

13 January 2017

Deana Burn  
Department of Planning and Environment  
BY EMAIL: [deana.burn@planning.nsw.gov.au](mailto:deana.burn@planning.nsw.gov.au)

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**MP06\_0228 MOD 12 – SHOALHAVEN STARCHES FACILITY, BOLONG ROAD, BOMADERRY**

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Dear Deana

Roads and Maritime Services (RMS) refers to your letter dated 13<sup>th</sup> December 2016 regarding the above application.

RMS has reviewed the provided information and wishes to advise that Bolong Road (at this location) is a regional classified road, managed by Shoalhaven City Council.

Noting the above, RMS considers that it would be more appropriate for Council to determine whether or not the proposed access arrangements and adjustments to Bolong Road are acceptable from a network perspective (i.e. acceptable in terms of safety and efficiency).

RMS does however provide the following general comments for the Department of Planning and Environment's (DPE) consideration:

- Section 138 Approval: RMS recognises that any changes to existing access arrangements and infrastructure to Bolong Road would require Section 138 consent from Council and concurrence from RMS under Section 138 of the Roads Act, 1993. Should the developer be able to demonstrate to Council that the access arrangements and adjustments to Bolong Road are acceptable, RMS would issue its concurrence under Section 138 of the Road Act, 1993.
- Overall Car Parking Plan: RMS has been unable to locate details on all existing car parking provided within the site (i.e. total car parking provision including both temporary and permanent car spaces). As such, it would be beneficial to obtain a plan from the applicant that clearly shows all approved and proposed car parking to service the development. It is noted that DPE has previously detailed that a total of 349 car spaces provided within the development site (assessment report for Mod 3). It is however currently unclear, given the number of modifications, how many car spaces are currently provided within the development site and there location, noting that some of the previously proposed car parking has been modified due to changes in building footprints and is temporary in nature.
- Proposed Car Parking Layout: RMS notes that the car parking layout plans submitted for Mod 12 are general in nature and contain no details on car space dimensions, aisle widths, etc. While the supporting written information outlines that this car parking will be constructed to Australian Standards and will be sealed, a site visit has indicated that:

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- The number of spaces as shown on the submitted plans may not fit within the proposed car parking area. Specifically, the western car parking area which has a frontage of approximately 54m (frontage of the car spaces as shown on the plans) and provides 23 car spaces along the Bolong Road frontage will result in car spaces that do not comply with Australian Standards;
- The eastern car parking area contains a fire pump house which in the event of a fire will require access by a fire truck. Confirmation should be obtained that the proposed design will allow a fire truck to manoeuvre into and out of the site without any obstructions; and
- Existing car parking areas visible from Bolong Road are currently constructed to a gravel standard.

DPE should ensure all required car parking can be physically provided on site so as to ensure cars are not forced to park within the adjoining road reserve area (i.e. Bolong Road). A plan should be obtained from the applicant that demonstrates that all car parking proposed under Mod 12 can be contained within the areas noted on the submitted plans and should include dimensions of aisles, access points, car spaces, etc.

- Pedestrian Access: RMS notes that formal pedestrian access (i.e. concrete footpath) is not currently provided along the northern side of Bolong Road in the vicinity of the proposed car parking areas. DPE should ensure formal pedestrian access is provided.
- Recommended Conditions: The DPE letter dated 13 December 2016 in part sought advice on recommended conditions of consent. RMS has been unable to locate any details/information on the DPE website relating to conditions of consent and as such no comments on this aspect have been provided at this time.

Upon determination of this matter, it would be appreciated if the Department of Planning and Environment could email a copy of the Notice of Determination to RMS via [development.southern@rms.nsw.gov.au](mailto:development.southern@rms.nsw.gov.au).

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

Yours faithfully



Kendrick Westlake  
A/Manager Land Use  
Southern Region

CC: [council@shoalhaven.nsw.gov.au](mailto:council@shoalhaven.nsw.gov.au)

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