

- *To provide for the ecologically sustainable subdivision of land.*

To achieve these aims, the DCP has included objectives as well as performance criteria in respect of various design elements. The design elements include the following:

### **10.1 Site Analysis Urban**

Section 3 of this report contains a detailed analysis of the site. This addresses issues such as the site location, local and regional context, land uses of the site, surrounding land uses, topography, hydrology, fauna and flora, climate, bushfire, traffic and access, heritage and archaeological sites. A site analysis plan has been included in Figure 7.

### **10.2 Residential Neighbourhood Design**

The subdivision layout alternatives for stages 2 and the indicative layout for Stage 3 has been developed to reflect the site analysis and the controls contained in Shoalhaven Planning Policy No. 1 Design Guidelines. The subdivision layout has given appropriate consideration to any constraints that affect the site such as bushfire and Aboriginal archaeological sites.

The street network has provided a clear and logical hierarchy by incorporating collector and perimeter roads. Following the redevelopment of the land to the east, this road network will provide a layout that ensures suitable external connections as well as a high level of internal assessability.

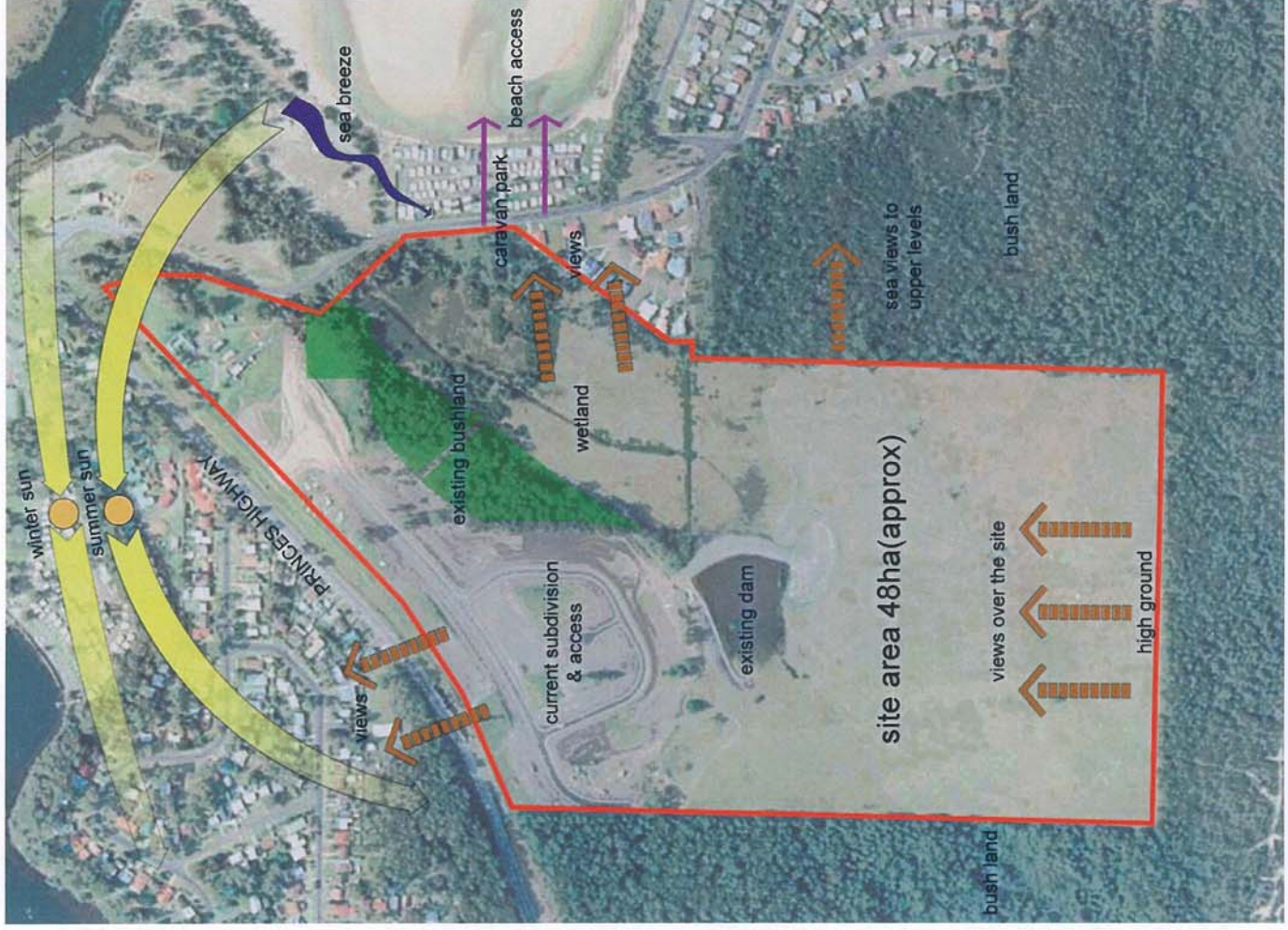
The subdivision is consistent with the character of the Burrill Lake and Dolphin Point and complements existing attractive streetscapes and landscapes as well as providing passive open space.

### **10.3 Major and Local Street Networks**

The street network proposed, incorporates collector, perimeter and local streets. The design of each street is adequate to accommodate the likely traffic volumes and will allow for the provision of public transport and pedestrians and cyclist needs.

The street network will create convenient movements for future residents between their homes and higher order roads. This has been achieved by the development providing no more than 2 turning movements at intersections in order to travel from any home to the collector street and the distance from any dwelling to the collector street not exceeding a maximum of 700 metres.







#### **10.4 Pedestrian and Cyclist Facilities**

The subdivision layout for stages 2 and 3 will incorporate footpaths as well as wheelchair / pram ramps at intersections and crossing points.

#### **10.5 Public Open Space**

Passive open space is proposed within stage 3 as well as stage 5 of the development concept. This passive open space will provide for a range of recreational settings around the dam and near to a wetland. These features will contribute to an attractive urban environment and will be the focal points of the open space. A perimeter road is proposed adjoining the open space to improve surveillance of the open space and its users.

#### **10.6 Street Design and Common Driveway Construction**

The engineering design for all streets will conform to Shoalhaven Council's Engineering Design Specification. The streets will also satisfy the minimum required dimensions.

#### **10.7 Utility Services**

The design and provision of utility services such as sewerage, water, fire fighting, electricity, street lighting and communication services will conform to the requirements of the relevant service authorities.

#### **10.8 Stormwater Drainage**

The design and construction of the stormwater drainage system will be in accordance with the requirements of Shoalhaven Council's Engineering Design Specification.

#### **10.9 Stormwater Quality Management**

An erosion and sediment management plan that complies with the Shoalhaven Council's Engineering Design Specifications and Environmental Protection Authority Manual will be developed by a suitably qualified person at a future date. This plan will ensure that downstream systems will not be adversely affected and that there will be no net increase in pollution levels discharging from the development.

#### **10.10 Allotment Layout**

Lots are required to have an appropriate area and dimensions for the siting and construction of a dwelling and ancillary outbuildings, the provision of private outdoor space as well as

convenient vehicle access and parking. The following table identifies the minimum requirements in respect of lot sizes as required by the DCP. As shown in this table, the proposed subdivision layout in stages 2 and 3 complies with these requirements.

**Table 2**  
**Minimum Dimensions for Residential Lots**

Minimum Lot Size and Dimensions as per DCP		Proposed Subdivision	Complies / Comment
The minimum lot size in any subdivision is to be 500m <sup>2</sup>		The allotments range in size from a minimum 610.4m <sup>2</sup> to a maximum of 4445m <sup>2</sup> .	Complies
Rectangular non-corner lots	Square width min 16m Depth min 30m	All of the rectangular non-corner lots achieve these requirements.	Complies
Rectangular corner lots	Square width 20m Depth 30m	All of the rectangular corner lots achieve these requirements.	Complies
Irregular shaped lots	Square width 12 metres Width at building line 16m Mean width 18m Depth 30m	The layout incorporates several irregular shaped allotments. All achieve the minimum requirements.	Complies

The size and dimensions of the allotments in stages 2 and 3 are adequate for the erection of dwellings and ancillary uses. The allotment's size and shape have also compensated for any constraints such as bushfire that may affect the site. Each of the proposed allotments will be provided with a rectangular building platform of minimum dimensions of 15 metres by 15 metres. The orientation of the majority of the allotments will ensure future dwellings will incorporate energy conservation principles.

### 10.11 Bushfire Mitigation

The objectives of this section of DCP 100 is to prevent the risk of fire in the immediate vicinity of habitable dwellings by adopting suitable protection measures and to coordinate and establish a system of fire breaks to protect life and property.

A bushfire assessment of the site has been completed by Bushfire and Environmental Services and submitted under



separate cover. This report has highlighted the following constraints on the site in relation to bushfire:

- (i) The neighbouring properties to the west, south and east have unmanaged vegetation adjoining the common boundaries. An asset protection zone (APZ) of 30 metres will be required from the adjoining vegetation to the edge of future dwellings.
- (ii) A perimeter road or trail will be required between all development and vegetation that is considered bushfire prone. The perimeter road will be required to have a minimum reserve width of 20 metres.
- (iii) A vegetated gully runs down to the existing dam from the western boundary. For the purposes of the bushfire assessment this vegetation has been described as remnant vegetation. A 20 metre APZ will be required from the edge of the remnant vegetation within the gully to the edge of future dwellings.
- (iv) An area of vegetation remains on the property southeast of the existing dam. A 30 metre APZ will be required from the edge of this vegetation to the edge of future dwellings.

The subdivision layout has incorporated a perimeter road around the outside of the subdivision. This road will be a minimum of 20 metres wide. Adjacent to this perimeter road the dwellings will be required to be setback either 30 metres or 40 metres from the southern and western boundaries. The layout of the subdivision compensated for this setback by the depth of these allotments being increased. The vegetated gully referred to in point (iii) above is located in stage 3 of the development. Two of the allotments in this stage are significantly larger than the standard residential lots to compensate for the required asset protection zones.

The proposed subdivision layout achieves the objectives of DCP 100 in terms of bushfire.

#### **11.0 SHOALHAVEN PLANNING POLICY No 1 DEVELOPMENT GUIDELINES FOR CERTAIN RESIDENTIAL 2(C) ZONED LAND – MILTON – ULLADULLA**

Part of the site is zoned Residential 2(c) under SLEP 1985 and is intended to provide for the urban expansion of Burrill Lake and Dolphin Point. Shoalhaven Planning Policy No 1 Development Guidelines (SPP No 1) applies to the land in Stages 2 and 3. This document provides general and specific urban form provisions that will apply to the stages of the development. A copy of the document has been provided in Annexure 3.

The principal aim of the SPP No 1 is: