



WST08/00019

The Manager
Industry, Key Sites and Social Projects
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Sir

**Modification request for the Orange Private Hospital Concept Plan
(MP07_0072 MOD 1, MP 08_0232 MOD 1 and MP08_0233 MOD 1)**

Thank you for your email on 17 July 2014 requesting recommended conditions of approval for the above concept plan and project approvals from Roads and Maritime Services.

The application and supporting documentation has been reviewed. It is noted that the traffic and parking assessment report identifies a shortfall of 91 car parking spaces when compared with the *Orange Development Control Plan 2004* requirements. While it is understood that consideration may be given for dual and complementary use of parking, Roads and Maritime is concerned about the possibility of parking within the road reserve of Forest Road if there is a shortfall.

The documentation has been reviewed and Roads and Maritime provides the following requirements:

Access

- Prior to the commencement of construction works, physical, legal, practical and safe vehicular access shall be provided to the site. Roads and Maritime consent is required for all traffic control signals under Section 87 of the *Roads Act 1993*.
- As the proposed development requires construction of traffic control signals, the applicant is required to enter into a Works Authorisation Deed (WAD) with Roads and Maritime before approval will be given for any design or construction work. Roads and Maritime will exercise its powers under Section 87 of the *Roads Act 1993* (the Act) and/or the functions of the roads authority, to undertake road works in accordance with Sections 64 and 71 and / or Sections 72 and/or 73 of the Act, as applicable, for all works under the WAD.
- Access treatments shall be in accordance with *Austroads Guide to Road Design 2010* and Roads and Maritime Supplements including safe intersection sight distance.
- Internal parking and vehicular manoeuvring areas shall be in accordance with Australian Standard AS2890.
- All vehicular accesses shall provide sufficient sight distance to pedestrians on footways and vehicles travelling on roads and within the site. This may require providing building and fence set-back or splaying, and ensuring vegetation is controlled at conflict points.

Roads and Maritime Services

- All traffic movements to and from the site shall be in a forward direction.
- All parking is to be contained within the site.
- Pram ramps and other pedestrian facilities shall be provided at all appropriate locations throughout the development. Accessible kerb is to be provided at all disabled bays.
- Internal road network and parking areas shall be clearly signposted to avoid confusion.

Service Area

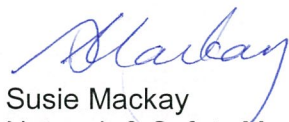
- Internal circulation roadway widths are to be adequate for the largest vehicle anticipated to use the site.
- Canopy height or roof extensions shall be able to accommodate service vehicles including any overhead garbage collection service.
- Internal service vehicle paths and manoeuvring areas shall be separate and clear of staff and visitor parking areas and pedestrian and cyclist paths.

General

- All traffic signage is to be in accordance with AS1742 and AS1743.
- End of trip facilities for bicycle riders and pedestrians (including bicycle parking racks and lockers) shall be provided at convenient locations within the site.
- Public transport facilities (bus and taxi drop off/pick up areas) shall be provided at convenient locations servicing the hospital.
- Landscaping, signage and fencing shall not impede sight lines of traffic and/or pedestrians within the development, or when entering and leaving the development. Safe intersection sight distance is to be achieved.
- Road and public area lighting shall be designed and provided in accordance with Australian Standards. Particular attention should be placed on pedestrian-vehicle conflict areas and allowance made for local climatic conditions.

Please forward a copy of the determination of this development application to Roads and Maritime at the same time it is sent to the applicant. Should you require further information please contact Fiona Francis on (02) 6861 1688.

Yours faithfully



Susie Mackay
Network & Safety Manager
Western

08/08/14