

David Kettle

From: Cathy Bern <Cathy.Bern@shoalhaven.nsw.gov.au>
Sent: Monday, 12 September 2016 12:49 PM
To: James Olsen
Cc: Simon Heung; Ian Dollery; Glen Elliott; James Harris
Subject: Further Comments on Proposed Modification (currently with the Dept) - Bayswood Estate

Thank you James for meeting with us today.

In summary, we offer the following comments on the plans tabled today.

1. Halloran St

This road is to be a main bus route. In this regard, given the location of the existing and approved medical centre and proposed lots with frontages to this street, we have some concern regarding the ability of a bus to use this street.

Some consideration needs to be given to signs and lines in due course. Changes, or the introduction of signs and lines, will need traffic committee approval from Shoalhaven City Council.

The introduction of parking restrictions will impact on the medical centre.

2. Extra parking bays – Bayswood Ave

Council supports this amendment.

3. Lots fronting Halloran with an option for alternative access

Where there is a corner lot, ideally the access should be off the secondary street frontage and not via a parking bay.

4. Access – General

Lots 1601-1618 – access should be prevented to Moona Creek Rd.
1618 should have access via Road 3.

5. Lot Shape

Lot 1505 is an isolated narrow lot. Is there any scope to revisit this?

6. Section 88B Restrictions on Land Title

Ideally, the lots with particular access requirements should have restrictions on title making it clear where the access is.

7. Open Space

Please consider landscaping carefully. Council is keen to minimise maintenance and upkeep in the locality as it will be and is heavily burdened with upkeep of existing public lands in the estate. No objection is made with respect to appropriate turfing and some perimeter planting, however that planting needs to be suitable for the use, maintenance regime and locality. Council can provide further comment on this when designs are developed.

The open spaces on the tabled plans are not foreshadowed for playgrounds or similar. They are simply to be low maintenance reserves.

Regards,

Cathy Bern

Section Manager - Development
Shoalhaven City Council

Phone (02) 4429 3527
Bridge Rd (PO Box 42) NOWRA NSW 2541
Cathy.Bern@shoalhaven.nsw.gov.au
www.shoalhaven.nsw.gov.au



This message may contain both confidential and privileged information intended only for the addressee named above.
If you have received this email in error, please notify the sender immediately then destroy the original message.