Subdivisions and Developments, are required for the following, as a minimum, to ensure all works are designed and constructed in accordance with recognised and accepted standards and guidelines:
- (i) Stormwater drainage;
 - (ii) Car park construction;
 - (iii) Rigid pavement construction for heavy vehicle access from Hill Street through to Marius Street;
 - (iv) Median Island construction in Peel Street;
 - (v) Footpath construction in Marius Street;
 - (vi) Retaining wall, inclusive of safety barrier and pedestrian fencing;
 - (vii) Signs and linemarking;
 - (viii) Erosion and sedimentation control; and
 - (ix) Location of utility services.

The engineering drawings including stormwater drainage calculations shall be submitted to Council for approval prior to the issue of a Construction Certificate.

All engineering drawings and specifications are to be certified by a Chartered Professional Engineer or Surveyor.

- 15 A structural pavement design report, including geotechnical test results, shall be prepared that demonstrates compliance with the Australian Road Research Board "Special Report 41" and shall be submitted for approval by Council to ensure that the minimum requirements of Council's Engineering Guidelines for Subdivisions and Developments have been met for all proposed vehicle access paths through Council owned land and rigid pavements for all heavy vehicle access as outlined in the development application.
- 16 All allotment filling shall require a submission from the applicant's Consulting Engineer. The submission shall be provided to Council prior to issue of a Construction Certificate and shall include drawings/specifications which shall clearly identify the location and depth of proposed filling. Matters to be taken into consideration in the submission shall be drainage, services, fill material standards, compaction standards, dust control, impact on adjacent lands and the requirements of AS3798 (as amended) and AS2870 (as amended).
- 17 The design of the heavy vehicle delivery routes shall be such that it complements the existing vehicle manoeuvring space, parking areas and loading docks of all adjacent lots, particularly with the transition from the rear of the Parry Building site (Lot 16 DP 758951) to the rear of the Library/Art Gallery site (Lot 466 DP 871160). Preliminary engineering designs shall be submitted to Council for approval prior to the completion of detailed engineering drawings.
- 18 Prior to the issue of a Construction Certificate, a Construction Management Plan shall be prepared by a suitably qualified person and submitted to Council to address the

methods employed during construction to minimise the impacts of the construction activities on:

- (i) Adjoining or adjacent businesses;
- (ii) Users of public footpaths and roads;
- (iii) Parking in the vicinity of the site;
- (iv) Surrounding streets used to access the site; and
- (v) The functions of the Tamworth Regional Library and Art Gallery, specifically the collection and delivery of large art exhibitions.

19 To ensure compliance with the Food Safety Standards and the Food Act 2003, the following information is required to be submitted to, and approved by Council prior to issue of a Construction Certificate:

- (i) A floor plan showing all equipment, fittings and fixtures, including benches, storage cupboards (storage of staff personal items), sinks, basins, door/window openings, and chemical/cleaning equipment storage areas. Details are to include finishes to walls, floors and ceilings, heights of fixtures from floors and benches, junctions of walls and floors and lighting provisions;
- (ii) Sectional elevations of all benches, equipment and fixtures; and
- (iii) Mechanical exhaust ventilation plans showing all dimensions, details and specifications of *cooking equipment (ie. gas, electricity) and external discharge points*

20 A detailed study of the site in relation to potential land contamination shall be undertaken following demolition of the motel. This should include sampling of the site including the area under the existing motel buildings. The report produced should state whether the site is suitable for its intended use or whether remediation is required. If remediation is required then a Remediation Action Plan (RAP) may be included in the report or as a separate document.

Where a RAP is required, it shall be submitted and approved by Council prior to the issue of a Construction Certificate.

Dependent upon the content of the RAP, a Validation Report shall be submitted to Council prior to the issue of a Construction Certificate.

21 Council is satisfied that the proposed development is likely to increase the demand for car parking within the area.

Pursuant to Section 94 of the Environmental Planning and Assessment Act, 1979 Council requires the payment of a monetary contribution towards the provision of sixty seven (67) car parking spaces.

The fee prescribed by Council's Management Plan for 2010/2011 is \$14,895 per space, being a total contribution of \$997,965.

The contribution shall be paid prior to issue of a Construction Certificate or as otherwise satisfied through a Works in Kind agreement between Council and the Developer.

The contributions required by this condition are allowed by and determined in accordance with the Tamworth Urban Section 94 Contributions Plan 2006-2011 commencing on 01 August 2005, a copy of which may be inspected at the office of the Council.

The above contributions have been adopted under the 2010/2011 Council Management Plan. Revised rates adopted in subsequent Management Plans will apply to development undertaken in later financial years.

- 22 A compliance certificate under section 306 of the Water Management Act 2000 must be obtained from the Council (as the local water supply authority). All payments must be received and documentation approved prior to the issue of a Construction Certificate:

- (i) Sewer headworks contribution: \$50,177
- (ii) Water headworks contribution: \$33,090
- (iii) Engineering drawings and construction specifications for the extension to Council's water supply shall be prepared in accordance with Council's Engineering Guidelines for Subdivision and Development and submitted and approved prior to the issue of a Construction Certificate for building work.

Note: The above contributions have been adopted under the 2010/2011 Council Management Plan. Revised rates adopted in subsequent Management Plans will apply to lots released in later financial years.

General

- 23 The development must be carried out in accordance with the Development Application and accompanying plans, drawings and other documents as amended by conditions of this consent. Any amendment to the development or these conditions will require the consent of Council.
- 24 All proposed building, site works or property improvement indicated on the submitted plans or otherwise required under the terms of this consent shall be completed prior to occupation of the premises to ensure compliance with the provisions of the Environmental Planning and Assessment Act 1979.
- 25 All building work must be carried out in accordance with the provisions of the Building Code of Australia.
- 26 The Developer is responsible for any costs relating to minor alterations and extensions of existing roads, drainage and Council services for the development.

During Construction

General

- 27 Work on the project shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-

Monday to Friday 7.00am to 5.00pm;

Saturday 8.00am to 1.00pm if audible on other residential premises,
otherwise 7.00am to 5.00pm;

No work to be carried out on Sunday or Public Holidays if it is audible on other residential properties.

- 28 The footpath and/or road reserve are not to be used for construction purposes or placing of building materials (without Council's prior consent) to ensure safe and unobstructed access for pedestrians. Where necessary, application may be made by contacting Council's Development and Approvals Division.
- 29 A site rubbish enclosure shall be provided on the site for the period of the proposed construction works.
- 30 A copy of the current stamped approved engineering construction plans and specification must be kept on site for the duration of the works and be made available upon request to either the Principal Certifying Authority or an officer of the Council.
- 31 The Developer shall ensure that dust suppression is undertaken to the satisfaction of the Responsible Authority, in the form of constant water spraying or other natural based proprietary dust suppressant, to ensure that dust caused by any vehicles moving within the site does not cause a nuisance to surrounding properties.
- 32 Stockpiles of topsoil, sand, aggregates, spoil or other material shall be stored clear of any natural drainage path, constructed drainage systems, easement, water bodies, adjacent car parks or road surface and located wholly within the site with measures in place to prevent erosion or movements of sediment in accordance with the approved erosion and sediment control management plan.
- 33 All spillage of materials, as a result of delivery or handling, must be removed as soon as practicable and placed into suitable receptacles for reclamation or disposal in a manner that does not cause pollution of the environment.
- 34 Open and piped drains, gutters, roadways and access ways shall be maintained free of sediment for the duration of the work. When necessary, roadways shall be swept and drains and gutters cleaned of sediment build up.
- 35 Any damage caused to the road pavements, public and private car parking areas, kerb and guttering and /or footpath during building operations shall be rectified by the Developer or the builder to the satisfaction of Council to ensure the integrity of Council's road infrastructure and privately owned road infrastructure adjacent to the development is maintained to an acceptable standard.
- 36 The road reserve and adjacent car parks are not to be used for construction purposes or placing of building materials (without Council's prior consent) to ensure safe and unobstructed access for pedestrians and motorists. Where necessary, application may be made by contacting Council's Development Services Division.
- 37 Erosion and sediment control measures are to be maintained at all times in accordance with the approved erosion and sediment control plan.

Stormwater

- 38 The stormwater drainage system for the development shall be designed and constructed in accordance with Council's Engineering Guidelines for Subdivisions and

Developments and the principles outlined in the drainage report dated 6 September 2010 by Bath Stewart Associates Pty Ltd.

Generally the system shall be designed and constructed to accommodate runoff from rainfall events up to and including the 100 year ARI. Flows up to and including the 10 year ARI must be contained in an underground piped system. Flows greater than the 10 year ARI event up to and including the 100 year ARI event must be controlled within overland flow paths.

Where flow paths are located on private property, easements shall be provided in favour of the lots/lands that benefit.

- 39 Stormwater drainage systems and easements shall be provided in accordance with Council's Engineering Guidelines for Subdivisions and Developments for all roads and lots created by the development.

Roads

- 40 A median island shall be designed and constructed in Peel Street from the existing median island located in Peel Street at the White Street roundabout. The median island shall have a minimum width of 1.2 metres and extend a minimum of 10 metres past the existing car park ingress/egress right-of-way located on Lot 1 DP 771845 and Lot 17 DP 615734. The median island shall transition from the existing median island and be designed and constructed to match the existing.
- 41 The median island shall be designed and constructed such that infiltration of stormwater runoff between the median island and the road pavement is prevented.
- 42 "No U-turn" and "Keep Left" signage shall be installed in accordance with AS1743 (as amended) at the end of the new median island in Peel Street.
- 43 Left turn only signage in accordance with AS1743 (as amended) shall be provided in the new median island in Peel Street opposite the egress located on Lot 1 DP 771845 and Lot 17 DP 615734.
- 44 Redundant laybacks located in Marius Street and Hill Street fronting the development shall be removed and replaced with concrete barrier kerb and gutter to match the existing.
- 45 The footpath in Marius Street between the kerb line and the property boundary shall be paved and finished with a nonslip surface for the full frontage of the development site. Given the existing levels of the footpath in Marius Street, the provision of drainage infrastructure in the footpath will need to be considered to ensure that stormwater runoff does not impact the development or adjacent sites.

Access

- 46 The final levels of the cross overs (the area between the kerb and gutter and property boundary) for the proposed car park ingress/egress off Hill Street and the heavy vehicle access off Hill Street shall be between 3% and 6% falling to the kerb line to ensure that drainage water present within the road reserve is contained within the road reserve.
- 47 The cross over for the Marius Street egress for the development shall be reconstructed with a base course of adequate depth to suit design traffic and shall be sealed with reinforced concrete. The cross over shall be designed to complement the proposed

rigid pavement for the right-of-way which is to be used for delivery vehicles servicing the development.

Retaining Wall

- 48 A new engineered retaining wall shall be constructed by the developer to replace the existing retaining wall on the southern side of the proposed access driveway and pedestrian pathway from Hill Street. The retaining wall design and construction shall be certified by a Structural Engineer. The retaining wall shall be constructed of a masonry product, other than rock.
- 49 A road safety barrier, pedestrian fencing and a minimum 1.2 metre wide reinforced concrete footpath is to be designed and constructed for the full length of the retaining wall. The road safety barrier is to be designed in accordance with the relevant Australian Standard and be approved by Council.

Allotment Filling

- 50 Where allotment filling has been carried out, the "Works-As-Executed" plans shall indicate the contours prior to and after filling and also the compaction test results.

Traffic and Parking

- 51 Car parking accommodation shall be provided for a minimum of 267 parking spaces to ensure the provision of adequate on-site parking facilities commensurate with the demand likely to be generated by the proposed development. Such being set out generally in accordance with the details indicated on the submitted plans, except as otherwise provided by the conditions of this consent. It is noted that two hundred (200) car parking spaces will be provided onsite and a Section 94 developer contribution shall be levied in lieu of the remaining sixty seven (67) car parking spaces.
- 52 All parking bays shall be permanently marked out on the pavement surface and clearly indicated by means of directional signs to facilitate the orderly and efficient use of on-site parking facilities.
- 53 All internal driveways, parking areas, loading bays and vehicular turning areas to be constructed with a base course of adequate depth to suit design traffic, being sealed with either asphaltic concrete or reinforced concrete and being properly maintained to facilitate the use of vehicular access and parking facilities and to minimise any associated noise and dust nuisance. Full details of compliance are to be included on the plans accompanying the Construction Certificate application.
- 54 The proposed heavy vehicle delivery route with ingress from Hill Street and egress at Marius Street shall be constructed of a reinforced concrete (rigid) pavement of adequate depth to suit design traffic. The minimum width of the rigid pavement for the delivery route shall be 14.3 metres for the route parallel to Peel Street and for the full width of the right-of-way parallel to White Street.
- 55 "One Way" signage in accordance with AS1743 (as amended) shall be provided at the southern end of the right-of-way (heavy vehicle delivery route) that runs parallel to White Street, within the development site.
- 56 Bollards and "No Vehicle Access to White Street" signage shall be installed at the boundary with the right way to White Street, adjoining Lot 467 DP 871160 to prevent

any vehicular access to and from the right-of-way (heavy vehicle delivery route) that runs parallel to White Street and enforce the existing legal access requirements.

- 57 Bicycle parking shall be provided within the basement car park in a location that does not impact on pedestrian accessibility, vehicle parking or loading facilities.
- 58 The existing disabled parking spaces located on Lot 467 DP 871160 shall be relocated to an alternative location in consultation with Council, as landowner. The spaces shall be constructed and line marked in accordance with relevant standards and such work shall be at full cost to the developer.
- 59 A set down and pick up area shall be appropriately signposted and line marked at the rear of the Art Gallery and Library on Lot 466 DP 871160 to clearly identify a safe stopping area for the community.

The set down and pick up area shall be located between the pedestrian walkway and the loading dock. Consultation shall be undertaken with Council, as landowner prior to works commencing to ensure that the requirements of the Library and Art Gallery are satisfied.

- 60 All internal driveways, parking areas, loading and unloading areas and vehicle turning areas are to be designed in accordance with the requirements of AS2890.1 (as amended) "Parking Facilities- Off Street Parking".

Inspections

- 61 It is required that a Principal Certifying Authority (PCA) be appointed to undertake all critical stage inspections as prescribed under the Environmental Planning and Assessment Regulations, 2000. The owner may appoint either the Council or an accredited certifier to be the PCA.
- 62 Inspections are required to be carried out by Council for works as specified below:-
- (i) Stormwater drainage infrastructure prior to backfilling trenches;
 - (ii) Road pavement for Council's car park and the heavy vehicle delivery route prior to sealing;
 - (iii) Heavy vehicle delivery route prior to pouring of concrete; and
 - (iv) Footpath construction in Marius Street prior to the pouring of concrete

Please note that Council requires a minimum of 24 hours notice to undertake inspections. Section 68 application number and property description is to be quoted to ensure the inspection is confirmed.

- 63 Inspection - As a consent authority under the Water Management Act 2000, the following inspections are required to be carried out by Council. Where Council is not the Principal Certifying Authority, an additional fee for each inspection will apply.
- (i) Underfloor drainage under hydrostatic test prior to covering;
 - (ii) Hot and cold water plumbing under pressure test prior to covering;
 - (iii) Sanitary drainage (under hydrostatic test) prior to backfilling trenches or covering; and

- (iv) Final inspection of all plumbing and drainage works.

Prior to Occupation

- 64 To ensure that the building work is completed in accordance with the approval and is in a safe and healthy condition for use by the occupants, the building (or part of the building in the case of alterations and additions) shall not be occupied or used until –
- (i) It is completed in accordance with the approval and the principal certifying authority has completed a satisfactory final inspection; or
 - (ii) The principal certifying authority gives written permission to allow the building to be occupied or used before it is completed.
- 65 One A1 set of approved construction drawings shall be amended to show the "work-as-executed" and submitted to Council. These drawings shall be revision "W" and are to be certified by a registered surveyor or a Chartered Professional Civil Engineer.
- An "AutoCAD" file of the "works-as-executed" plan shall be submitted to Council to upload into Council's Geographic Information System. A 'pdf' version of the "works-as-executed" plans shall also be submitted to ensure that adequate electronic records are maintained of community infrastructure.
- 66 A construction validation report shall be prepared by the Applicant's Consulting Engineer, inclusive of all test results and materials certificates, verifying that all works associated with Council infrastructure have been completed in accordance with the drawings and specifications.

Prior to Issue of Subdivision Certificate

- 67 Notification being provided that satisfactory arrangements have been made with Country Energy to ensure that electricity supply infrastructure is available for each lot in accordance with community expectations.
- 68 Notification being provided that satisfactory arrangements have been made with Telstra to ensure that telecommunications infrastructure is available for each lot in accordance with community expectations.
- 69 The subdivision plan shall identify that the land included in the proposed building footprint (being lot 1 DP534154, lots A & B DP 398476, lot 6 DP 230958, lots 51 & 52 DP 710142, part lot 42 DP 708583 and part lot 467 DP 871160) has been consolidated into a single title to ensure that the requirements of the Building Code of Australia are achieved and to ensure that no portion of the development site may be disposed of independently.
- 70 A compliance certificate under section 306 of the Water Management Act 2000 must be obtained from the Council (as the local water supply authority). All works must be completed prior to the issue of an Occupation Certificate:
- (i) A single water service, with backflow prevention device shall be provided to the development by extending Council's water main from either Hill Street or Marius Street in accordance with the requirements of Council's Engineering Guidelines for Subdivisions and Developments;
 - (ii) A sewer service shall be provided to the development by connecting to the sewer manhole located in the south-western corner of Lot 1 DP 534154 in

accordance with Council's Engineering Guidelines for Subdivision and Development; and

(iii) All existing sewer mains servicing the land shall be decommissioned.

71 In addition to the easements identified on the submitted plans, easements are required for the following:

(i) The existing sewer main adjacent to the rear boundary of Lots 3 and 4 DP32608 in favour of Tamworth Regional Council; and

(ii) The freestanding sign located on Lot F DP 347487 in favour of the development site.

Continued Operations

72 The landscaped area of the development is to be maintained at all times in accordance with the approved landscape plan.

73 The sealing to all vehicular parking, manoeuvring and loading areas is to be maintained at all times.

74 The pavement markings of all vehicular parking areas and associated signage to be maintained at all times.

75 All vehicular movement to and from the site shall be in a forward direction to ensure that the proposed development does not give rise to vehicle reversing movements on or off the Public Road with consequent traffic accident potential and reduction in road efficiency.

76 Vehicles shall be loaded or unloaded standing wholly within the premises and within loading bays designated on the submitted plans, or as otherwise provided in accordance with the conditions of this consent to ensure that the proposed development does not give rise to street loading or unloading operations with consequent accident potential and reduction in road efficiency. Under no circumstances are vehicles to be loaded or unloaded at the kerb side, or across the public footpath.

77 To ensure that the required parking, loading/unloading facilities and associated driveways are able to function efficiently for their intended purpose, proposed parking areas, service bays, truck docks, driveways, vehicular ramps and turning areas shall be maintained clear of obstruction and be used exclusively for their intended purpose, and under no circumstances are such areas to be used for the storage of goods or waste materials.

78 All delivery trucks must enter the site from Hill Street and exit to Marius Street. B-doubles are not permitted to make deliveries to the development.

Advice

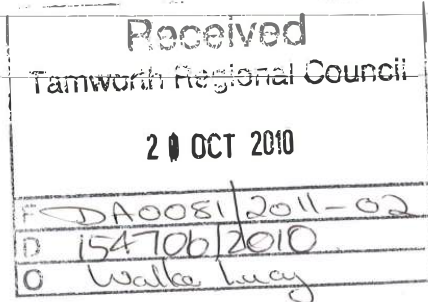
79 If a system as defined in Part 4 of the Public Health Act 1991 (for example, a water cooling system), the installation, operation and maintenance of the system must comply with the Public Health (Microbial Control) Regulation 2000.

- 80 The Council shall determine the category of duration for car parking on the Council land adjoining the development as part of a review of all public parking within the Tamworth Central Business District (CBD).

File No: 425NTH10/00195 10/1961
Your reference: DA008/2011
Gregory Sciffer



The General Manager
Tamworth Regional Council
PO Box 555
TAMWORTH NSW 2340



Highway No. 11 - Oxley Highway. Tamworth Regional Council.
Proposed Eastpoint Shopping Centre, Tamworth.

Dear Sir

Reference is made to your letter received on 13 September 2010 by the Roads and Traffic Authority (RTA) for the proposed shopping centre.

The following advice regarding the impacts on transport, road safety, traffic management and efficiency are provided for your consideration.

- i. The proposed shopping centre is designed with its main pedestrian access onto the Oxley Highway when in reality it will be from the rear. The nature of some of the tenants will encourage on-street parking and pedestrian activity on the highway.
- ii. The development should be designed to meet the intent of Clause 101 of the ISEPP2007 as alternative access is available from the local road network.
- iii. The traffic indicates that there will be adequate capacity in the road network to manage the increased traffic generation. However, no consideration has been given to the safe management of the expected increase in turning traffic at the Marius/Hill Street intersection. Increased delay will increase the potential for conflicts and the capacity of turning lanes needs to be checked taking into consideration natural growth.
- iv. No consideration has been given to the safe management of through, left and right-turning traffic at the Hill and Peel Street driveways. These movements need to be clearly defined and protected so they are self regulating.
- v. The close proximity of the proposed two access driveways from Hill Street will create conflicts for entering and exiting traffic into the public and private car parks unless turning movements can be clearly defined and adequate protected storage provided for turning traffic. Both driveways need to have a centrally raised median to regulate entering and exiting traffic movements.
- vi. The RTA would recommend the use of the AUSTROADS Pt4A-Road Design Guide to identify the treatments required such as sheltered turning lanes for right and left-turning traffic at accesses.

Roads and Traffic Authority

31 Victoria Street Grafton NSW 2460
Post Office Box 576 Grafton NSW 2460 DX7610
www.rta.nsw.gov.au | 02 66401300

- 2 -

- vii. There is an access lane to White Street which has not been considered.
- viii. Very little consideration has been given to providing safe pedestrian connections to the proposed development from and across the existing surrounding road network. This should include mid-block locations.
- ix. A pedestrian crossing is proposed across the entrance to the underground car park. Any traffic facility installed in a road related area needs to comply with current guidelines and approved by the local regulatory authority.
- x. The existing unrestricted parking will be displaced and this will have an impact on other areas. The inclusion of the 63 public parking spaces is not a practical solution as these will still be utilised for all day parking. Council needs to satisfy itself that the provision of off-street parking will be adequate for the scale of the development.
- xi. The design of the complex fragments servicing arrangements. If access is to be supported to Marius Street then it should be designed and regulated at both ends to only allow service vehicles to exit.
- xii. Service areas should be segregated from the public to maintain their safety.
- xiii. The lower service dock could become congested if more than one vehicle tries to access the dock. This will affect the operation of the public car parking areas.
- xiv. The use of the public car park by service vehicles will create pavement maintenance issues.
- xv. A condition should be imposed to prevent B-Doubles from accessing the site as it is not designed for them.
- xvi. There appears to be no servicing facilities for tenancies 3 and 4.
- xvii. Consideration needs to be given to connections for public transport such as taxis and buses.
- xviii. Facilities need to be considered for bicycle parking close to entrances.
- xix. Advertising and illumination adjacent the Oxley Highway should be designed so that it does not impact on the safety of the travelling public. The signposting should be limited to a single structure.

For any further enquiries please contact Mr Greg Sciffer (Ph: 02 66401344) or by email at land_use_northern@rta.nsw.gov.au for advice.

Yours faithfully



David Bell
Regional Manager, Northern Region

19 OCT 2010