

Attachment C - The Roads and Maritime Services Comments

Our Ref: STH12/00084/075
Contact: Andrew Lissenden 4221 2769
Your Ref: DA100-2012/B



24 March 2017

Mary Kunang
Queanbeyan-Palerang Regional Council
BY EMAIL: records@palerang.nsw.gov.au

SECTION 96(2) APPLICATION 100-2012/B – LOT A DP 33538, LOT 2 DP 739287 AND LOT 1 DP 774149, 111 CAMPBELL STREET, 50 CANBERRA AVENUE AND 18 GEORGE STREET, QUEANBEYAN – CHANGES TO BUILDING HEIGHT, LOCATION AND INTERNAL CONFIGURATION

Dear Mary

Roads and Maritime Services (RMS) refers to your email dated 20 February 2017 regarding the above Section 96 (s96) application.

RMS has reviewed the information provided (including additional information provided by the applicant via email on 14 March 2017 and 23 March 2017) and will not object to the s96 application subject to its requirements as detailed in its letter dated 2 October 2012 (copy attached) being included in the development consent as well as the following additional comment that specifically relates to this s96 being included in the conditions of any amended development consent issued:

- The use of the eastern driveway by waste collection vehicles must ensure compliance with the following:
 - Vehicles must enter and exit in a forward direction;
 - Vehicles must not adversely impact upon the safety and efficiency of the adjoining classified road (i.e. Canberra Avenue); and
 - Vehicles must undertake the ongoing collection of garbage as detailed in the email from Peter Shorton dated 23 March 2017 and letter from Cardno dated 14 March 2017 (copy attached).

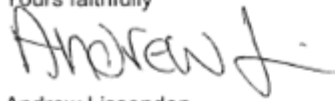
Upon determination of this matter, it would be appreciated if council could email a copy of the Notice of Determination to RMS via development.southern@rms.nsw.gov.au.

Roads & Maritime Services

Level 4, Southern Regional Office, 90 Crown Street, Wollongong NSW 2500 | PO Box 477 Wollongong East NSW 2520
T 02 4221 2460 | F 02 4221 2777 | www.rmservices.nsw.gov.au |

If you have any questions please contact Andrew Lissenden on 4221 2769.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Andrew Lissenden', with a stylized flourish at the end.

Andrew Lissenden
A/Manager Land Use
Southern Region

Roads & Maritime Services

Level 4, Southern Regional Office, 90 Crown Street, Wollongong NSW 2500 | PO Box 477 Wollongong East NSW 2520
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Our Ref: STH12/00084/05
Contact: Andrew Lissenden 4221 2769
Your Ref: DA100-2012/B



8 February 2017

Mary Kunang
Queanbeyan-Palerang Regional Council
BY EMAIL: records@palerang.nsw.gov.au

SECTION 96(2) APPLICATION 100-2012/B – LOT A DP 33538, LOT 2 DP 739287 AND LOT 1 DP 774149, 111 CAMPBELL STREET, 50 CANBERRA STREET AND 18 GEORGE STREET, QUEANBEYAN – CHANGES TO BUILDING HEIGHT, LOCATION AND INTERNAL CONFIGURATION

Dear Mary

Roads and Maritime Services (RMS) refers to your letter dated 19 January 2017 regarding the above Section 96 application (s96).

RMS has reviewed the information provided and advises that the application does not provide enough information to assess the full impacts of the development. As such the RMS requires the following information:

- **Turning Path Plans:** A review of the amendments made to service /waste collection area at the eastern end of the site has indicated that the alterations to the loading dock area, although increasing the circulation space slightly, has not provided sufficient space to allow a 9.9m service vehicle to manoeuvre without crossing outside the provided driveway area or impacting upon the building. Previous RMS advice provided (dated 2 October 2012) and conditions on the previously amended development consent (refer to Condition 38) require this area to be serviced by a 9.9m vehicle. RMS requests that the turning path plans for a 9.9m service vehicle be provided. These plans should provide required clearances each side of the swept path in accordance with Austroads Design Vehicles and Turning path Template standards. Updated architectural drawings should be provided if amendments to existing plans are required; and
- **Plans:** RMS seeks clarification from the applicant on what the area to the east of the amended loading dock area as shown on Drawing No. 2431.DA07, Issue D, dated 1.12.16 is to be used for (refer to area marked in red on the attached plan).

Roads & Maritime Services

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RMS will reconsider the application once the above issues are addressed to its satisfaction. If you have any questions please contact Andrew Lissenden on 4221 2769.

Yours faithfully



Melissa Steep
A/Manager Land Use
Southern Region

Roads & Maritime Services

Level 4, Southern Regional Office, 90 Crown Street, Wollongong NSW 2500 | PO Box 477 Wollongong East NSW 2520
T 02 4221 2460 | F 02 4221 2777 | www.rmsservices.nsw.gov.au |

From: LISSENDEN Andrew [<mailto:andrew.lissenden@rms.nsw.gov.au>]
Sent: Monday, 27 February 2017 8:34 AM
To: Mary Kunang <Mary.Kunang@qprc.nsw.gov.au>
Cc: Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>; peter@hsarchitects.com.au
Subject: RMS comments on applicants additional information for DA 100-2012/B, 111 Campbell St Queanbeyan (RMS Ref: STH12/00084/06)

Hi Mary:

Further to your email below and a brief phone discussion had with Peter Shorten (HSArchitects/Applicant) in relation to the above, it is noted that:

1. The additional information provided by the applicant makes no amendments to Drawing DA06 and DA07 to address the manoeuvring area concerns previously raised by the RMS in its letter dated 8 February 2017 (refer to Attachment 1). The RMS in providing its previous advice has undertaken a turning path assessment (refer to Attachment 2) which has determined that as per the requirements of the existing development consent the eastern driveway/loading area is unable to cater for a 9.9m vehicle without crossing outside the provided driveway area or impacting upon the building. It is also important to note that the plans submitted with the S96 application do not provide the required clearances to the swept path in accordance with Austroads Design Vehicles and Turning Path Template Standards. Any turning path plans submitted must include these clearances. RMS is concerned that if a vehicle is unable to properly use this area it may adversely impact upon the adjoining classified road; and
2. No clarification has been provided as to what the area to the east of the amended loading dock area on Drawing DA07 is to be used for (refer to Attachment 3). The additional information provided references Drawing DA06.

RMS will reconsider the application once the above issues are addressed to its satisfaction. If you have any questions please contact Andrew Lissenden on 4221 2769.

Regards

Andrew Lissenden
Development Assessment Officer
Land Use Development | **Network & Safety Southern**
T 02 4221 2769 | F 02 4221 2777
www.rms.nsw.gov.au
Roads and Maritime Services
Level 4 90 Crown Street Wollongong NSW



The applicant's comments to address the issues raised by the RMS

Sydney

A. 83/47 Neridah St Chatswood NSW 2067
P. 02 9419 5199

Sunshine Coast

A. 37 Vista Park Dr Budeim QLD 4556
P. 0425 285 702

E. peter@hsarchitects.com.au



General Manager
QPRC
PO Box 90
Queanbeyan NSW 2620

Attention Mary Kunang

Dear Mary,

Re DA 100-2012/B, 111 Campbell St Queanbeyan
Response to RMS letter dated 8 February 2017

We provide the following in reply to RMS letter:

Turning Paths

Turning paths are shown on Council approved drawings 01218/01 prepared by Cardno. These show the swept path of a 9.9m garbage vehicle. Our planDA06 issue B shows the approved dock area. This area was amended and slightly increased in size in S96 approved drawing issue C. The current S96 issue D substantially increases the paved area so we see no reason why the approved turning path needs to either be submitted again or be subject to further review.

Plans

Drawing DA06 labels this area as 2 parking spaces which are independent of and do not impact on, the garbage loading area.

We trust this adequately answers the RMS queries. Please let me know if you require anything further.

Yours sincerely,
Hodges Shorten Architects P/L

Peter Shorten

From: Peter Shorten [mailto:peter@hsarchitects.com.au]

Sent: Tuesday, 7 March 2017 12:52 PM

To: 'LISSENDEN Andrew' <andrew.lissenden@rms.nsw.gov.au>; Mary Kunang <Mary.Kunang@qprc.nsw.gov.au>

Cc: Council Mailuser <Council.Mailuser@qprc.nsw.gov.au>

Subject: RE: RMS comments on applicants additional information for DA 100-2012/B, 111 Campbell St Queanbeyan (RMS Ref: STH12/00084/06)

Andrew,

Please find attached a cut and paste with your turning path on our amended paved area.

It would appear there is now sufficient room.

Is it sufficient for us to send an amended pdf for you to overlay again?

Or do we need to get our traffic consultant involved?

Regards,

Peter Shorten

Director

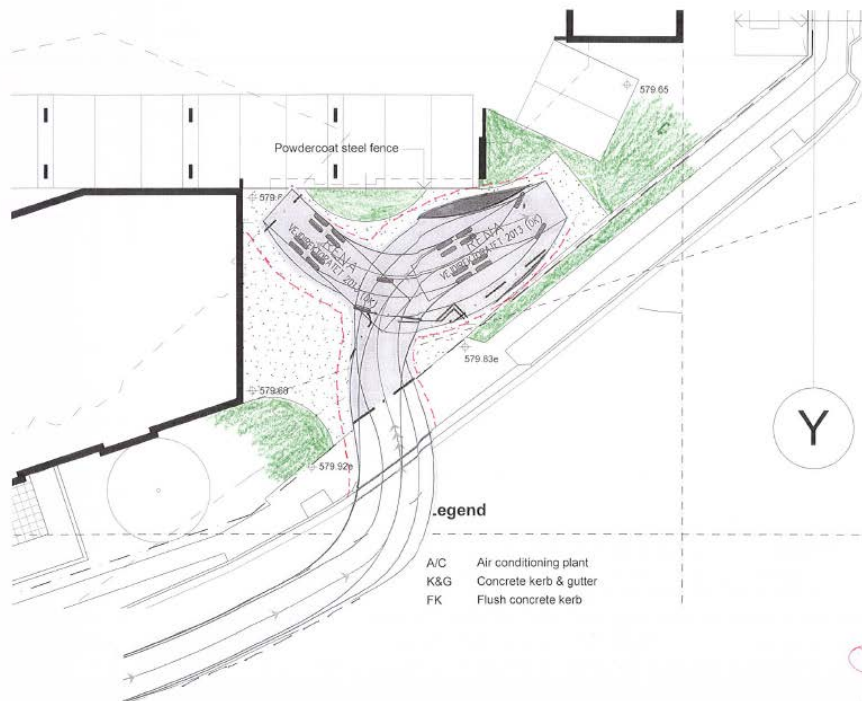
Nominated Architect Reg. No. NSW 8457 Qld 4802

HSAarchitects

hodges shorten architects pty ltd

P: 9419 5199 M: 0407 461700

E: peter@hsarchitects.com.au





Our Ref: 80017066
Contact: Hayden Calvey

14 March 2017

Cardno (NSWI/ACT) Pty Ltd
ABN 95 001 145 035

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St Leonards NSW 1590
Australia

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www.cardno.com.au

Attention: Peter Shorten

Dear Peter,

RE: RMS COMMENTS ON APPLICANTS ADDITIONAL INFORMATION FOR DA
100-2012/B, 111 CAMPBELL ST QUEANBEYAN (RMS REF: STH12/00084/06)

I refer to the proposed Warrigal Care, Queanbeyan located at 111 Campbell Street, Queanbeyan (DA100-2012/B) and the subsequent comments received by Roads and Maritime Services (RMS) in an email dated 27 February 2017.

Cardno's Sydney Traffic Team has reviewed the comments related to the traffic matters raised in that letter and prepared a response with additional information where required. The comments have been reproduced below with Cardno's response provided immediately thereafter.

Traffic Comments (Item No. 1)

'The additional information provided by the applicant makes no amendments to Drawing DA06 and DA07 to address the manoeuvring area concerns previously raised by the RMS in its letter dated 8 February 2017 (refer to Attachment 1). The RMS in providing its previous advice has undertaken a turning path assessment (refer to Attachment 2) which has determined that as per the requirements of the existing development consent the eastern driveway/loading area is unable to cater for a 9.9m vehicle without crossing outside the provided driveway area or impacting upon the building. It is also important to note that the plans submitted with the S96 application do not provide the required clearances to the swept path in accordance with Austroads Design Vehicles and Turning Path Template Standards. Any turning path plans submitted must include these clearances. RMS is concerned that if a vehicle is unable to properly use this area it may adversely impact upon the adjoining classified road'

In response to RMS comments, Cardno has undertaken a swept path assessment of a 9.9m refuse collection truck accessing the eastern driveway / loading area. The 9.9m refuse vehicle has been assessed using AutoCad AutoTURN with a 500mm clearance. Figure 1 shows the swept path of the design vehicles and the design vehicle specifications.

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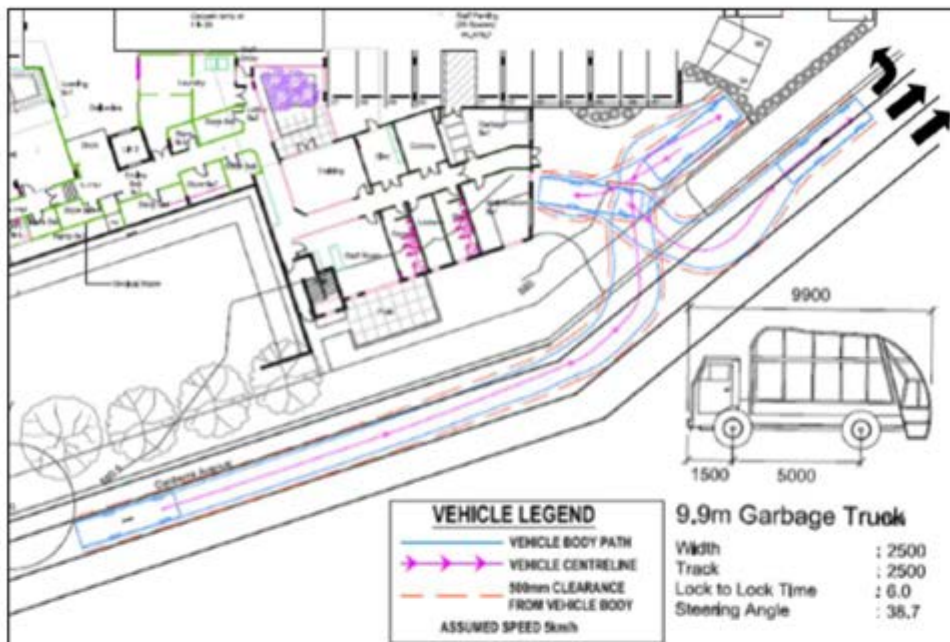


Figure 1 Swept Path and Design Vehicle Specification

The assessment indicates the truck is able to manoeuvre into the loading area and perform a three-point manoeuvre to exit without the 500mm clearance envelope crossing outside the provided driveway area or encroaching into the building. It must be noted that the refuse collection truck clearance envelope crosses into the right lane as indicated in the swept path above.

I trust the above advice satisfies your requirements. Should you have any questions or require any further information, please do not hesitate to contact me on (02) 9024 7093.

Yours faithfully,

Hayden Calvey
 Traffic Engineer
 E-mail: hayden.calvey@cardno.com.au
 For Cardno Traffic and Transport