

PAPER ROADS

Paper roads are narrow road reservations generally located between public open space and residential dwellings. Paper roads are created on the Plan of Subdivision and are nominally 4.0 metres in width. A paper road generally comprises a 1.5 metre wide concrete footpath offset 50mm from the adjacent residential title boundary and a 2.45 metre wide provision for domestic services. Paper roads must be illuminated and landscaped to ensure an attractive park interface. Additionally, paper roads must be designed to prohibit unauthorised vehicular access.

The intent of a paper road (refer to **SDL.10.01**) is to:

- Enable pedestrian access to the front of dwellings orientated to face open space (preferred orientation for amenity and passive surveillance).
- Provide emergency and postal access to the front of dwellings.
- Provide adequate provision for domestic services.

The provision of a paper road must be deducted from developable land and must not be deducted from public open space.

Lighting Requirements

- Paper roads shall be illuminated to P4 category and meet all requirements as specified in AS/NZS 1158 (Lighting for Roads and Public Spaces).
- Where possible, paper roads shall be illuminated via street lighting located within adjacent road reserves negating the need to install additional lights along the length of the paper road (ie strategic placement of street lighting within the road reserve to minimise the need to provide additional lighting infrastructure).
- If lighting is required along the length of a paper road, the lighting shall be separately metered. At handover the ongoing maintenance and operational costs shall become the sole responsibility of Council.
- Lighting and all associated infrastructure along the length of a paper road shall be installed fully within the abutting open space reserve and not within the paper road proper (supply pit and cabling that runs from the paper road to the meter/supply box located within the open space reserve will remain an SP Ausnet asset).
- The meter/supply box shall be manufactured from heavy gauge galvanised steel, include a vandal proof locking system and be mounted on a concrete support. Specifically, a free standing double-sided cabinet shall house the power supply on one side and a double GPO on the other. The cabinet shall be of a sufficient size to comfortably house the necessary equipment as well as meeting all power supply regulations. The cabinet shall be fitted with heavy duty hasp and staple top and bottom (2) each side. One side to take Council abloy locks, the other side shall be provided with standard power industry

locks. Swallow Engineering Irrigation Controller Cabinet (100 X 500 X 300mm) ten gauge galvanised steel or approved larger equivalent is suitable (photograph attached).

- All cabling from the meter/supply box shall be installed in conduit and shall be installed at a minimum depth of 600mm below the finished ground surface.

Process

- Where an FLP identifies the need for a paper road, written advice shall be provided from Council's Growth Areas Development Assessment Department to the developer.
- The detailed lighting design for a paper road shall be prepared by a suitably qualified and experienced electrical engineer and shall include the lighting type, conduit location, meter/supply box location and any other relevant information. The submission must also provide an isolux diagram for the entire paper road. The lighting provision shall be approved as a function of the construction/engineering drawings.
- On receipt of the lighting submission, Development Engineering shall refer the documentation to both Parks and Open Space and Engineering and Transportation Departments for comment prior to endorsement.
- The installation of the lights and associated infrastructure shall occur prior to the issue of Statement of Compliance for the Stage.
- All lighting and associated infrastructure shall be installed by a suitably qualified and experienced electrician. Prior to the commencement of the civil defects liability period, a copy of the Electrical Certificate of Compliance shall be provided to Council's Engineering Services Department.
- The "as constructed" civil drawings shall include the electrical documentation and shall be uploaded onto Council's GIS.

Invoicing Requirements for Electrical Assets Located within Open Space

Council will be responsible for the payment of electrical fees and charges from the date that an electrical asset is installed/connected (ie not after the landscape maintenance period has expired). Council's preferred energy supplier is AGL Energy Limited.

If electrical infrastructure is to be installed, the developer or the developer's representative must liaise with AGL to arrange the electrical connection and co-ordinate invoicing requirements.

On written advice from the developer documenting property details, what assets are to be connected, meter number and a Certificate of Electrical Compliance, Council will provide a written direction addressed to the power authority authorising the connection and confirming billing details.

The Council direction can be emailed directly to mmbsupport@agl.com.au for processing.

The obligation for maintaining electrical assets during the landscape maintenance period will remain the sole responsibility of the developer in accordance with the requirements specified in

Council's *Minimum Landscape Maintenance Specification of Services and Works* (May 2010), although under the above arrangement, Council will be responsible for electrical servicing and operating costs.