



ISSUE:
Lots less than 2000m² minimum lot size permitted by underlying 'Special Residential' zoning.
RESPONSE:
Increase minimum lot size shown on structure plan to 2000m².

ISSUE:
The more recently adopted Horsley/Rockford Structure Plan shows a four-way intersection.
RESPONSE:
Structure Plan to be amended to show four way intersection and notate requirement for roundabout

LEGEND

- APPLICATION AREA
- EXISTING HOUSE(S)
- OUTBUILDING
- DAM
- REMNANT VEGETATION (MARRI TREES)
- EMERGENCY ACCESS WAY

ISSUE:
Realignment of Horsley Road does not respond adequately need to preserve trees in road reserve.
RESPONSE:
Notate Structure Plan that road alignment may need adjustment at time of subdivision to adequately protect trees

ISSUE: Intersection may compromise future planning of adjacent lots
RESPONSE:
Require centre line separation and intersection treatments in response to future road with centre line using the boundary between Lots 366 & 372 that complies with Austroad Standards. Include notation that intersection may need to shift slightly north to accommodate adequate separation.

The intersection treatment is to include:
Traffic Island and turning radii to accommodate a 19m truck.

Intersection to be located and designed to meet the requirement of Austroad Standard Part 4A
Unsignalized and signalised intersections

Notation required that the intersection may be required to be shifted further north in order to meet relevant Austroads requirements.

21 July 2020 - Attachment 8.1.1c

FIGURE 2 - DESIGN CHANGE
LOT 371 HORSLEY ROAD
DENMARK



