



04 October 2018

SF2018/306722; WST18/00139

General Manager  
Orange City Council  
PO Box 35  
ORANGE NSW 2800

**Attention: Mr Paul Johnston**

Dear Mr Johnston

**DA318/2018(1) – Proposed Lot 500 in the subdivision of Lot 2 Section 4 DP 758817; 84 Dalton Street and Lot 1 Section 4 DP 758817; Anson Street, Orange; Public Administration building and commercial premises (former Orange Base Hospital)**

Thank you for your email on 18 September 2018 referring the proposed development as “Public Administration Building” and “Commercial Premises” under the provisions of Orange Local Environmental Plan 2011.

Roads and Maritimes Services notes the development comprises a traffic generating development pursuant to the requirements under *State Environmental Planning Policy (Infrastructure) 2007* for comment.

It is noted the creation of Lot 500 is part of a separate three lot subdivision proposal [DA312/2018(1)] that has not yet been determined by Council. The development will be the new home for the NSW Department of Industry (DOI), with the consent authority being the Western Joint Regional Planning Panel.

The proposal includes construction and provision of:

- A free-standing 4-storey office building with ancillary retail space (café/restaurant) and a basement carpark.
- Car parking for 393 vehicles – partially provided in a multi-storey facility and partially at-grade (provided in part for the DOI and for other uses); and provides potential for:
  - A separate multi-level carpark.
  - An at-grade car park with access from Anson Street.
  - End of trip facilities.
  - Site landscaping and fencing.
  - Once construction is complete, accommodate 650 FTE workers including DOI and other components.

**Roads and Maritime Services**

Roads and Maritime provides the following comments to Council to assist in the assessment and determination of the proposal:

- As the site is centrally located adjacent to the TAFE campus and several aged care residential premises the attraction by these people to potentially access the café for example needs to be considered through the provision of a safe pedestrian access site plan.
- It is noted traffic modelling and assessment indicated the project will have an expected peak trip generation of 359 trips and post-development performance of the site's adjacent intersections will not be unduly compromised. Roads and Maritime recommends the current traffic signals located at the intersection of Anson Street remain.
- It is noted the site is currently served by a designed on-road cycleway along Anson Street, providing connection to the wider Orange Town Centre. Given the proposed location of the car park entrance along Anson Street, appropriate safety considerations to ensure safe sight distance for cyclists using this route and the potential for greater interaction with vehicles needs to be considered.
- The provision of a loading dock with separate access limited to service vehicle (of 9.5 metres) access only along Prince Street is noted. Roads and Maritime questions whether given the size of the development and to ensure future planning needs are able to be met whether vehicular access for larger service vehicles (12.5 metres for example) should be accommodated within the site. A forward motion only for vehicle ingress and egress is also recommended to increase safety.
- Roads and Maritime recommends further consideration be given to the carpark ingress/egress via Anson Street to ensure safe sight distance is achieved. Given the close proximity to traffic signals and a roundabout, a concrete median with left in/left out only movements is recommended.
- As noted 6.3 *Sight Splay* of the TIA "...the proposed driveway (along Anson Street) will meet the minimum sight distance of 45 metres for a property on a 50km/h road (a desirable sight distance is 69 metres) on a straight alignment. Whilst vegetation and parked cars lead to partial visual obstructions, the issue can be circumnavigated as the user slowly proceeds forward, without needing to encroach onto oncoming traffic". Given the location of the on-road cycleway along Anson Street and close proximity to traffic signals and a roundabout, again Roads and Maritime recommends the Anson Street driveway be restricted to left in/left out only.

Roads and Maritime appreciates the opportunity to comment on this redevelopment. Should you require further information, please contact the undersigned on 02 6861 1449.

Yours faithfully



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**From:** ConveyancingTeam <[conveyancingteam@essentialenergy.com.au](mailto:conveyancingteam@essentialenergy.com.au)>

**Sent:** Thursday, 4 October 2018 3:33 PM

**To:** Paul Johnston <[pjohnston@orange.nsw.gov.au](mailto:pjohnston@orange.nsw.gov.au)>

**Subject:** Re: DA 318/2018(1) - 84 Dalton Street (Cnr Anson & Prince Streets), Orange - Proposed Public Administration Building & Commercial Premises (Former Orange Base Hospital Site) - Lots 1 & 2 Section 4 DP758817

Dear Sir/Madam,

We refer to the above matter and to your correspondence dated 18 and 28 September 2018 seeking comment from Essential Energy in relation to the proposed development.

Strictly based on the documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.

Essential Energy makes the following general comments:

1. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
2. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above properties should be complied with.
3. Essential Energy has existing 11,000 volt underground powerlines (2) located within Lot 2 Section 4 DP758817. Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the *Electricity Supply Act 1995 (NSW)*.
4. Satisfactory arrangements must be made with Essential Energy for the provision of power to the proposed development. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the development, which may include the payment of fees and contributions.
5. Essential Energy's records indicate there is electricity infrastructure located within the properties and within close proximity to the properties. Any activities within these locations must be undertaken in accordance with the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*. Approval may be required from Essential Energy should activities within the properties encroach on the electricity infrastructure.
6. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW ([www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near Underground Assets*.

Should you require any clarification, please do not hesitate to contact us.