

Amy,

Thank you for your email forwarding Council's final comments regarding the Nadine Street S75W, dated 14 March 2017.

Further to our previous correspondence, please find the following latest response from Allen Price and Scarratts in relation to this matter:

Road Reserve Width

The proposed road reserve widths remain consistent with the requirements of the DCP. Council's Engineering Design Specifications provide details of a "typical cul-de-sac", shown as an access street, however, there is no requirement that an access street must be a cul-de-sac.

The DCP defines an access street as the following; *'Access streets generally are streets where the residential environment is dominant, traffic is subservient, speed and volume are low and pedestrian and cycle movements are facilitated'*. Given that the subject street is defined as an access street, there is no formal requirement for the road reserve to be 18m, and therefore it is proposed that the road reserve remain at the width of 16m.

No change to the 5m road carriageway is proposed.

Furthermore, no additional supporting information is required.

Lot Layout

Details of the further subdivision of corner allotments 39 and 41 respectfully are not required as our clients have no plans for development of the respective sites at this time. Further development of the subject allotments can be assessed on merit, if a future Development Application is lodged for any intensification of development on the corner sites.

Vegetation Removal

As previously stated, no further clearing is proposed as a result of this S75W Modification, as such there is no additional assessment of impacts required. Conditions of consent provide protection to trees remaining.

Should you require additional information or assistance in relation to this matter, please email or contact myself or Matt Philpott on the number below.

Kind regards,

Katherine Buckley
Senior Town Planner
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Tuesday - Thursday



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