

ANNEXURE 2

**Correspondence in Connection
with Service Vehicle Access**

**Various Allotments
Terralong, Akuna and Shoalhaven Streets, Kiama**

Stephen Richardson

From: nick@ndco.com.au
Sent: Tuesday, 28 November 2017 3:41 PM
To: Stephen Richardson
Subject: Fwd: 2016-19 Akuna St - P19 amended ground

Fyi

Regards

Nicolas Daoud
Director
Nicolas Daoud & Co Pty Ltd

M: 0414 949 470
P: 02 8004 2522
F: 02 9541 1022
E: nick@ndco.com.au

PO BOX 4081 Illawong 2234

Begin forwarded message:

From: John Steiner <johnsteiner@SteinerRichards.com.au>
Date: 21 September 2017 at 4:23:56 pm AEST
To: "nick@ndco.com.au" <nick@ndco.com.au>
Cc: Angelo Di Martino <Angelo@admarchitects.com.au>, Marcelo Ramirez <Marcelo.Ramirez@collierswgong.com.au>, "Tracy Armstrong (tracy.armstrong@aldi.com.au)" <tracy.armstrong@aldi.com.au>
Subject: RE: 2016-19 Akuna St - P19 amended ground

Dear Nick,

Your Traffic Engineer needs to verify that a 19 metre truck can turn into the lane, traverse the lane, manoeuvre in and out of the ALDI loading dock and exit out of the laneway. If all those points are satisfied, ALDI will also be satisfied that the laneway functions adequately for truck deliveries.

Regards,
John R Steiner

steinerrichards

Suite 17, Level 6, 122 Arthur Street, North Sydney, NSW 2060
T +612 8904 1799 M 0422 183 950
E johnsteiner@steinerrichards.com.au

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From: nick@ndco.com.au [<mailto:nick@ndco.com.au>]
Sent: Thursday, 21 September 2017 2:44 PM

To: John Steiner <johnsteiner@SteinerRichards.com.au>
Cc: Angelo Di Martino <Angelo@admarchitects.com.au>; Marcelo Ramirez <Marcelo.Ramirez@collierswgong.com.au>; Tracy Armstrong (tracy.armstrong@aldi.com.au) <tracy.armstrong@aldi.com.au>
Subject: Re: 2016-19 Akuna St - P19 amended ground

John

The council just asked for a letter from you confirming that you are satisfied with the lane access. The lane is standard width 3.05 wide (10 ft). the distance of travel is about 25 m. Please send me this confirmation asap.if you wish to discuss it please call me on my mobile.

Regards

Nicolas Daoud
Director
Nicolas Daoud & Co Pty Ltd

M: [0414 949 470](tel:0414949470)
P: [02 8004 2522](tel:0280042522)
F: [02 9541 1022](tel:0295411022)
E: nick@ndco.com.au

PO BOX 4081 Illawong 2234

On 14 Sep 2017, at 12:15 pm, John Steiner <johnsteiner@SteinerRichards.com.au> wrote:

Dear Nick,

As discussed over the telephone, ALDI require a tenancy of approximately 1600 square metres together with a minimum of 80 car spaces. Your current configuration of the ALDI tenancy provides for a 6 aisle store, which will require a minimum of 1100 square metre retail area and approximately 500 square metres of warehousing and amenities.

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1 December 2017

Our Ref: CLTR-16020029.04B

ADM Architects
PO Box 3061
WOLLONGONG NSW 2500

ATTENTION: MR ANGELO DI MARTINO

Dear Angelo,

PROJECT: PROPOSED MIXED USE DEVELOPMENT

ADDRESS: CNR AKUNA STREET & SHOALHAVEN STREET, KIAMA NSW 2533

Following your recent meeting the Kiama Council (Council) to discuss issues of concern regarding the submitted development application (Ref: 10.2016.304.1) it was highlighted that the following traffic issues required attention:

- Truck access into the proposed service lane from Shoalhaven Street;
- Truck manoeuvring within the loading bay;
- Truck egress from the service lane to Collins Street; and
- The proposed laneway width between the Child Care Centre and the existing Centrepont development.

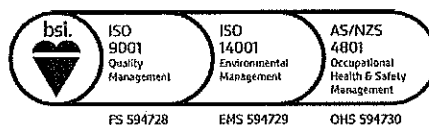
TRUCK ACCESS INTO THE PROPOSED SERVICE LANE FROM SHOALHAVEN STREET

The drawing (16020029-C24) submitted by Jones Nicholson for development application approval revealed that a 19m articulated vehicle required the width of Shoalhaven Street to enable access to the service lane for proposed deliveries. Council requires that this manoeuvre into the service lane must be completed by the 19m articulated vehicle without crossing the centreline of Shoalhaven Street.

ADM architects have amended the proposed service lane driveway dimensions to accommodate a 19m articulated vehicle swept path entering the service lane from Shoalhaven Street without crossing the road centreline. Furthermore, a 1.5m island separating the service lane from the exit lane of the car park has been provided to further separate the service lane from the car park exit driveway in keeping with Clause 3.4.3(b) of AS2890.2.

The amended driveway access and new 19m articulated vehicle swept path has been provided to confirm the changes adopted to comply with Council's requirement.

Mosaic Pty Ltd t/a Jones Nicholson (QLD)
ABN 19 609 901 528
Ground Floor, 10 New Street,
PO Box 793
NERANG QLD 4211
Tel: 07 3082 1300
Email: goldcoast.mail@jonesnicholson.com.au



OFFICE LOCATIONS
BRISBANE
GOLD COAST
SINGLETON
SYDNEY-CBD
SUTHERLAND
WOLLONGONG
MOSS VALE
NOWRA
GOULBURN

TRUCK MANOEUVERING WITHIN THE LOADING BAY

The drawing (16020029-C24) submitted by Jones Nicholson for development application approval demonstrates that a 19m articulated heavy vehicle can manoeuvre into and out of the proposed ALDI loading bay to facilitate the delivery of goods to the proposed ALDI store.

LANEWAY WIDTH BETWEEN CHILD CARE CENTRE AND CENTREPOINT CAR PARK

NDCO has successfully negotiated with the owner of the Centrepoint development to obtain a 300mm right of way over the south-western portion of the Centrepoint car park which will enable the existing laneway width to be increased from a minimum of 3.05m to 3.35m.

The minimum laneway width of 3.35m can accommodate the movement of a 19m articulated vehicle (2.5m width as per Figure 5.4 of AS2890.2) travelling along a straight section of laneway including the required clearance for low speed manoeuvres (0.3m each side) as required by Clause 5.4 of AS2890.2.

TRUCK EGRESS FROM THE SERVICE LANE TO COLLINS STREET

The drawing (16020029-C25) submitted by Jones Nicholson for development application approval demonstrates that a 19m articulated heavy vehicle can manoeuvre out of the access laneway onto Collins Street and depart the Kiama town centre.

In leaving the development site, traffic controls via 'Give Way' signage and line marking is to be installed as denoted on drawing 16020029-C25 to manage the interaction between vehicles using the Child Care Centre and Centrepoint car parks.

SUMMARY

Based upon the updated architectural drawing set and manoeuvring checks completed by Jones Nicholson, we verify that a 19m articulated heavy vehicle:

- Can enter the proposed development via the truck service driveway from Shoalhaven Street without crossing the centreline of Shoalhaven Street;
- Can manoeuvre into and out of the proposed loading bay to deliver goods to the proposed ALDI store;
- Can traverse the service driveway and laneway intersecting Collins Street via the proposed 3.35m minimum width lane; and
- Can leave the proposed development via the laneway intersecting Collins Street and manoeuvre onto Collins Street to depart the Kiama town centre.

For and on behalf of Jones Nicholson



Stephen Falkner

Chartered Professional Engineer (Structural/Civil)

Stephen Richardson

From: Chris Fuller <chrisf@kiama.nsw.gov.au>
Sent: Thursday, 30 November 2017 4:01 PM
To: Stephen Richardson
Subject: FW: 10.2016.304.1, Akuna Street Kiama

Good afternoon Steve,
Please note the comment from our Waste Services manager.

Cheers,
Chris



Chris Fuller
Manager Development Assessment
Kiama Municipal Council
P: 02 4232 0444
F: 02 4232 0555
PO Box 75, Kiama NSW 2533
www.kiama.nsw.gov.au

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From: Greg Hardy
Sent: Thursday, 30 November 2017 1:58 PM
To: Chris Fuller <chrisf@kiama.nsw.gov.au>
Subject: RE: 10.2016.304.1, Akuna Street Kiama

Good Morning Chris,
I double checked measurement this morning and 3.35m is the correct minimum measurement required.
Regards
Greg

From: Chris Fuller
Sent: Wednesday, 29 November 2017 2:18 PM
To: Greg Hardy <greg.h@kiama.nsw.gov.au>
Cc: Michael Forsyth <michaelf@kiama.nsw.gov.au>; Mark Biondich <markb@kiama.nsw.gov.au>
Subject: FW: 10.2016.304.1, Akuna Street Kiama

Hi Greg,

Please note the highlighted section below.

Are you able to confirm that this is correct?

Thanks,
Chris



Chris Fuller
Manager Development Assessment
Kiama Municipal Council
P: 02 4232 0444
F: 02 4232 0555
PO Box 75, Kiama NSW 2533
www.kiama.nsw.gov.au

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From: Michael Forsyth
Sent: Wednesday, 29 November 2017 12:51 PM
To: Chris Fuller <chrisf@kiama.nsw.gov.au>
Subject: Fwd: 10.2016.304.1, Akuna Street Kiama

Hi Chris
Please follow up with Mark and Greg Hardy.
Thanks
Michael

Sent from my iPhone



Michael Forsyth
General Manager
Kiama Municipal Council
P: 02 4232 0444
F: 02 4232 0555
PO Box 75, Kiama NSW 2533
www.kiama.nsw.gov.au

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Begin forwarded message:

From: Stephen Richardson <Steve@cowmanstoddart.com.au>
Date: 29 November 2017 at 12:31:57 pm AEDT
To: Darren Brady <darrenb@kiama.nsw.gov.au>, Mark Biondich <markb@kiama.nsw.gov.au>
Cc: Chris Fuller <chrisf@kiama.nsw.gov.au>, Council Mailbox <council@kiama.nsw.gov.au>, Michael Forsyth <michaelf@kiama.nsw.gov.au>
Subject: 10.2016.304.1, Akuna Street Kiama

Dear Darren and Mark,

I refer to the meeting yesterday attended by the Applicant and his consultant team as well as Council staff including Darren with respect to the above application.

One of the issues raised concerns the issue of the egress to Collins Street and the deferred matters raised in Marks referral. One of the matters raised by Mark was:

1(c) confirmation in writing from a chain supermarket provider and a waste contractor that a width of 3.35 metres is a suitable width for articulated delivery vehicle and waste vehicle (respectively) to pass through."

At our meeting yesterday the Applicant forwarded the email string below to me which includes an email from Steiner Richards indicating that ALDI would be satisfied with the driveway if the Applicants Traffic Engineer verified that a 19 metre truck can turn into the lane, traverse the lane, manoeuvre in and out of the ALDI loading dock and exit out of the laneway. Would this email be sufficient to meet Council's above requirement?

In addition to the above, at yesterday's meeting it appeared from Council staff that as Council were the waste contractor, that Council had recently agreed that the service lane would be sufficient (subject to its widening to 3.35 m).

I will require confirmation from Council as to whether the email string below is sufficient to meet item 1(c) above of Council's referral; and whether council as waste contractor accepts the proposed service lane will be adequate for its purposes and therefore also meeting the requirements of item 1(c).

As we will be receiving a modified proposal that will seek to better address issues raised in my assessment report, I will be required to prepare an addendum report that will need to address these outstanding matters include the above matter. I would therefore appreciate Council's direction with respect to the above matters as quickly as possible so that such can be included in my Addendum report.

If you require any clarification in connection with this matter please do not hesitate to contact me.

Regards

Stephen Richardson
Cowman Stoddart Pty Ltd
PO BOX 738 NOWRA NSW 2541
T 02 4423 6198
T 02 4423 6199
F 02 4423 1569
www.cowmanstoddart.com.au
steve@cowmanstoddart.com.au

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