

APPENDIX 5

Referral Responses

4DA124
101367
MM:



11 January 2011

The General Manager
Albury City
PO Box 323
Albury NSW 2640

Attention: David Christy

ALBURY CITY			
ACTION OFFICER	18 JAN 2011	AGT	GOPY
	FILE NO:		
	SCN:		

DA 10.2010.30748.1 - PROPOSED SIX (6) STOREY COMMERCIAL & RETAIL DEVELOPMENT WITH CAR PARKING, LOTS 1 & 2 SP 57929, LOTS 1-3 DP 23650, LOT 33 DP 544990 & LOT 23 DP 627560, 353 - 355 WAGGA ROAD, LAVINGTON.

I refer to your correspondence regarding the subject Development Application which was referred to the Roads and Traffic Authority (RTA) for comment.

It is understood that the proposal is related to DA 10.2010.30457.1 which formed the initial stage for this current development proposal for the subject site. However the current DA (DA 10.2010.30748.1) is for a six (6) storey premises to house a range of commercial and retail land uses and additional parking. The current DA also includes additional land parcels. Notwithstanding the difference in the development the physical interaction of the carpark with the road network is unchanged however the traffic generation of the proposed development is substantially different.

As mentioned in the reply to DA 10.2010.30457.1 the proposed development has frontage and vehicular access to both Wagga Road and Griffith Road. Access to Wagga Road is limited to left-in and left-out movement by an existing raised central traffic island. The offset of the driveways to Wagga Road and Griffith Road so as not to create a straight through movement between these roads is supported but consideration for additional traffic calming measures to deter the use of the site for through traffic movement between the two roads and minimise speed within the site should be considered.

The RTA has assessed the development application and supporting information provided and would grant its concurrence under Section 138(2) of the Roads Act 1993 subject to the Council ensuring that the following comments are included as conditions of development consent and are complied with:

1. The off-street car park layout associated with the proposed development including driveway design and location, internal aisle widths, ramp grades, parking bay dimensions and loading bays are to be in accordance with AS 2890.1-2004 "Off-street car parking" and AS 2890.2-2002 "Off-street commercial vehicle facilities".
2. The swept path of the largest vehicles entering and exiting the subject site and manoeuvrability through the site is to be in accordance with AS 2890.2-2002 "Off-street commercial vehicle facilities" and to Councils satisfaction and in a manner to allow all vehicles to be able to enter and exit the subject site in a forward direction.

Roads and Traffic Authority AGN 64 460 155 755

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3. For road safety reasons any driveway is to be constructed with a width of 6-9 metres in accordance with AS 2890.1-2004 "Off-street car parking" and be able to accommodate largest size vehicle likely to access the subject site.
4. Any proposed access driveway to the development is to be constructed so that the driveway rises to the level of the pedestrian footpath along the frontage of the site and not have the footpath step down onto the roadway.
5. Any redundant driveway servicing the subject site is to be removed and the road reserve is to be reinstated to match the surrounding roadside landform including kerb & gutter in accordance with Council requirements.
6. Pedestrian access to the site from the road reserve is to be provided separate to the vehicle driveways and is to be designed to cater for all forms of pedestrian mobility.
7. Any landscaping, fencing and signage to be provided within the site or along the boundary with any adjoining road reserve is to be designed and maintained to provide safe sight distance to pedestrians for motorists entering and exiting the site to minimise conflict in accordance with AS2890.1-2004 "Off-street car parking".
8. All activities including, loading and unloading associated with this development are to take place within the subject site.
9. Stormwater run-off from the subject site onto the adjoining road reserve as a result of the proposed development is not to exceed the existing level of run-off from the subject site. Suitable provision should be made to retard any increased storm water run-off from the site. Any access driveway is to be designed and constructed to prevent water from proceeding onto the carriageway of the adjoining road reserve.
10. A management plan to address construction and demolition activity access and parking is to be prepared to ensure that suitable provision is available on site for all vehicles associated with the construction of the development to alleviate any need to park within, or load/unload from, the surrounding public road network. Appropriate signage and fencing is to be installed and maintained to effect this requirement.
11. The developer is responsible for all public utility adjustment/relocation works, necessitated by the proposed development and as required by the various public utility authorities and/or their agents. It should be noted that any works within the road reserve will require RTA's concurrence under section 138 of the Roads Act 1993 prior to commencement of any works.
12. All works associated with the proposed development shall be at no cost to the RTA.

Further to the above suggested conditions the Council in determining this application may also give consideration to the following;

1. Consideration is to be given to implement traffic calming measures and entrance treatments within the car park to control speeding vehicles and to reduce vehicular/pedestrian conflict. Pedestrian crossing stripes are not to be placed as it resembles to the pedestrian crossing on the road and creates confusion as to who has the priority.
2. To accommodate the proposed development and provide for continued legal access throughout the development the subject site consisting of multiple allotments as indicated on the submitted Development Application are to be consolidated into one allotment.

3. The RTA's "Guide to Traffic Generating Developments" recommends that the required minimum number of on-site car parking spaces for the proposed land uses should be applied in accordance with the following rates;
- i) Commercial floorspace - 1 car space per 40 m² of Gross floor area
 - ii) Retail Floorspace - 6.1 car spaces per 100 m² of Gross leasable floor area
 - iii) Restaurants - whichever is the greater of 15 spaces per 100 sqm Gross floor area, or 1 space per 3 seats.

The proposed advertising signage is to be assessed against and comply with the provisions of State Environmental Planning Policy (SEPP) No. 64 - Advertising and Signage, and the Department of Planning's Transport Corridor Outdoor Advertising and Signage Guidelines (July 2007). As a minimum the following condition should be applied.

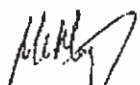
1. The advertising signage shall be designed and located such that it complies with the following:
- a. the sign display shall not include:
 - Any flashing lights,
 - Electronically changeable messages,
 - Animated display, moving parts or simulated movements.
 - Complex display that holds motorist's attention beyond "glance appreciation",
 - Display resembling traffic signs or signals, or giving instruction to traffic by using words such as 'halt' or 'stop';
 - b. The proposed advertising sign and support structure shall be located wholly within the confines of the property boundaries and not protrude over any adjoining road reserve.
 - c. The method and intensity of any illumination of the sign shall not be directed or transmitted in such concentration or intensity as to cause distraction or glare to motorists.
 - d. Any proposed sign and supporting structures to be located within close proximity to a road reserve is required, as a minimum, to comply with the wind loading requirements as specified in AS1170.1 Structural design actions - Permanent, imposed and other actions and AS1170.2 Structural design actions - wind actions.
 - e. Any proposed advertising signage should not obstruct any RTA or road safety or directional signage in the vicinity
 - f. The sign should not pose any risk to pedestrian safety.

Under the provisions of the Environmental Planning & Assessment Act it is the responsibility of the Consent Authority to assess the environmental implications, and notify potentially affected persons, of any development including conditions.

Any enquiries regarding this correspondence may be referred to the RTA's Development Assessment Officer, Maurice Morgan on Phone: (02) 69371611.

Please forward to the RTA a copy of Council's determination of this Development Application (Conditions of consent if approved) at the same time as advising the applicant.

Yours faithfully



S B Watrell
Regional Manager
South West Region

Memo



File No 10.2010.30748.1

22 December 2010

To David Christy
cc Petra Edwards
From Leah Warburton
Group/Team Community & Recreation
Subject 360-368 Griffith Road - DA

On 21 December 2010, Council Officers, Leah Warburton & Leanne Hunichen viewed the above mentioned development site, including the large Blakely's Red Gum, identified for retention.

Comments:

The development site is bordered by a major arterial road, Wagga Road and sub-arterial road, Griffith Road.

Griffith Road has recently been upgraded and has a new streetscape.

Recommendations:

In light of the above mentioned context the following recommendations regarding the landscape works are proposed;

Blakely's Red Gum - identified for retention.

- This is a large, mature specimen in poor health and structure due to a history of poor pruning.
- The tree's root zone is covered by a non-permeable surface and the soil compacted
- The tree has been lopped and is all epicormic regrowth. The regrowth is approximately 2 to 4 metres in length. An annual inspection is recommended and the carrying out of any mitigation works identified.
- The submission of a Protection Plan for the large, mature Blakely's Red Gum during the construction phase. This plan is to include an identified Tree Protection Zone (TPZ) and the erection of temporary fencing of the zone prior to work commencing. The TPZ is to be identified by a suitably qualified Arborist. Please refer to AS 4970 – 2009 Protection of trees on development sites.
- At the design stage;
 - There are to be no level changes within the TPZ of this tree.
 - The use of permeable material surrounds within the TPZ

Memo



Landscape Specifications

Trees:

- Yellow Box (*Eucalyptus melliodora*) is not a recommended species choice for this high target area. Red Box (*Eucalyptus polyanthemos*) is the preferred species as it is a proven performer and has a better limb drop history in Albury.
- Griffith Road Boundary. The preferred species is a compact Chinese Elm (*Ulmus parvifolia* spp.) as this will complement the existing streetscape upgrade.
- Wagga Road Boundary. Brush Box (*Lophostemon confertus*) is not recommended. The preferred species is Smooth-Barked Apple (*Angophora costata*) as used on the Wagga Rd nature strip.
- The Smooth-Barked Apple is also a useful tree for the internal carpark. It will provide shade and survive in these harsh urban conditions. The Evergreen Ash (*Fraxinus griffithii*) does not perform well and provides minimal shade.
- Golden Rain Tree (*Koelreutaria paniculata*) has only had moderate success in Albury. Within the open space near the forecourt alternative species that have a proven record in Albury are Chinese pistachio (*Pistacia chinensis*) or Pear species (*Pyrus* sp.). They have a faster growth rate and less water requirements.

Hedge Planting

- The identified hedge planting species of *Buxus* or *Photinia* have high maintenance requirements and the preferred alternate species are; *Syzigium Lilliput* (used in the Griffith Rd streetscape), *Westringia fruticosa* or *Waterhousia floribunda*

Ground Covers & Screen Planting

- The identified species are proven performers and an appropriate choice for Albury

Leah Warburton

Community Arborist

DEVELOPMENT APPLICATION CHECK LIST

PROJECT: DA 30748 COMMERCIAL

ADDRESS: 360 Griffith Road

DATE: 4/01/11

SURVEY

- ☒ B424 Consolidation
☐ A070 Previous Conditions

SERVICES

- ☒ B456 Existing main accurately located
☐ C045 Application water and/or sewer
☐ C040 Water service > DN32
☐ C428 Water meter located clear
☐ D546 Separate water & sewer services
☒ F493 Sewer manholes accessible & visible
☒ E487 Adjustments to public utilities

STORMWATER

- ☒ ~~B066~~
☒ ~~B53B~~ Lawful point of adequate capacity design consent
☒ B528 Lawful point of adequate capacity construction approval
☐ F499 Maintain Dam on-site

SOIL & WATER MANAGEMENT

- ☐ B522 Design of control measures.
☐ C432 Implementation inc. fines
☒ D060 Site protection
☐ D522 Maintain during construction
☐ D524 Silt retention
☐ D063 Re grass Disturbed areas

ACCESS

- ☒ B414 Front on access over footpath
☐ B412 Driveway side bdy (distance)
☒ D414 Redundant vehicle crossings
☐ C400 Site access via dedicated road
☐ C402 All-weather access to bdy.
☒ E484 Parking and manoeuvring fully constructed
☐ D400 Internal road construction
☐ D402 Internal driveways access aisles & parking bitumen seal
☐ D404 Residential Driveway
☒ D406 Driveway (Heavy Industrial) entrances & exits
☐ D408 Reconstruct existing driveway
☒ E418 Grated drain across driveway

FLOODING

- ☐ B478 Min. FFL (RL)
☐ B480 Min. FFL (structure) (RL)
☐ B482 Min. habitable FL (RL)
☐ B472 FFL 500 above edge of drain
☐ B486 Electrics floodproofed or relocated 0.5m above 1 in 100
☐ B470 Building materials & fittings To be flood compatible.
☐ F463 Actions to minimise damage by floodwaters

AIRPORT HEIGHT RESTRICTIONS

- ☐ D416 OLS

CLAY FILL

- ☐ D456 Geo-technical certificate

SITE

- ☐ B524 Geo-tech site instability risk

DEMOLITION

- ☒ C420 Removal of contaminants.
☒ C424 Removal of asbestos
☒ C421 Disconnect exist services

FOOTPATH

- ☐ E463 Footpath (width) rest topsoiled & turfed
☐ E466 No disturbing footpath / nature strip
☐ D448 Footpath construction surface
☐ D446 Footpath construction 1.5m wide
☐ D496 Footpath area regraded, topsoiled & turfed
☐ E472 Reconstruct existing footpath
☒ D452 Repair / replace damaged foot Paving/K & G

K & G

- ☐ B488 Construction + footpath formation, drainage & sealed road to EB
☐ B490 Construction + footpath formation, drainage & half carriageway width
☐ B492 Provide K & G + sealed shoulder Max 6m wide

ROADS

- ☐ B408 Sealed road construction half width of laneway

DEVELOPMENT APPLICATION CHECK LIST

EASEMENTS

- ☒ G4146 Require Easement Creation for all services
- ☐ B458 Structure designed to allow maintenance, excavation of utilities
- ☐ B460 Footings Clear of pipeline 300 x 300 removed

TRADE WASTE

- ☒ B048 Approval to discharge to sewer
- ☐ C436 Application + any conditions
- ☐ F433 Fuel storage tank licence
- ☐ E460 Petroleum products interception
- ☐ F039 No discharge without permission
- ☐ F451 Confining degreasing operations

ANCILLARY MATTERS

- ☐ B442 Masonry fencing > 1.0m
- ☐ B498 Retaining wall design

LANDSCAPING

- ☐ D012 Submission of plan
- ☒ C015 Trees on Site

SIGNAGE

- ☒ F800 Council approval required
- ☐ F810 Colours
- ☐ F805 Light intensity

SITE

- ☒ D478 Surface water
- ☐ D446 Provide concrete Footpath 1.5
- ☐ A200 Fire protection zone
- ☐ A070 Compliance with all previous development consent conditions
- ☒ A040 Approval by Other authorities (Hwy frontage)
- ☐ B476 Floodwater Flow

NOTES

Building over Sewer Main

The existing sewer main be accurately located in relation to the proposed building by on site measurements and footings in the vicinity of the sewer main shall be designed, by an appropriately qualified person, so that no load is imparted to the sewer main in accordance with Council's standard drawings. The main shall be replaced with wrapped ductile iron or approved equivalent. Details are to be included with a Construction Certificate

Internal Referral Sign Off



Reference: 24107
Application No: 10.2010.30748.1
Description of Development: Slx (6) Storey Commercial & Retail Development - Northpoint
Subject Land: Lot 33 DP 544990, Lot 23 DP 627560, Lot 2 SP 57929, Lot 1 DP 23650, LOT: 1 SP: 57929, LOT: 2 DP: 23650, LOT: 3 DP: 23650, LOT: 0 SP: 57929
353 Wagga Road LAVINGTON, 355 Wagga Road LAVINGTON, 2/368 Griffith Road LAVINGTON, 362 Griffith Road LAVINGTON, 1/368 Griffith Road LAVINGTON, 366 Griffith Road LAVINGTON
Contact: D Salzke-Spurr
Date of Assessment: 11 February 2011

Select if required:

Requirements

- Bond/Contributions ☐
Other - (Specify) ☐

Attachments

- Fire Safety Schedule ☐
LGA Plumbing ☐
LGA Other- (Specify) ☐

Submissions letters required ☐

Building Conditions

B115,b110 and a105

Comments/Instructions:

Approval

Referral Officer Sign Off: _____