

Hi Emma,

I refer to the points identified below in the email from AP&S and provide the following comments:

Road Reserve Width

Council recognises the constraints of the layout and recommends the following road requirements.

- Road 1 (Entrance Road) CH0.00 to CH135.00,
 - 15m Road Reserve width as restricted by existing property boundary.
 - 7m wide carriageway (kerb invert to invert);
 - Upright Kerb – No property driveway required on this section of road
 - 2m width shared path on northern side

- Road 1 (Loop Road) CH135.00 - CH414.25 & CH135.00 - END
 - 16m Road Reserve width as per SDCP2014 Chapter G11.
 - 7m wide carriageway (kerb invert to invert);
 - Layback Kerb – for dwelling driveway;

- Road 1 (Section A) adjoining public reserve
 - **16m** Road Reserve width as per SDCP2014 Chapter G11.
 - **7m** wide carriageway (kerb invert to invert);
 - **Upright Kerb** – No property driveway required on this section of road;
 - **Open swale drain to** connect overland flow from drainage easement along the eastern side boundary of Lot 23 to drainage easement along eastern boundary of Lot 63,
 - **Multi-purpose:**
 1. for stormwater drainage management (to minimise overland run-off on road from northern drainage easement to Road 1 then discharge back to southern easement) and
 2. restrict future driveway access to existing dwellings on eastern side of subdivision

In accordance with the above the following conditions are recommended to be amended.

- Condition C9. 1) c. The entrance road shall have a 15m road reserve width with a 7m wide carriageway (kerb invert to invert) with upright kerb. The loop road shall have a 16m road reserve width with a 7m wide carriageway (kerb invert to invert) with layback kerb. Upright kerb is to be used on the section of road adjoining the public reserve. *(the remainder of C9.1c) to continue as per draft)*
- New condition C12 d) An open swale drain is to be constructed within the 2m wide public reserve to connect the overland flow from the drainage easement along the eastern side boundary of Lot 23 to the drainage easement along the eastern boundary of Lot 63

Footpath

- It is noted that SDCP2014 does not require a footpath to be provided on an access road (i.e. the loop road). The condition may be amended as follows
- Condition C16. A 2m wide concrete shared footpath, with kerb ramps at each end, is to be constructed extending from Island Point Rd along the northern side of the entrance/exit road to the first intersection of the loop road. The final location of the shared footpath is to be approved by Council prior to construction, and detailed plans are to be approved by Council prior to the issue of a Construction Certificate.

Traffic Control

- Council does not support the removal of condition C9(3). The condition requires the provision of speed control devices, warning signs or other acceptable traffic control devices and does not specify that a device must be a speed hump.

Drainage

- Council has no objection to the deletion of condition C12 b) that required the owner of Lot 63 to maintain the drainage system.

Site Filling

- Council agrees that condition C20 Site Filling only relates to filling over 150mm. The condition could be amended to state "Where site cut and/or filling over 150mm is proposed..."

Lighting Design

- Council has no objection to condition C21 Lighting Design being amended to delete the requirement for Endeavour Energy approval as follows
- Condition C21. A street lighting plan prepared in accordance with AS/NZS 1158 – Road Lighting Pedestrian Area, Category P Lighting, Performance and Installation Design Requirements is to be submitted to Council for approval prior to the issue of a Construction Certificate.

Regards

James Bonner

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