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Department of Planning
Urban Assessments Branch
GPO Box 39
SYDNEY NSW 2001

28th May 2007
Our Ref: U.11550.E
Your Ref: MP06_0276

Attention: Mr David Mutton

Dear Sir

RE: Major Project Application MP06_0276: Hazcorp Pty Ltd – 168 Lot Residential Subdivision – Lot 1 DP 1087105 & Lot 4 DP 1087106 Off Leo Drive Narrawallee

I refer to your recent conversation with Mr Peter Lean of Hazcorp Pty Ltd regarding additional information required to finalise the Adequacy Test for the abovementioned Master Plan application. Mr Lean has asked me to respond to your request therefore, the following information is provided to assist in this matter.

Relevant Building Code of Australia or Australian Standards Issues

The following comments are provided regarding the Director General's general requirement No. 5 which states:

"Where relevant, demonstrate compliance with BCA and relevant Australian Standards for proposed building; traffic, road and parking; utilities; noise and flooding"

This Major Project does not include the construction of any building or structure that would require assessment under the provisions of the Building Code of Australia. Further, subdivision is not a matter that requires assessment under that Code. However, the future dwelling houses will be located on land that is mapped by Shoalhaven City Council as bushfire prone land. Therefore, those future dwelling applications will be lodged under Section 79BA of the EP&A Act and in accordance with BCA Part 2.3 – Fire Safety - Functional Statement F2.3.4 (Bushfire Areas) and consequently BCA Performance Requirement 2.3.4 (Bushfire Areas), those applications must address the BCA NSW Variation of Part 3.7.4 – Bushfire Areas. For this Major Project, an assessment has been made to determine the construction standard of those future dwellings in line with those BCA provisions.

This assessment has been undertaken by Conacher Travers Pty Ltd in their Bushfire Protection Assessment dated March 2007, in accordance with AS3959 – 1999 – Construction of buildings in Bushfire Prone Areas. It has been demonstrated and determined that those dwellings on the bushland interface should be constructed in accordance with Level 2 provisions of AS3959 – 1999. In association with the above NSW variation in the BCA, & Section 100B of the Rural Fires Act, Conacher Travers Pty Ltd made an assessment of the subdivision in accordance with the provisions of Planning for Bushfire Protection, where the subdivision has been found to comply with the deemed to satisfy provisions of that best practise guideline.

There are no parking areas proposed that require compliance with either Council's Car Parking Code – DCP 18 or AS2890 – 1993. Austroads Guide to Traffic Engineering Practise Part 5 - Intersections at Grade, has been utilised in the design of the road network to assess safe intersection sight distance and approach stopping distance.

The site is not flood prone therefore no assessment has been made for compliance with Council's Interim Flood Policy or the NSW Floodplain Development Manual. Further, no assessment of the development in terms of AS3671 – 1983 – Acoustics – Road Traffic Noise Intrusion – Building Siting and Construction, as the proposal is not adjacent to, nor does it contain, any high traffic distributor or arterial roads, where noise attenuation measures may be required.

There are no buildings proposed in this subdivision therefore an assessment under AS1428 – 1992 – Design for Access and Mobility has not been made, nor are kerb ramps considered necessary as road kerb to be provided is layback construction.

Accessibility Report

Regarding the issued Master Plan's Variation Requirement No. 11 for an accessibility plan, please be advised that all footpaths in the subdivision have a cross fall from the lot boundary to the kerb of 1:32, and all concrete footpaths constructed in the development will have a cross fall of 1:48. The long section grade of the concrete footpaths will depend on the grade of the roadway, however as the majority of the perimeter road along the western boundary is along a contour line, the adjacent main shared concrete pedestrian footpath & cycleway will be generally level and therefore wheel chair accessible.

The access from the road way kerb to the proposed southern public reserve which adjoins the Council reserve to the south is from a footpath at an acceptable grade of 1:32. The reserve is level for approximately 30% of the site, with grades of up to 1:10 in the area to be retained as natural bushland.

Access to the two other natural area reserves from the kerb to the reserve boundary will be from a footpath at 1:32, and as the two reserves are on the ridgeline, they are both relatively level sites. However, these two bushland reserves are not going to be provided with a formal or constructed pathway network through them, in order to discourage all access and therefore retain the natural coastal vegetation.

Approximately 50% of the proposed allotments will be level sites with easy access from the kerb to the lot boundary across the footpath graded at 1:32, and within the lots there would be level access to a dwelling house.

I trust that this information is of assistance to you in finalising the required Adequacy Test, so that the Hazcorp Major Project application can be placed on public exhibition. Also enclosed are 20 copies of a site survey and an aerial photograph highlighting the site in the context of the rural / residential locality.

Yours faithfully
RYGATE & WEST



Graham Beasley B.Surv (Hons)
Registered Land Surveyor Under
the Surveying Act, 2002