

Our Ref: Q25350
Your Ref: ROL/2026/19
Sue Wilkinson



GOLD COAST | 07 5562 2303
GLADSTONE | 07 4972 3831

info@zoneplanning.com.au

zoneplanning.com.au

Zone Planning QLD Pty Ltd
ABN 13 660 561 704

10 April 2026

The Chief Executive Officer
City of Gold Coast
PO Box 5042
GCMC QLD 9726

via email: mail@goldcoast.qld.gov.au
swilkinson@goldcoast.qld.gov.au

Dear Sue,

RESPONSE TO ASSESSMENT MANAGER'S INFORMATION REQUEST
DEVELOPMENT ASSESSMENT RULES 2017 PART 3 S13
DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT
RECONFIGURING A LOT (1 LOT INTO 8)
9-27 COASTLINK DRIVE, STAPYLTON
(LOT 303 SP329491)

We act on behalf of our client, Prosperity 4 Pty Ltd, regarding the abovementioned Development Application.

On 23 March 2026 an Information Request was received from the City of Gold Coast (Council). Pursuant to Section 13.2 of the *Development Assessment Rules 2017*, we provide our response to this Information Request below.

The following information is attached in support of this response:

1. Copy of Council's Information Request dated 23 March 2026 (**Attachment 1**);
2. Plan of subdivision prepared by Lawson Surveys (**Attachment 2**);
3. Swept Path Plan prepared by CLA Consultants (**Attachment 3**); and
4. Reconfiguring a Lot Code Template (**Attachment 4**).

In accordance with Section 13.2 of the *Development Assessment Rules 2017* this letter and attachments constitute a response to all of the information requested. We submit that the below and attached information together with that provided with the application submission, provides sufficient information for Council to now complete its assessment and favourably determine the application.



PLANNING ASSESSMENT

1. **Assessment against Reconfiguring a Lot Code**

Reconfiguring a Lot Code (2003 Gold Coast Planning Scheme)

Safe access – PC4

The Reconfiguring a Lot Code of the Gold Coast Planning Scheme 2003 is a relevant assessment benchmark for the application. However, assessment against this code has not been provided by the applicant.

The applicant is therefore requested to provide an assessment against the Reconfiguring a Lot Code of the Gold Coast Planning Scheme 2003; in particular, AS4.1 and PC4.

RESPONSE

A completed code compliance response template has been included within **Attachment 4**.

TRANSPORT ASSESSMENT

2. **Access and Circulation**

M38 Industrial Estate Place Code

Vehicle access & circulation, safe pedestrian access – PC7, PC41, PC43, PC45, PC50, PC55

Reconfiguring a Lot Specific Development Code (2003 Gold Coast Planning Scheme)

Vehicle access & circulation, safe pedestrian access – PC4, PC11

Car Parking, Access and Transport Integration Constraint Code (2003 Gold Coast Planning Scheme)

Vehicle access & circulation – PC11, PC12, PC13, PC14

Works for Infrastructure Code (2003 Gold Coast Planning Scheme)

Vehicle access & circulation – PC8

Further information is required to demonstrate that the proposed subdivision will provide for safe and functional vehicle and pedestrian access, including:

- i. Submit an amended 'Plan of Lots 1-8 and Common Property' drawing showing the proposed access driveway within the 'common property' area. The drawing shall clearly show the extent of pavement, and all relevant design features, relating to the proposed access driveway – including dimensions for width and 'turning head' diameter, grades, kerb lines, etc. The extent of pavement shall be sufficient to accommodate circulation by the 'design service vehicle' (refer to part iii, below), including clearances to property boundaries of all proposed lots (noting that, for example, fences could be established along property boundaries of proposed lots).*
- ii. Submit an amended 'Plan of Lots 1-8 and Common Property' drawing showing the proposed pedestrian pathway, located alongside the access driveway, and within the 'common property' area (noting that a pedestrian pathway appears to be indicated within the 'common property' area on the 'Service Connections Plans').*



- iii. *Demonstrate, via swept paths, that the proposed geometry of the access driveway within the 'common property' area is designed to accommodate circulation by the required 'design service vehicle', being a 20m Articulated Vehicle, consistent with the site's location in 'Precinct B'. An AV must be able to enter the access driveway in a forward gear from Coastlink Court, and circulate within the access driveway (including turn-around) to exit the access driveway to Coastlink Court in a forward gear. AV circulation (including turn-around) shall be accommodated within the access driveway (located in the 'common property' area) and shall not rely on individual lots. Swept paths shall be submitted undertaken using an industry-standards software package (such as AutoTrack or AutoTurn), and circulation clearances shall be maintained compliant with AS2890.2 requirements.*

Access driveway and pedestrian pathway details shall be shown on a 'clean' subdivision drawing (i.e. revised 'Plan of Lots 1-8 and Common Property' drawing). Access driveway and pedestrian pathway details shown on drawings that indicate built form / lot layouts cannot be assessed as built form layouts cannot be endorsed as part of an ROL application.

RESPONSE

Reference is made to the plan of subdivision within **Attachment 2** and the vehicle swept path plan within **Attachment 3**. It is noted that the vehicle swept path plan was prepared in support of the underlying self-assessment and is signed by a RPEQ. All lots and built form can be accessed by the Articulated Vehicle.

In accordance with Section 13.2 of the *Development Assessment Rules 2017* this letter constitutes a response to all of the information requested. Therefore, we ask that Council proceed with the assessment of this Development Application.

We trust this information is sufficient for your purposes; however, should you require any further details or clarification, please do not hesitate to contact Andre Sultan or the undersigned on 07 5562 2303.

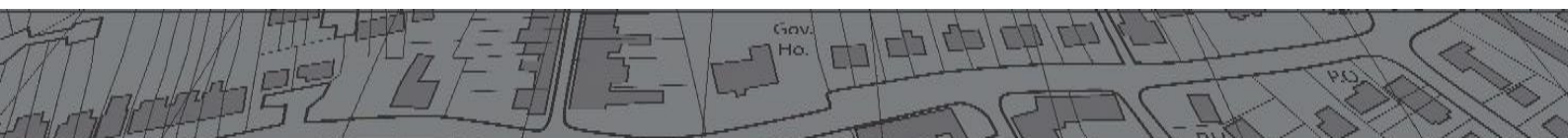
Yours sincerely,

David Geyer | Director
ZONE PLANNING QLD



ATTACHMENT 1

Copy of Council Information Request



Date: 23 March 2026
Contact: Sue Wilkinson
Location: City Development
Telephone: (07) 5582 8680
Your reference: Q25350
Our reference: ROL/2026/19

Prosperity 4 Pty Ltd
C/- Zone Planning QLD
PO BOX 3805
BURLEIGH QLD 4220

Dear Sir/Madam

Confirmation Notice and Information Request – Assessment Manager

(Confirmation Notice given under section 2 and Information Request given under section 12 of the Development Assessment Rules)

I refer to the development application lodged by:

Applicant name: Prosperity 4 Pty Ltd
Applicant contact details: C/- Zone Planning QLD
PO BOX 3805
BURLEIGH QLD 4220

in relation to development of land/premises described as:

Street address: 9-27 Coastlink Court, STAPYLTON QLD 4207
Real property description: Lot 303 SP329491

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 9 March 2026

Application number: ROL/2026/19

Approval(s) sought: Development permit for reconfiguring a lot (code assessment under the M38 Place Code)

This development application is not a development application to carry out a development under a superseded planning scheme and is subject to the Preliminary Approval for the Vantage Industrial Estate (Council reference: MIN/2023/64).

Nature of development proposed: CTS subdivision for 1 into 8 standard format lots and common property.

Council's Project Team

The assessment of this application will be undertaken by the following Council project team.

Assessment Manager Sue Wilkinson Planner (07) 5582 8680 swilkinson@goldcoast.qld.gov.au	Planning Coordinator Jemma Barrett Coordinator Planning Assessment - North (07) 5582 8287 jbarrett@goldcoast.qld.gov.au	Transport Planning Melinda Plank Transport Engineer (07) 5582 9364 mplank@goldcoast.qld.gov.au
Civil Engineering Ruwangi Samarasekera Civil Engineer (07) 5582 9048 rsamarasekera@goldcoast.qld.gov.au	Plumbing and Drainage Matt Merigan Senior Plumbing and Drainage Inspector (07) 5582 8671 mmerigan@goldcoast.qld.gov.au	Landscape Assessment Zora Huszar Landscape Planner (07) 5582 8920 zhuszar@goldcoast.qld.gov.au

Referral Agencies

There are no referral agencies identified for this development application.

Information Request

You have stated on the approved form that you agree to accept an information request in accordance with Part 3 of the Development Assessment Rules.

Public Notification

Public Notification is not required for this development application.

Development Infrastructure

Non trunk development infrastructure

This development application has not identified proposed trunk infrastructure. The proposal will be assessed on the basis that you are not proposing trunk infrastructure for the networks listed below:

- Transport
- Recreation Facilities
- Stormwater
- Water Supply
- Wastewater

INFORMATION REQUEST

Council has reviewed your development application for the premises previously described and determined that the following additional information is needed to assess the application:

Planning Assessment

1. **Assessment against Reconfiguring a Lot Code**

Reconfiguring a Lot Code (2003 Gold Coast Planning Scheme)

Safe access – PC4

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The applicant is therefore requested to provide an assessment against the Reconfiguring a Lot Code of the Gold Coast Planning Scheme 2003; in particular, AS4.1 and PC4.

Transport Assessment

2. **Access and Circulation**

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Reconfiguring a Lot Specific Development Code (2003 Gold Coast Planning Scheme)

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Works for Infrastructure Code (2003 Gold Coast Planning Scheme)

Vehicle access & circulation – PC8

Further information is required to demonstrate that the proposed subdivision will provide for safe and functional vehicle and pedestrian access, including:

- i. Submit an amended 'Plan of Lots 1-8 and Common Property' drawing showing the proposed access driveway within the 'common property' area. The drawing shall clearly show the extent of pavement, and all relevant design features, relating to the proposed access driveway – including dimensions for width and 'turning head' diameter, grades, kerb lines, etc. The extent of pavement shall be sufficient to accommodate circulation by the 'design service vehicle' (refer to part iii, below), including clearances to property boundaries of all proposed lots (noting that, for example, fences could be established along property boundaries of proposed lots).
- ii. Submit an amended 'Plan of Lots 1-8 and Common Property' drawing showing the proposed pedestrian pathway, located alongside the access driveway, and within the 'common property' area (noting that a pedestrian pathway appears to be indicated within the 'common property' area on the 'Service Connections Plans').
- iii. Demonstrate, via swept paths, that the proposed geometry of the access driveway within the 'common property' area is designed to accommodate circulation by the required 'design service vehicle', being a 20m Articulated Vehicle, consistent with the site's location in 'Precinct B'. An AV must be able to enter the access driveway in a forward gear from Coastlink Court, and circulate within the access driveway (including turn-around) to exit the access driveway to Coastlink Court in a forward gear. AV circulation (including turn-around) shall be accommodated within the access driveway (located in the 'common property' area) and shall not rely on individual lots. Swept paths shall be submitted undertaken using an

industry-standards software package (such as AutoTrack or AutoTurn), and circulation clearances shall be maintained compliant with AS2890.2 requirements.

Access driveway and pedestrian pathway details shall be shown on a 'clean' subdivision drawing (i.e. revised 'Plan of Lots 1-8 and Common Property' drawing). Access driveway and pedestrian pathway details shown on drawings that indicate built form / lot layouts cannot be assessed as built form layouts cannot be endorsed as part of an ROL application.

Response Due Date

The due date for providing the requested information is 23 June 2026.

To assist Council with finalising the assessment of this development application, can you please advise whether you intend to:

- a) Provide all of the information requested;
- b) Provide part of the information requested; or
- c) Not provide any of the information requested.

Notwithstanding the above, as Council's assessment of this development application will be based on the information provided, it is recommended that you provide all of the information requested. If Council has not received a response to the information requested from you on or before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of your application without the information requested.

Further Advice

The following items are not required to be address for Council to make a decision on the application. However, they identify matters that Council is likely to condition or amend in red in the decision notice based on the current information provided. Applicants may choose to submit updated information for consideration prior to decision if they prefer an alternative outcome.

- Officers will condition an operational works application for private landscape works.

Advice Note

The applicant is advised that should Council give further advice about the application (in accordance with s35 of the DA Rules) to resolve outstanding items not adequately addressed within the information request response, the applicant will be requested to complete a 'Notice to Stop the Current Period' for the above-mentioned application until the items within the further advice are adequately addressed. Alternatively, the applicant may choose to provide a reasonable extension to the Decision period, as advised by the Assessment manager. If the applicant does not stop the Current Period or provide a reasonable extension to the Decision period, Council officers will proceed with assessing and deciding the application based on the information provided in the information request response, which could result in an unfavourable recommendation by Council officers.

Notice to Stop the Current Period Form:

<https://dsdmipprd.blob.core.windows.net/general/Applicanttemplate9.0-Noticeaboutstoppingthecurrentperiod.doc>

DA Rules extract:

s35.1 An assessment manager or concurrence agency for the application may, at any time before the application is decided, give further advice about the application to the applicant.

s35.2 Further advice may include advice about how the applicant may change the application.

Response format

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format i.e.:

- **Supporting documents** (separate the supporting documents into individual PDF appendices)
- **Plans** (combine as one single PDF)
- **Specialist reports** (separate each specialist report into individual PDF appendices)

Do not password protect the PDF.

The electronic response should be forwarded to mail@goldcoast.qld.gov.au with the Assessment Manager Sue Wilkinson copied into the email swilkinson@goldcoast.qld.gov.au.

Please note all development applications are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline.

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment on 07 5582 8866.

Yours faithfully

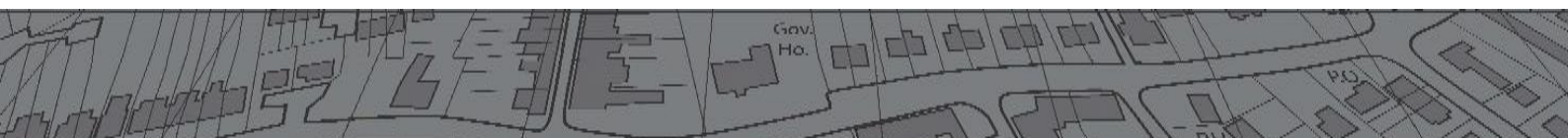


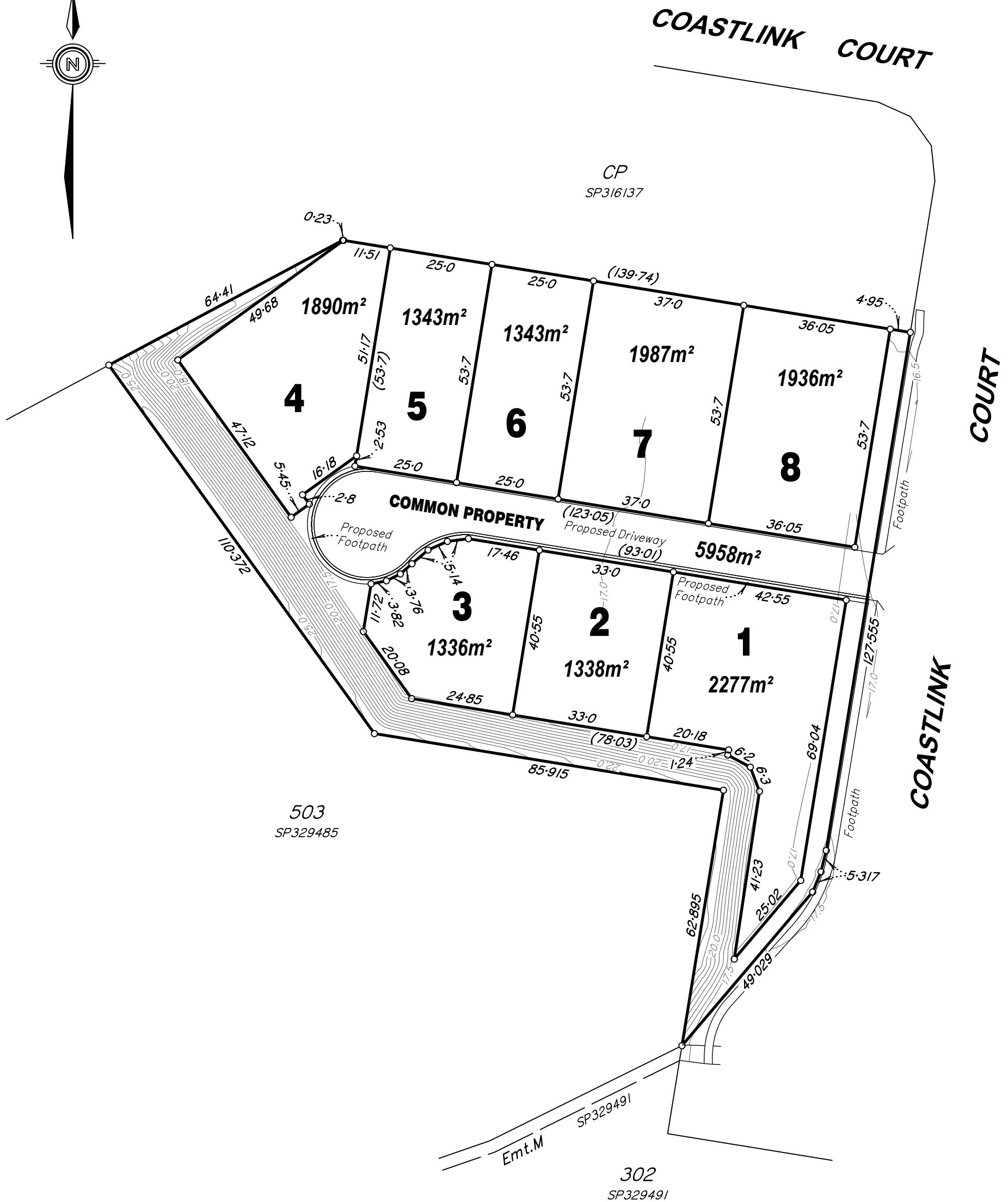
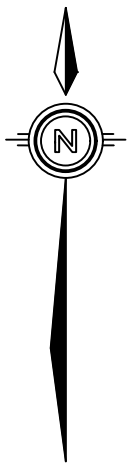
Jemma Barrett
Coordinator Planning Assessment (North)
For the Chief Executive Officer
Council of the City of Gold Coast



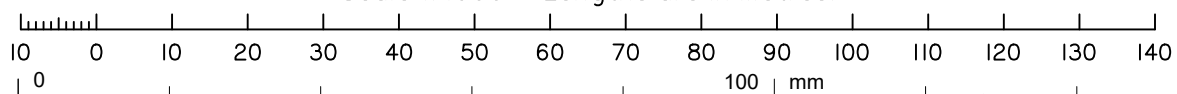
ATTACHMENT 2

Plan of Subdivision





Scale 1: 1000 – Lengths are in Metres.



- NOTES
- 1) DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
 - 2) TOTAL AREA OF SUBDIVISION - 1.941ha
 - 3) CONTOURS VIDE LAWSON SURVEY AND CAD FILES PROVIDED BY ATP DESIGN STUDIO ON 12/02/2026

SUBDIVISION PROPOSAL PLAN

Lots 1-8 and Common Property
Cancelling Lot 303 on SP329491

LOCATION Lot 303 Coastlink Court
 Stapylton

LEVEL DATUM
AHD - VIDE PM193954
RL 18.22

DRAWN SRPD
DWG 21817 - Coastlink Proposal



LOCAL AUTHORITY
GOLD COAST CITY
COUNCIL

REFERENCE
21817

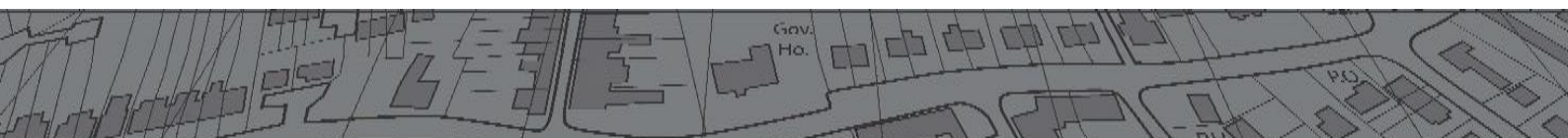
ISSUE A
DATE 08/04/2026

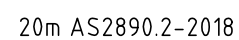
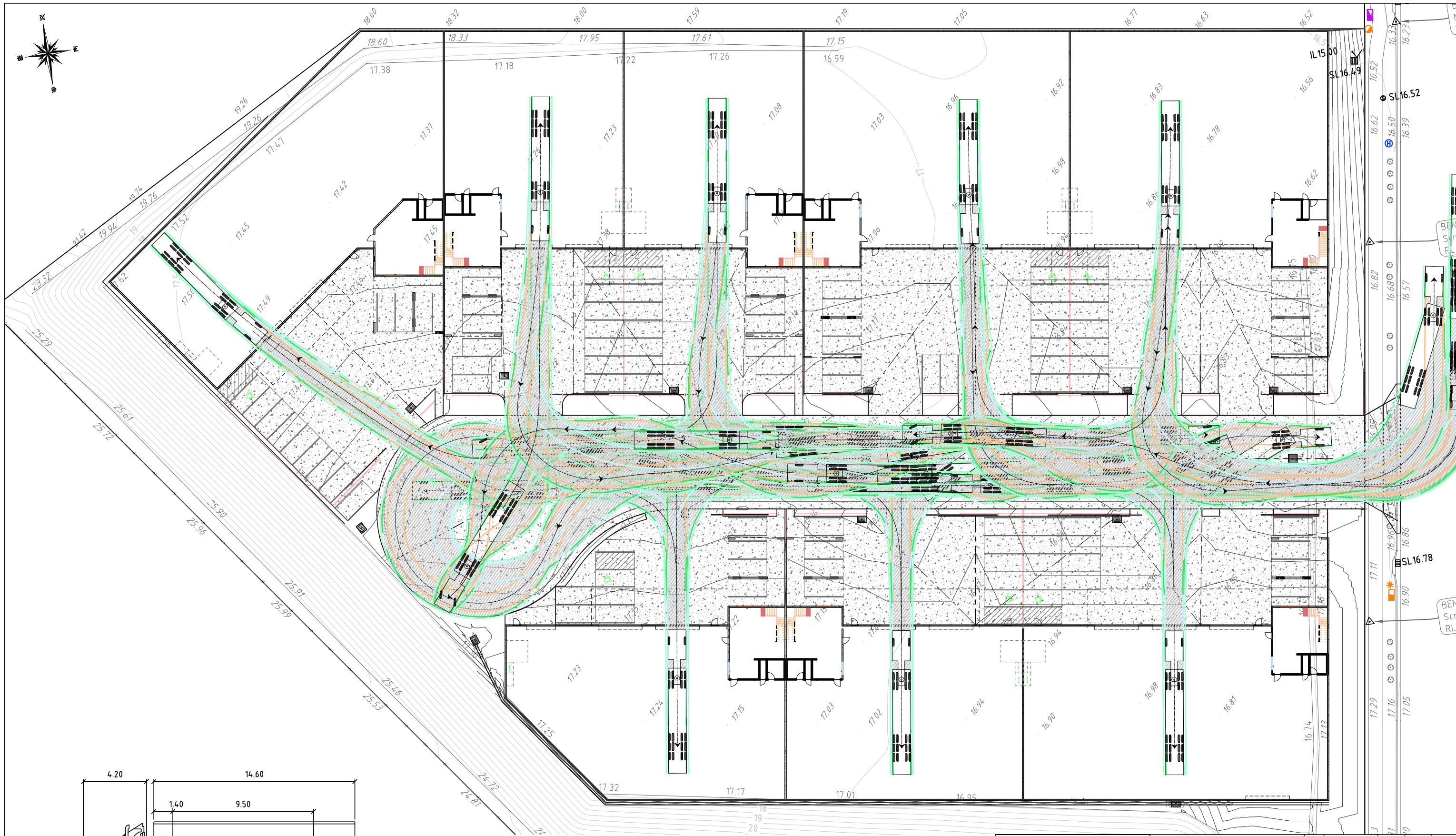
A.B.N 46 272 949 047
CONSULTING LAND SURVEYORS
9B / 62 BISHOP STREET
KELVIN GROVE QLD 4059
Ph 07 3352 3326 Fax 07 3352 6991
mail@lawsonsurveys.com.au
www.lawsonsurveys.com.au



ATTACHMENT 3

Swept Path Plan





Tractor Width	: 2.50	Lock to Lock Time	: 6.0
Trailer Width	: 2.50	Steering Angle	: 27.8
Tractor Track	: 2.50	Articulating Angle	: 72.0
Trailer Track	: 2.50		



CIVIL ENGINEERS
PO BOX 5342
GOLD COAST MC QLD 9726
P: 0414 888 321
F: 07 5520 1077
r.leonard@claconsultants.com.au

CLIENT
REGGI PROJECTS PTY
LTD

PROJECT
LOT 303 COASTLINK
COURT STAPYLTON

PROPERTY DESCRIPTION	LOT 134 SP333769
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DESIGNED	RC LEONARD
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DRAWN	RC LEONARD
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REVIEWED	CB LEONARD
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DATE	10 OCTOBER 2025
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APPROVED

PROVED



FIEAust CPEn

NAME
SWEEP PATH PLAN

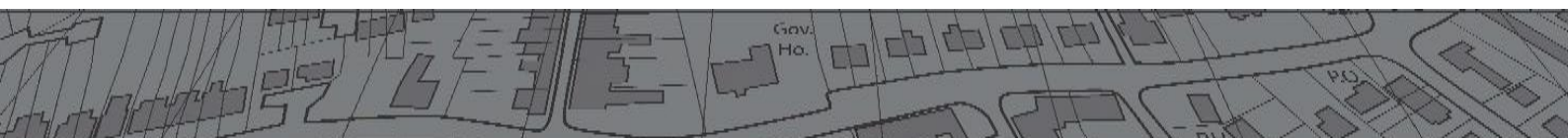
PROJECT REF.	DRAWING NO.	REVISION
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25603	011	-
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ATTACHMENT 4

Reconfiguring a Lot Code Template





Part 7 Codes

Division 2 Specific Development Codes

Chapter 28 Reconfiguring a Lot

1.0 Purpose

To provide that any new lots, created by Reconfiguring a Lot, are suitable for their intended purpose and are appropriate to the topography and landscape features of the land. This code seeks to ensure that any reconfiguration of lots results in:

- good urban design outcomes that are consistent with the intended character for a particular area, as expressed through the domain provisions or Local Area Plans (LAPs);
- compatible relationships between land uses;
- an efficient use of land resources and protection of natural resources, such as good quality agricultural land, extractive material, water and ecologically significant areas;
- protection from natural hazards;
- urban areas that are well defined, energy efficient and legible, with a high degree of connectivity;
- provision for convenient and safe movement of people between areas and facilities by walking, cycling and public transport use;
- an effective and efficient road network;
- effective and efficient provision of relevant services;
- promotion of social interaction and community activity;
- a choice of affordable housing types;
- provision of an accessible and useable network of open space for local communities; and
- protection and enhancement of ecologically significant areas and environmental values.

2.0 Application of this Code

- 2.1 This code applies to Reconfiguring a Lot applications indicated as being code or impact assessable in the Table of Development in the domain or Local Area Plan (LAP) within which the development is proposed.
- 2.2 Where a domain or LAP Place Code contains Reconfiguring a Lot requirements that differ from this code, the domain or LAP requirements take precedence. Performance Criteria PC1-PC25 apply to all development subject to this code.



3.0 Development Requirements

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Development that is Code Assessable or Impact Assessable			
Lot Size			
PC1 Lots must have the appropriate area and dimensions to enable: a) density of land uses to be consistent with the intended character of the local area or neighbourhood, as expressed through the relevant domain or LAP; b) siting and construction of buildings to minimise risk of soil erosion, flooding and bushfire; c) siting and construction of buildings to minimise detriment from effluent disposal and d) water quality impacts; e) retention of ecologically significant areas and other remnant vegetation; f) retention of cultural features and views; g) minimisation of earthworks and/or retaining walls associated with building construction on steep sites; h) provision of private outdoor space and on-site landscaping; i) convenient vehicle access and on-site parking.	AS1.1.1 The minimum lot area, minimum lot frontage, minimum width of any access strip or easement, and the maximum ratio of lot depth to average width are consistent with the provisions of the Table to this Acceptable Solution, unless varied by the minimum lot size and density requirements indicated on Overlay Map OM5 – Minimum Lot Size. OR AS1.1.2 Allotments created on steep slopes in the Village, Detached Dwelling, or Residential Choice domains that are intended to be used for residential purposes provide a minimum private outdoor area of 30m², with the following criteria: a) ratio 2:1 (length to width) maximum; b) gradient less than 5%; c) adjoining proposed building envelope; d) flood free for the 1 in 5 ARI. OR AS1.1.3 The site is located in the Park Living Domain and the average lot size is not less than 8000m², excluding areas of public open space dedication. OR AS1.1.4 The lot has a minimum area less than that provided in the Table to Acceptable Solution AS1.1.1 and a Hinterland Subdivision is achieved, consistent with AS3.1 to AS3.9	COMPLIES WITH AS1.1.1 The proposal is for a Community Title (Standard Format Plan) subdivision which does not need to adhere to the dimensions/area sizes prescribed. Notwithstanding, the proposal complies with the prescribed lot sizes accordingly.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	inclusive. OR AS1.1.5 The lot has a minimum area less than that provided in the Table to Acceptable Solution AS1.1.1 , and it is for a non-residential purpose and intended to be used for public utilities, eg. road widening.		

Table to Acceptable Solutions AS1.1.1

Domain	Minimum Area # Corner Lot ^ Rear Lot (m ²)	Minimum Frontage/ Minimum Average Width for Irregularly Shaped Allotments (metres)	Minimum Width of Access Strip or Easement (metres)	Maximum Ratio of Average Depth to Width
Rural*	20 ha	200	10	3:1
Park Living	α4,000	50	6 (for rear allotments)	3:1
Village	600 # 600 ^ 600	17 20	4.5 (for rear allotments)	2.5:1
Detached Dwelling	600 # 600 ^ 600	17 20	4.5 (for rear allotments)	2.5:1
Residential Choice	400	∇20	4.5	2:1
Tourist and Residential	1,000	25	6.0	2:1
Integrated Business	1,000	18	4.5	4:1
Local Business	1,000	18	4.5	4:1
Fringe Business	1,000	25	8	4:1
Industry 1	2,000 ^3,000	25	8	4:1
Industry 2	1,000 ^2,000	25	8	4:1
Extractive Industry	200,000	200	10	3:1



Domain	Minimum Area # Corner Lot ^ Rear Lot (m ²)	Minimum Frontage/ Minimum Average Width for Irregularly Shaped Allotments (metres)	Minimum Width of Access Strip or Easement (metres)	Maximum Ratio of Average Depth to Width
Marine Industry	1,000 ^2,000	25	8	4:1
Community Purposes	1,000	20	4.5	3:1
Private Open Space	4,000	25	4.5	n/a
Public Open Space	100,000	100	15	n/a
Emerging Communities	As indicated in relevant structure plan or as established in an approved plan of development			

Key:

- * The Rural Domain allows smaller lot sizes in specific circumstances.
- # Corner allotment.
- ^ Rear allotment and does not include area of access strip or easement.
- ▽ The minimum frontage requirement is 15 metres where the lot is created for the use of a detached dwelling or an attached dwelling (containing two units only).
- α In a single subdivision proposal in the Park Living Domain, the average lot size must not be less than 8,000m² (excluding areas of public open space dedication).

Note 1: The relevant domain controls may place further restrictions on minimum lot size. For example, in the Detached Dwelling Domain, the large minimum lot size overlay control may require a larger lot size than that shown in this table.

Note 2: The relevant domain controls may place restrictions on the total yield or density that can be achieved. This would limit the number of lots that can be created at the minimum size.

Note 3: The minimum lot size shown here refers to land only, whether it is fee simple land or community title land. It does not apply to the subdivision of apartment buildings into residential units, the subdivision of commercial buildings into separate tenancies or to the creation of separate building unit titles within a community title development. These last mentioned developments are subject to the density and use controls that apply in the relevant domains or LAPs.

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
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Protection of Good Quality Agricultural Land

PC2 Lots created for residential purposes in the vicinity of and identified on Overlay Map OM2 – Good Quality Agricultural Land must ensure that potential impacts from	AS2 Lot layout is consistent with State Planning Policy 1/92: Development and Conservation of Agricultural Land and its supporting Planning Guidelines –	N/A	
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Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
agricultural activities do not adversely affect community health, safety, amenity and the continuing use of the agricultural land resource.	Separating Agricultural and Residential Land Uses.		
Hinterland Protection			
PC3 Ecologically significant areas located on sites identified on Overlay Map OM1 – Rural Subdivision must be protected. To determine ecologically significant areas, consideration will be given, but not limited, to: a) Part 2, Division 1, Chapter 2 – Ecological Processes; b) Part 3, Division 2, Chapter 1 – Nature Conservation; c) Part 3, Division 3, Chapter 2 – Open Space Nature Conservation and Chapter 3 – Rural/Nature Conservation; d) Part 7, Division 3, Chapter 11 – Nature Conservation Constraint Code; e) Council's organisational objectives for conserving natural assets; f) Planning Scheme Policy 8 – Guidelines for Ecological Assessments.	AS3.1 The most appropriate subdivision layout on the site, indicating ecologically significant areas to be protected or contributed to Council as public open space, complies with the criteria in PC3, and is demonstrated by a site analysis prepared in accordance with Planning Scheme Policy 17 – Site Analysis. AS3.2 Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 15% of the total site area which may be developed, but does not exceed 25%, the maximum lot yield of the balance developable area is in accordance with the provisions of Overlay Map OM1 – Rural Subdivision, using the total land area as the basis for calculation. AS3.3 Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 25% of the total site area which may be developed, but does not exceed 30%, the maximum lot yield of the balance developable area is in accordance with the provisions of Overlay Map OM1 – Rural Subdivision, increased by no more than 15%, and using the total land area as the basis for calculation. AS3.4 Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 30% of the total site area	AS3.1 N/A AS3.2 N/A AS3.3 N/A AS3.4 N/A	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	which may be developed, but does not exceed 50%, the maximum lot yield of the balance developable area is in accordance with the provisions of Overlay Map OM1 – Rural Subdivision, increased by no more than 25% , and using the total land area as the basis for calculation. AS3.5 Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 50% of the total site area which may be developed, the maximum lot yield of the balance developable area is in accordance with the provisions of Overlay Map OM1 - Rural Subdivision, increased by no more than 30%, and using the total land area as the basis for calculation. AS3.6 Where the area of land to be protected for conservation purposes is retained in private ownership (rather than being transferred to Council's ownership as public open space), that land is properly maintained and secured for the future by a suitable mechanism ensuring its long-term protection. Suitable mechanisms may include a Vegetation Protection Order (VPO) under Local Law No 6 – Vegetation Management or a registrable planning covenant. AS3.7 The minimum size of any lot in a hinterland subdivision, established in accordance with the Acceptable Solutions to PC3, is not less than 4,000m². AS3.8 Lot layout is consistent with State Planning Policy 1/92: Development and Conservation of Agricultural Land and its supporting Planning Guidelines – Separating Agricultural and Residential Land Uses.	AS3.5 N/A AS3.6 N/A AS3.7 N/A AS3.8 N/A	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	AS3.9 Lot layout is informed by a site analysis that is prepared consistent with Planning Scheme Policy 17 – Site Analysis .	AS3.9 N/A	
Safe Access			
PC4 Safe and efficient access for vehicles and pedestrians must be provided.	AS4.1 All lots and building sites are accessible by legal road access, in compliance Planning Scheme Policy 11 – Land Development Guidelines . AS4.2 Driveways internal to the property are not steeper than 25% (1V:4H) for a distance not greater than 50 metres.	AS4.1-AS4.2 COMPLIES As demonstrated through the plan of subdivision, each lot has legal road access by way of a shared internal driveway. This has already been endorsed by way of a Self-Assessment.	
PC5 Reconfiguration of land with frontage to a service road along the Pacific Motorway must minimise the demand for new vehicle accesses to the service road.	AS5.1 Each new lot has the necessary access easements in place to ensure that no additional accesses are created as a result of the reconfiguration. AS5.2 Notwithstanding the requirements set out in AS1.1.1 , lots have a depth-to-frontage ratio less than 1:1. AS5.3 Lot frontage to the service road is at least 40 metres at future nodal fringes and interchange centres, or 80 metres at future links identified on Overlay Map OM15 – Pacific Motorway Service Road Types .	AS5.1 N/A AS5.2 N/A AS5.3 N/A	
Neighbourhood Design and Character			
PC6 Subdivision of land must provide for a neighbourhood with a strong and positive identity, through: a) clearly readable street and open space networks;	AS6.1 The development is guided by a plan of development based on a site analysis consistent Planning Scheme Policy 17 – Site Analysis , with: a) proposed street network;	AS6.1 COMPLIES	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
b) appropriate response to site characteristics and setting (including landmarks and views); c) integration with the surrounding urban environment; d) location of community, retail and commercial facilities at focal points, within convenient walking distance for residents; e) shared use of public facilities by adjoining communities (where relevant); f) enhancement of personal safety and minimisation of potential for crime, vandalism and fear by maximising opportunities for casual surveillance of public spaces; g) achieving a sense of place.	b) proposed access arrangements; c) proposed uses of individual lots; d) proposed locations of buildings on each lot; e) proposed open space; f) proposed landscape work theme. AS6.2 The design and layout of the subdivision is consistent with any relevant LAP or structure plan under the Emerging Communities Domain. AS6.3 Lots are arranged to front streets and public open space. AS6.4.1 Battle-axe lots are not created. OR AS6.4.2 Battle-axe lots are created that provide an outlook over public open space.	AS6.2 COMPLIES AS6.3 COMPLIES AS6.4 COMPLIES The proposal is for a community title scheme.	
PC7 The residential subdivision design must promote the variety in residential streetscapes, rather than rows of uniform dwellings and/or garages.	AS7.1 A variety of building setback requirements on adjacent lots is provided. AS7.2 A variety of lot sizes and shapes are provided within the subdivision. AS7.3 A variety of road carriageway width is provided in the subdivision, in accordance with Planning Scheme Policy 11 – Land Development Guidelines. AS7.4 There is a coordinated design of fencing requirements incorporated with the landscape works for the subdivision.	AS7.1-AS7.4 COMPLIES	

Circulation and Access Design



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC8 An overall street network must be provided which: a) has design features which convey the primary function of each type of street and encourage driver behaviour, speeds and traffic volumes that are appropriate to that function; b) provides a high level of internal accessibility and appropriate external connections for vehicles, pedestrian and cycle movements; c) deters through traffic from residential areas and creates safe conditions for local road users, pedestrians and cyclists; d) incorporates street junctions and accesses to lots that are located and spaced to facilitate safe and convenient vehicle movements; e) provides for street widths and lengths that optimise the cost effectiveness of the network and the provision of public utilities; f) allows for efficient and unimpeded movement of buses, without facilitating high traffic speeds on streets that are identified bus routes.	AS8 Where involving the construction of a new road, the development conforms to Planning Scheme Policy 11 – Land Development Guidelines.	N/A	
PC9 The street network in urban areas caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community (not applicable in Rural or Park Living areas and their equivalents in LAPs).	AS9 At least 90% of dwellings are within 400 metres radial distance from an existing or potential bus route (not applicable in Rural or Park Living Domains and their equivalents in LAPs).	N/A	
PC10 The subdivision design must achieve enhanced vehicular permeability and legibility	AS10.1 There are multiple connections and intersections for all roads and streets within	AS10.1-AS10.3 N/A	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
in the location and layout of roads and streets.	the subdivision. AS10.2 The length of a <i>cul-de-sac</i> does not exceed 120 metres. AS10.3 Where <i>culs-de-sac</i> are used, their design and location allows for future connectivity to adjoining roads or streets.		
PC11 The subdivision layout must encourage walking and cycling and a safe environment for pedestrians.	AS11.1 Pedestrian routes are located along or visible from all streets. AS11.2 The subdivision layout provides a safe environment for walking and cycling routes. AS11.3 Street and road design, including road width, is a traffic calming measure to encourage lower traffic speeds. AS11.4 There are increased residential densities in proximity to public transport services and transit mode change points. AS11.5 Pedestrian routes provide clear, comfortable and direct access to commercial areas and transit stops. AS11.6 All primary pedestrian routes are bordered by residential frontages, public parks, plazas or commercial uses. AS11.7 Pedestrian paths provide connections between residential and retail areas, where street connections are not feasible. AS11.8 Pedestrian routes through parking lots or at the rear of residential developments are	AS11.1 – AS11.8 COMPLIES	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	avoided.		
PC12 The subdivision layout must be designed to facilitate integration with adjoining sites and the overall framework for development of the local area.	AS12.1.1 All road, street, cycle way and pedestrian path connections are consistent with any relevant adopted concept plan, outline development plan, master plan, structure plan, or LAP. OR AS12.1.2 Where there is no relevant existing master plan, concept plan, outline development plan, structure plan or LAP, sufficient scope has been provided for possible future road, street, cycleway and pedestrian path connections to adjoining sites.	AS12.1.1 COMPLIES	
Retail and Community Services			
PC13 All subdivisions with more than 250 lots are to include appropriate sites for the location of convenience shops and/or community facilities.	AS13.1 A site is allocated to accommodate a convenience shop or an alternative community facility in a subdivision catchment of more than 250 lots. AS13.2 Any lots identified as suitable for convenience shops or community facilities are in reasonable walking distance (400 metres or ten minutes) of at least 60% of all lots within the subdivision.	AS13.1-AS13.2 N/A	
Energy Efficient Design			
PC14 The street and lot orientation must facilitate the construction of energy efficient buildings that respond to the local climate conditions by: a) maximising solar access to the north in winter; b) minimising solar access to the east and	AS14 No acceptable solution provided.	COMPLIES	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
west in the summer; c) maximising access to any prevailing summer breezes; d) minimising exposure to prevailing winter winds.			
PC15 Lots are to provide favourable solar access and to allow potential dwellings to take advantage of breezes and other positive natural attributes.	AS15.1 The design and shape of lots on the north and south sides of roads is controlled in response to solar access opportunities. AS15.2.1 Building envelopes or house plans are provided, prior to release of lots smaller than 600m². OR AS15.2.2 Zero lot line design is applied to maximise efficient and flexible use of land.	AS15.1 – AS15.2.2 N/A	

Filling and Drainage of Lots

PC16 All lots created have sufficient area that is flood free to safely and adequately accommodate their intended use and development.	AS16.1 Every lot must be adequately filled and drained, without adverse environmental impact, so that it can be used for its intended purpose. The minimum area available, above the planning flood level for each lot, is in accordance with this Table to Acceptable Solutions. AS16.2 Any filling to be undertaken to provide the minimum area above the planning flood level required by AS16.1 is in accordance with Specific Development Code 11 – Changes to Ground Level and Creation of New Waterbodies and Constraint Code 9 – Flood Affected Areas and Constraint Code 10 – Natural Wetland Areas and Natural Waterways. AS16.3	AS16.1 – AS16.6 N/A	
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Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	Residential lots contain a rectangle above the planning flood level measuring nine metres by 15 metres and clear of all statutory boundary setbacks. AS16.4 Residential lots with an area less than 300m² are square or rectilinear in shape. AS16.5 The flood free area provided in accordance with AS16.1 has access to a road frontage that is flood free. AS16.6 Flood modelling, if required, assumes that 100% of the lots are filled to a level above the 1 in 100 year flood line in the Village, Detached Dwelling, Residential Choice, Residential and Tourist, Integrated Business, Local Business and Fringe Business Domains and their LAP precinct equivalents.		

Table to Acceptable Solutions AS16.1

Domain	Minimum Area that is Flood Free
Rural	1,000m ² plus additional area required for effluent disposal
Park Living	1,000m ² plus additional area required for effluent disposal
Village	450m ²
Detached Dwelling	450m ²
Residential Choice	100% of allotment
Residential and Tourist	800m ²
Integrated Business	800m ²
Local Business	800m ²
Fringe Business	800m ²



Domain	Minimum Area that is Flood Free
Industry 1	1,000m ²
Industry 2	800m ²
Extractive Industry	n/a
Marine Industry	800m ²
Community Purposes	450m ²
Conservation	n/a
Private Open Space	n/a
Public Open Space	1,000m ² or 10% of the total site area, whichever is the greater.
Emerging Communities	450m ² , except where an adopted structure plan provides for a greater flood free area to be provided.

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC17 The development must not cause an adverse impact from changes in quality and/or quantity of stormwater discharges during the construction or operational phases of the development. Stormwater runoff within land to be subdivided and on adjacent properties must be managed so as not to cause any adverse impact on the built or natural environment, either upstream or downstream of the site.	AS17.1 A Stormwater Management Plan is prepared. AS17.2 A Stormwater Intent Plan is provided for: a) a staged subdivision involving more than five stages, or b) a subdivision resulting in more than 50 lots, or c) a subdivision impacting on three or more sub catchments. AS17.3 Stormwater treatment devices are provided in accordance with Planning Scheme Policy 11 – Land Development Guidelines.	AS17.1 – AS17.3 COMPLIES	
Recreation and Sporting Parkland Provision			
PC18 The development must provide a Recreation Facilities contribution in accordance with the Priority Infrastructure Plan.	AS18 The development provides a Recreation Facilities contribution taking one of the forms of contribution specified in the Priority	N/A	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	Infrastructure Plan, Recreation Facilities Infrastructure Charges Schedule.		
PC19 A public open space network must be provided which: a) provides or incorporates a range of recreation settings and can accommodate adequate facilities to meet the needs of the community; b) provides well distributed public open space that contribute to the legibility, accessibility and character of the development; c) creates attractive urban environment settings and focal points; d) establishes a clear relationship between public open space and adjoining land uses; e) facilitates appropriate measures for stormwater and flood management and care of valuable environmental resources; f) enables the retention of significant vegetation, wetlands, waterways, and other habitat areas, their associated buffer and linkages/corridors and natural and cultural features; and g) is cost effective to maintain.	AS19.1.1 Recreation and Sporting Parklands are designed in accordance with the Priority Infrastructure Plan, Recreation Facilities Design Guideline and approved Council Master Plans. OR AS19.1.2 Public open space is provided in accordance with an already approved open space strategy or development plan.	N/A	
PC20 The design and location of open space (parkland) must result in high quality parkland and open space areas which provide a range of safe and easily accessible, passive recreational opportunities for the community.	AS20.1 A park has direct road frontages of: a) a minimum of 75% of the total allotment boundary of the park to provide physical access and visibility; or b) a minimum of 15% of the total allotment boundary of the park, where the proposed park is required for conservation purposes; or c) a greater amount of the boundary of the park, where the proposed park is an extension of an existing park with limited	AS20.1 – AS20.5 N/A	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	road frontage. AS20.2 Recreational components within a dedicated open space are set back a minimum of 30 metres from the top of the bank of a waterway. AS20.3 Land intended for public open space complements existing adjacent and surrounding open space provision, and provides linkages to other open space areas. AS20.4 The design and location of open space areas, access ways and infrastructure provides for a safe recreational opportunity for the community. AS20.5 Open space is provided adjacent to waterways, with roads servicing the linear parkland and lots located on the opposite side of the road to the waterway.		
PC21 Land intended for public open space must be of a physical standard and condition that permits use of the land for its intended purpose.	AS21.1 Areas of public open space are provided, exclusive of any land affected by unacceptable hazards such as contaminated land under the Contaminated Land Act 1991 or land subject to geotechnical hazard. AS21.2 Adequate areas of public open space for recreation purposes are provided, exclusive of: a) land affect by stormwater or overland flow discharge from adjacent allotments; b) drainage reserves and detention basins which cannot be shown to safely and effectively contribute to the network of parks and open space areas; c) land subject to cut and fill, with a batter	AS21.1 – AS21.3 N/A	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	slope that exceeds a grade of more than 1 in 6; d) areas of land less than 15 metres wide, such as access and service easements; e) land required to serve primarily as a buffer to any existing development or major transport corridor; and easements. OR AS21.3 At least 10% of the total open space provision is exclusive of flood inundation of below the 1 in 100 ARI level (or Q100) or the highest recorded flood level, whichever is the greatest.		
Open Space Safety and Design			
PC22 Open space areas must be designed and managed to promote user safety.	AS22.1 Areas intended for use during times of darkness are lit in accordance with Council's Land Development Guidelines. AS22.2 Landscaping is designed to minimise interference with sightlines. AS22.3 Casual surveillance is achieved through: The edge of parks and open space being overlooked by housing, commercial or other development as well as passing pedestrian and motor traffic that can provide effective informal surveillance. AS22.4 Interpretive signage is provided to enable clear understanding of points of interest such as the location of public toilets, telephones, environmental or heritage features, routes and park activities where relevant. AS22.5.1	AS22.1 – AS22.5.2 COMPLIES	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	Fencing adjoining a park is to be 50% transparent (i.e. swimming pool style or timber picket fencing) and any landscaping adjacent to the fence is to be designed to maximise the opportunity for casual surveillance from both sides of the fence. OR AS22.5.2 Fencing adjoining a park is to be no more than 1.2m in height.		
Environmental Open Space, Habitat and Landscape Protection			
PC23 An environmental open space network must be protected to: a) ensure the retention of significant vegetation, wetlands, waterways, and other habitat areas, their associated buffer and linkages/corridors and natural and cultural features; and b) facilitate appropriate measures for stormwater and flood management and care of valuable environmental resources; c) be cost effective to maintain.	AS23 No acceptable solution provided.	N/A	
Infrastructure Connections			
PC24 The design and provision of public utilities, including sewerage, water, electricity, street lighting and communication services, must: a) meet the needs of users; b) ensure the health, safety and convenience of the community; c) be cost effective over their life cycle; d) minimise adverse impacts to the environment (including the amenity of the local area) in the short and long term.	AS24.1 All lots are connected to electricity supply and telecommunications services. A24.2 Electricity supply and telecommunications infrastructure are provided underground, where the development involves the creation of more than five lots. AS24.3 Reticulated water supply and street lighting is provided in accordance with Planning Scheme Policy 11 – Land Development	AS24.1 – AS24.4 COMPLIES AS24.5 – AS24.6 N/A	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	Guidelines, except in the Extractive Industry, Rural, Conservation or Village Domains. AS24.4 Reticulated sewerage is provided in accordance with Planning Scheme Policy 11 – Land Development Guidelines, except in the Extractive Industry, Rural, Conservation, Village or the Park Living Domains. AS24.5 On-site water supply is provided, in accordance with Planning Scheme Policy 11 – Land Development Guidelines for properties in the Extractive Industry, Rural, Conservation and Village Domains. AS24.6 On-site sewage disposal is provided in accordance with Council's Guidelines for the Installation and Operation of Aerobic Wastewater Treatment Plants for Domestic and Small Scale Commercial Users 1995 and AS1547 for properties in the Extractive Industry, Rural, Conservation, Village and Park Living Domains.		
Volumetric Subdivision			
PC25 Volumetric subdivision (of the space above or below land) facilitates efficient development, in accordance with the objectives and DEOs of this Planning Scheme, its planning strategies and the relevant domain or LAP.	AS25 No acceptable solution provided.	N/A	