

30 January 2017 3:08 pm

Subject: RE: DA 485-12-2002 MOD 1 - S75W Modification - Nadine Street, Sanctuary Point

Natasha,

I refer to SCC's letter dated 5 January containing a number of additional matters to the proposed additional information submitted with our s75W application.

I provide some additional comments in response to SCC's additional matters:

Revised Lot Layout

Solar Access to East-West Oriented Lots

SCC is concerned about 7 x east-west orientated allotments that are 15.0m wide and states that the concerns raised by SCC have not been addressed.

I draw the Department's attention to the fact that 15m wide allotments are not uncommon at all in the Shoalhaven LGA. Lots to the immediate east of the site on The Park Drive are all 15.24m wide (being the old 50' wide blocks) and are approximately 557m² in area which are generally smaller than the current proposed allotments.

SCC has also recently approved 15m wide east-west oriented allotments in South Nowra under SCC file ref SF9181 which were only 550m² in area (again smaller than the proposed allotments).

Shoalhaven DCP2014 contains one acceptable solution that lots are to be 16m wide but contains an overarching performance criteria that *"Lots have the appropriate area and dimensions for the siting and construction of a dwelling and ancillary outbuildings, the provision of outdoor space, convenient vehicle access and parking."* There is no doubt that lots >500m² in area and 15.0m wide contains sufficient space for the above along with adequate solar access.

Numerous other Council LGA's (Gosford/Lake Macquarie) permit 15m wide allotments.

The attached "Solar Access for Lots Guide" for NSW Subdivisions requires lots to have sufficient space to contain the required solar access zones. The proposed east-west lots have slope to the north of approximately 6% or 3 degrees and therefore contain sufficient width and length to accommodate the required solar access zones for both single storey and double storey dwellings located to the north.

SCC does not have justified concerns about solar access to 15m wide east-west allotments, particularly ones that slope to the north as they do on this particular site, which opens up solar access.

Medium Density Development on Consolidated Allotments

SCC is concerned about medium density development on consolidated corner allotments.

Medium density development on any allotment does not form part of this proposal.

If medium density development was proposed, it would be subject to a DA to be assessed by Council and would be required to demonstrate the merit of any proposal.

Road Widths

The width of the proposed road reserve are now shown on the attached plan being APS drawing 26522-03 Rev 02 so that SCC can be certain of what is proposed.

Road widths are 16m internally with a 5m wide pavement (as per condition B2(a) of the consent) with Nadine St being 18m wide with a 7m wide pavement (as per condition B2(f) of the consent).

Drainage

We have had further discussions with SCC's Subdivision Engineer on his concerns regarding the drainage proposal and have provided updated OSD calculations (copy attached) which further demonstrates that the post-development peak flows are less than the pre-development peak flows by utilising OSD on each lot in the form of a 7kL additional rainwater storage in addition to the BASIX requirement. This is a cheaper form of OSD both in terms of construction and ongoing maintenance and should be welcomed by SCC.

Vegetation Removal

No additional vegetation removal is proposed as part of the proposed s75W Modification.

We have had further discussions with SCC's Subdivision Engineer on his concerns regarding the drainage proposal and have provide an updated OSD calculations which further demonstrates that the post-development peak flows are less than the pre-development peak flows by utilising OSD on each lot in

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I trust this provides the Department, who is the consent authority for this application, with sufficient information to make a positive determination on these matters.

Regards

Matt Philpott
DIRECTOR | PLANNING MANAGER | CIVIL ENGINEER
Email: