

From: [Cathy Bern](#)
To: [Necola Chisholm](#)
Cc: [Kate Masters](#)
Subject: SF9725 - Comments for the Department - Department's Reference: s75W MOD 3 - DA277-11-2004 - Island Point Rd - ST GEORGES BASIN
Date: Thursday, 2 July 2015 1:26:54 PM
Attachments: [Picture \(Device Independent Bitmap\) 1.jpg](#)

Dear Necola,

Thank you for the recent information.

In response to the notification and your recent email, Council would like to offer the following comments:

Documentation

The plan sent via email dated 25 June is extremely difficult to read and interpret. It is appreciated that the proposal is superimposed over the approved plan however the amount of information on that plan is problematic.

Drainage

How is drainage from the land to the north to be dealt with? The report also contains information which is inconsistent with the plan. It is recommended that sufficient detail is obtained to confirm that the existing infrastructure downstream is capable of accommodating the anticipated stormwater flows/volumes, and/or to confirm that the post-development peak flow - area including pathways, roads and public reserves, from the outlet point(s) of the development site do not exceed the pre-development flow for both the minor and major system design storm ARI.

The drainage pond (OSD) located immediately upon entry into the estate (lot 50) will have the appearance of a pool like structure in the public domain. Whilst the necessity of the structure is noted (given the proposed drainage solution) it does not appear to have any urban design values. It would have to be surrounded by a pool fence with no mitigating landscape or other features. Furthermore, it is possible that there would be issues with mosquitoes and ongoing maintenance for Council.

It may be possible to delete the onsite detention pond and replace with additional rainwater tank storage over and above BASIX requirement for each future dwelling (s88B instrument restriction as to user). The applicant will need to provide detailed calculations to ascertain the required storage for each lot.

It is noted that based on the Stormwater Management Plan (dated 30th Jan., 2015) the revised stormwater drainage network has linkage between existing eastern network and western drainage i.e. the drainage lines appear to be connected which will result in drainage going both east and west in the pipe. The proposed drainage to the west also appears to be at a grade below Council's minimum of 1% and over such a length will have siltation problems.

Further stormwater design assessment is in progress and in this regard more comments can be provided if the Department so desires. Please contact Simon Heung to discuss.

Cut/Fill and Finished levels

The lots adjacent to the drainage easement on the eastern side of the site are quite elevated. This could potentially create privacy issues for land to the east.

Is there any scope to revisit the site levels to reduce the extent of fill in this portion of the estate?

The retaining wall adjacent to the easement may cause Council issues with maintenance and liability.

Culs-de-sac

Roads 1 and 2 should be linked without cul-de-sac heads i.e. Loop Road. There are likely to be benefits with respect to servicing, safety and access. Additionally it may be possible to have kerb and gutter on one side of the road to assist in controlling overland flow of stormwater i.e. one way crossfall to the east using road as overland flow path from northern development.

Provision of typical cross-section plans with details including vehicular accesses for Road 1 (in particular Lot 42-48, 52-57 which have steeper access, approximately 1 in 4 grade) is required for detailed assessment. Future access to the lots will be difficult and a sample driveway grade across the footway to comply with Council standards needs to be provided (it may be necessary for the developer to construct vehicle access to some of the lots to ensure suitable ingress and egress is gained upon dwelling completion).

The 15m wide road reserve for Roads 1 and 2 are less than Council's requirement under DCP 2014 – Chapter G11 Subdivision of land (Table 3: Residential Streets and Road Types):

- 16m for Access Street (up to approx. 50 dwellings);
- 18m for Local Street (above 50 and up to 200 dwellings).

Consent Format

Observing that Council and numerous other parties will be working with the consent and observing that this type of development is often the subject of repeated modification, it is requested that the Consent Authority produces a consolidated consent.

Many thanks.

Regards,

Cathy Bern

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