

Jenny – Secretary to Darryl Anderson

From: Kevin Fox <kevinf@urbansolutions.net.au>
Sent: Tuesday, 13 November 2018 3:38 PM
To: Jenny – Secretary to Darryl Anderson
Cc: Michael Geale (mgeale@ledaholdings.com.au)
Subject: FW: Kings Forest-Compliance Tables/Conditions of Approval

Darryl

As discussed, original email from Danny Rose confirming acceptance of narrowing of pavements for the Koala crossing and at intersections where safe design standards, according to AuS Roads is adopted

Kind Regards
Kevin

Kevin Fox
Director



GOLD COAST—HEAD OFFICE

Level 7/19 Short Street
(PO Box 2484)
Southport Qld 4215
tel: 07 5571 1099
fax: 07 5571 1088
Email: mortons@urbansolutions.net.au

PERTH

42A Salvado Road
Wembley WA 6014
tel: 08 9360 9700

SUNSHINE COAST

6 Osterley Avenue
Caloundra Qld 4551
tel: 07 5499 7800
fax: 07 5499 7712

Website: www.urbansolutions.net.au

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Reference: 12301-emaw/out/consultant/approvals

From: Danny Rose <DRose@tweed.nsw.gov.au>
Sent: Monday, 6 August 2018 1:57 PM
To: Kevin Fox <kevinf@urbansolutions.net.au>
Cc: michael.geale@gmail.com; Angie Cousens <acousens@tweed.nsw.gov.au>; Ray Clark <rayc@tweed.nsw.gov.au>
Subject: RE: Kings Forest-Compliance Tables/Conditions of Approval

Kevin,

In my capacity as Roads Manager at Council, I am supportive of the proposed MOD to amend condition 23(6) below.

The intent of the condition was to ensure adequate carriageway width for the provision of public transport services, in accordance with Council's Road Design Specifications. Those sections where narrowing below 9m width (across 2 lanes) is necessary are those areas where bus services do not require set down / pick up, at the entry to the subdivision and in proximity to intersections. The remainder of the road carriageway meets our required specification, being the 9m requirement.

I will let Darryl Anderson propose the appropriate wording for the alternate condition, but something that maintains 9m generally (across 2 lanes in each direction for the 4 lane configuration) except where narrowing to not less than 7m is required for the provision of Koala Underpass structures or intersection works that conform with Austroad standards.

Regards

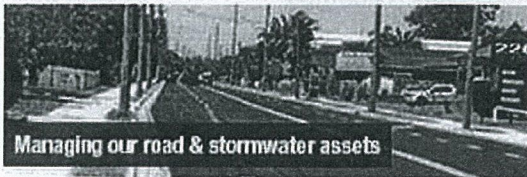
Danny

Danny Rose BE (Civil Hons)
Manager Roads and Stormwater
Engineering



p (02) 6670 2476 m 0417 708 821

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From: Kevin Fox [<mailto:kevinf@urbansolutions.net.au>]
Sent: Thursday, 2 August 2018 1:43 PM
To: Danny Rose; Angie Cousens
Cc: michael.geale@gmail.com
Subject: Kings Forest-Compliance Tables/Conditions of Approval

Danny/Ange

Thank you for setting up and attending the various meetings in the past few weeks to discuss matters concerning the detailed design components and the upcoming Construction Certificates for the first Stages of infrastructure and bulk earthworks at the Kings Forest Development.

As discussed, we have reviewed our preliminary engineering plans and a few items have been highlighted with respect to our design and the Conditions of Approval (ie Compliance Tables for Issue of A Construction Certificate for Subdivision Works-P1-P5). In Particular:

Roads and Traffic

Condition 23 (#6)

COMPLIANCE TABLE – PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE FOR SUBDIVISION WORKS	
PAC CONDITION	
6)	Kings Forest Parkway road carriageway is to be constructed to a minimum pavement width of 9m from the entry with Tweed Coast Road through to proposed Road 9. These details are to be provided on an application for a Construction Certificate.

As discussed, there are sections of Kings Forest Parkway where a 9m carriageway is not possible. These areas include the following:

1. the location at the entrance to the site where the Fauna Crossing, Cultural Heritage Areas and environmental Protection zones narrowed the design to not interfere with protected areas and to provide traffic calming at the proposed Koala Crossing

2. Areas where design safety standards are to be met at intersections. ie we have removed the parking/breakdown lane immediately around the proposed intersections to prevent cars stopping at or near the intersection themselves.

I have included plans showing the proposed locations. I also note that the narrowing of the road sections was considered and approved as Part of the Preferred Project Report dated October 2012 (including Appendices 1 to 30) which included RPS Road Hierarchy Plan 113691-PSP 4A as approved in the Kings Forest Development Control Plan (KFDCP). I note that within the KFDCP roads are to be design in accordance with PartA5.4-Urban Subdivision Guidelines, Except where varied by the CODE.

Unfortunately, the strict wording of the Condition does not allow for any narrowing and our designs would not strictly comply and the PCA could not sign off for a Construction Certificate. We must therefore apply for a modification to the conditions.

Could I please ask for Council's endorsement for a modification to the conditions to allow narrowing of Kings Forest Parkway at the entrance to the estate and for areas where safety in road design are required. This endorsement hopefully will allow a quick approval process.

Kind Regards
Kevin

Kevin Fox
Director



GOLD COAST—HEAD OFFICE

Level 2/19 Short Street
(PO Box 2484)
Southport QLD 4215
tel: 07 5571 1099
fax: 07 5571 1062
Email: mortons@urbansolutions.net.au

PERTH

42A Salvado Road
Wembley WA 6014
tel: 08 9380 9700

SUNSHINE COAST

6 Osterley Avenue
Caloundra Qld 4551
tel: 07 5499 7000
fax: 07 5499 7712

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Reference: (12301-EMAW/out/council/approvals)

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