

Holford Crescent, Gordon

14J.1 Building Setbacks

HOLFORD CRESCENT

14J.1 SETBACKS

Further controls that may apply	
SECTION A PART 3A - General Controls for Consolidation and Subdivision	

Objectives

- 1 *To support the future subdivision and development of the identified properties by facilitating vehicular access to a formal street frontage on Holford Crescent.*
- 2 *To provide for the progressive extension and widening of Holford Crescent in Gordon.*
- 3 *To ensure that safe pedestrian and vehicular access can be provided from the Holford Crescent frontage.*
- 4 *To ensure that public utilities and services can be provided.*
- 5 *To ensure all road works conform with Council's standard specifications.*

Controls

- 1 All future development of the affected properties are to provide 8.23m setbacks to allow the extension and widening of Holford Crescent to achieve a continuous 16.46 metre wide public road in accordance with Figure 14J.1-1.
- 2 The land is to be dedicated to Council at no cost to facilitate the provision of vehicular access to the subject property as part of any development of that property.
- 3 The new roadway is to be designed in accordance with 3A.4 and 3A.5 of this DCP. Council will provide an indicative horizontal and vertical alignment so that the road can integrate with the northern and southern ends, and make provision for a defined low point to accommodate stormwater/drainage needs.
- 4 The new road is to be constructed in accordance with Council's Specification for Road and Drainage Works.
- 5 Future subdivision of affected properties is to ensure that public utilities and services are to be provided to new lots. Such services are to be located underground where new road construction occurs. Refer to 3A.6 Infrastructure of this DCP.

Affected properties:

- 24-28 Holford Crescent (58A Ryde Road)
- 52 Ryde Road (30-34 Holford Crescent)
- 36 Holford Crescent (48 Ryde Road)
- 46 Ryde Road (38 Holford Crescent)
- 50 Ridge Street (23-29 Holford Crescent)
- 52A Ridge Street (31 Holford Crescent)
- 54A Ridge Street (33 Holford Crescent)
- 56 Ridge Street (35 Holford Crescent)
- 60 Ridge Street (41 Holford Crescent)
- 64 Ridge Street (43 Holford Crescent)
- 66 Ridge Street (45 Holford Crescent)
- 70 Ridge Street (Nar-rang Park)

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