

**EXPRESS DEVELOPMENT APPLICATION REPORT FOR DEVELOPMENT PERMIT FOR  
RECONFIGURING A LOT – ACCESS EASEMENT AT 60 STAPYLTON JACOBS WELL ROAD,  
STAPYLTON QLD 4207  
FILE NO City Officer use**

**1 PRE-SUBMISSION**

|                                   |                  |
|-----------------------------------|------------------|
| Pre-submission application number | City Officer use |
|-----------------------------------|------------------|

**2 APPLICATION SUMMARY**

| Application information                    |                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address                                    | 60 Stapylton Jacobs Well Road, Stapylton QLD 4207                                                                                                                                                                                                                                                                                                                                                                 |
| Lot and plan                               | Lot 501 on SP295994                                                                                                                                                                                                                                                                                                                                                                                               |
| Site area                                  | 642,390m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                             |
| Properly made date                         | City Officer use                                                                                                                                                                                                                                                                                                                                                                                                  |
| City Plan version                          | Version 8                                                                                                                                                                                                                                                                                                                                                                                                         |
| Zone / Precinct                            | Low impact industry zone (Future low impact industry precinct)<br>Medium impact industry zone (Future medium impact industry precinct)                                                                                                                                                                                                                                                                            |
| Overlays                                   | Acid sulphate soils overlay<br>Airport environs overlay<br>Bushfire hazard overlay<br>Environmental significance overlay<br>Extractive resources overlay<br>Flood overlay<br>Industry, community infrastructure and agricultural land interface area overlay<br>Landslide hazard overlay<br>State controlled roads, rail corridor and transport noise corridors<br>Water catchments and dual reticulation overlay |
| Type of development and proposed use       | Reconfiguring a Lot – Access easement                                                                                                                                                                                                                                                                                                                                                                             |
| Categories of development and assessment   | Code assessment                                                                                                                                                                                                                                                                                                                                                                                                   |
| Applicant and Applicant's consultancy team | FPI Queensland Pty Ltd – Applicant<br>Gassman Development Perspectives – Town Planning<br>Gassman Development Perspectives – Drafting                                                                                                                                                                                                                                                                             |

| Application information  |                                                           |
|--------------------------|-----------------------------------------------------------|
| Land owner               | Australand Industrial No. 89 Pty Ltd<br>(AC.N. 107355715) |
| Decision due date        | City Officer use                                          |
| Officer's recommendation | City Officer use                                          |

### 3 PROPOSAL

The purpose of this report is to assess an application for a development permit for reconfiguring a lot – access easement.

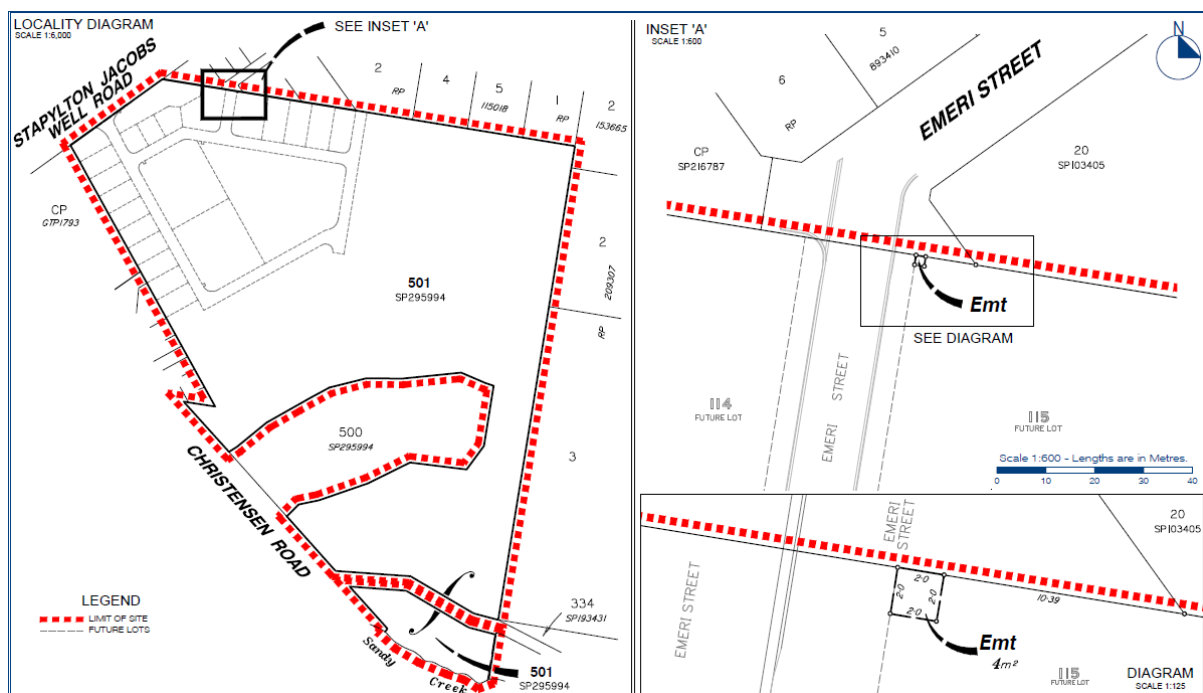
#### Note to applicant:

Double Click “**Keep table**” to choose applicable table. Double Click “**Delete table**” to delete each table not applicable. (Note: Keep table will remove its row. Delete table will remove the whole table)

The development key details of the proposal are outlined in the table below:

| Key details for the Reconfiguring a lot development |                                                         |
|-----------------------------------------------------|---------------------------------------------------------|
| Density                                             | N/A                                                     |
| Lot sizes                                           | No change to lots, proposed easement is 4m <sup>2</sup> |
| Site cover                                          | N/A                                                     |
| Road access                                         | Emeri Street                                            |
| Frontage                                            | N/A as no change proposed                               |
| Environmental                                       | N/A as matter resolved through Preliminary Approval     |
| Bushfire                                            | N/A as matter resolved through Preliminary Approval     |
| Effluent                                            | N/A as matter resolved through Preliminary Approval     |

The following proposal plan provides an initial view of the proposed development.



---

## 4 SITE CONTEXT

### 4.1 Subject site and immediate context

The overall subject site is irregular in shape, situated along the southern side of Stapylton Jacobs Well Road, Stapylton and eastern side of Christensen Road. The site is located within the Gold Coast suburb of Stapylton (4207).

In terms of locational context, the overall subject site is located approximately:

- 500 metres from the Pacific Motorway, Yatala north interchange;
- 5.5 kilometres from the Beenleigh CBD;
- Five kilometres from Beenleigh Transit Centre;
- 30 minutes from Southport CBD; and
- 30 minutes from Brisbane CBD.

The subject land is vacant; predominantly cleared; and resembles a civil construction site as it has been provisionally prepared to accommodate an approved industrial subdivision through the undertaking of bulk earthworks and vegetation clearing.

## 5 ASSESSMENT

Section 45(3) of the *Planning Act 2016* identifies:

- (3) A **code assessment** is an assessment that must be carried out only –
- (a) against the assessment benchmarks in a categorising instrument for the development; and
  - (b) having regard to any matters prescribed by regulation for this paragraph.

The proposed development triggers code assessment and has been assessed in accordance with Section 45(3) of the *Planning Act 2016*.

### 5.1 State Planning instruments

The application has been assessed against the following instruments:

| Instrument                          | Comment                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| State Planning Policy               | The City Plan appropriately reflects all aspects of the State Planning Policy apart from aspects relating to natural hazards, risk and resilience (coastal hazards).<br>The proposal does not trigger assessment against any assessment benchmarks relating to natural hazards, risk and resilience (coastal hazards).<br>This is discussed in section 5.1.1 within this planning report. |
| South East Queensland Regional Plan | The proposal is consistent with the goals, elements and strategies; and the Southern Sub-regional directions of the South East Queensland Regional Plan 2017 (ShapingSEQ).                                                                                                                                                                                                                |
| <i>Planning Regulation 2017</i>     | The proposal does not trigger assessment against any assessment benchmarks listed in a Schedule of the <i>Planning Regulation 2017</i> .                                                                                                                                                                                                                                                  |

### 5.2 City Plan

The following is an assessment of the application against the City Plan.

### 5.2.1 Strategic framework

The proposal is code assessment and does not trigger assessment against the strategic framework.

The *Planning Act 2016* requires codes assessable development (bounded assessment) to be carried out only against the assessment benchmarks stated in the categorising instrument (City Plan) and have regard to matters prescribed by the regulation.

Section 43 (2) (c) of the *Planning Act 2016* states for code assessment, a strategic outcome (strategic framework) is not an assessment benchmark.

### 5.3.2 Zone

The site is located within the Low impact industry zone (Future low impact industry precinct) and Medium impact industry zone (Future medium impact industry precinct).

The purpose of the Low impact industry zone code is to provide for service and low impact industry uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes. Activities considered appropriate in this zone are defined as low impact industry or service industry in the schedule of definitions.

The purpose of the Medium impact industry zone is to provide for medium impact industry uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes. Activities considered appropriate in this zone are defined as medium impact industry in the schedule of definitions.

The proposal seeks to create an access easement to provide access to a security camera only and subject to meeting the outcomes of the zone code, will support envisaged development for the zone.

### 5.3.3 Assessment against the codes

Under the City Plan, compliance with a code can be achieved by either compliance with the purpose and overall outcomes of the code, or, compliance with either the performance outcomes or acceptable outcomes. Acceptable outcomes are generally quantifiable provisions, with the performance and overall outcomes generally qualitative and performance based.

The tables of assessment in Part 5 of City Plan identify the applicable assessment benchmarks for the proposal outlined in the table below:

| Zone code                                                                                                                  | Overlay codes                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Development codes                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Medium impact industry zone code</li><li>• Low impact industry zone code</li></ul> | <ul style="list-style-type: none"><li>• Acid sulfate overlay code</li><li>• Airport environs overlay code</li><li>• Bushfire hazard overlay code</li><li>• Environmental significance overlay code</li><li>• Extractive resources overlay code</li><li>• Flood overlay code</li><li>• Industry, community infrastructure and agriculture land interface area overlay code</li><li>• Regional infrastructure overlay code</li><li>• Water resource catchment</li></ul> | <ul style="list-style-type: none"><li>• Reconfiguring a lot code</li><li>• Fire services in development access by common private title code</li><li>• General development provisions code</li><li>• Healthy waters code</li><li>• On-site sewerage facilities code</li><li>• Vegetation management code</li></ul> |

| Zone code | Overlay codes | Development codes |
|-----------|---------------|-------------------|
|           | overlay code  |                   |

This is a 'report by exception' and only discusses issues where the development does not meet the relevant acceptable outcomes or where a relevant performance outcome does not have a stated corresponding acceptable outcome. This is outlined in the table below:

| Code                     | Acceptable / Performance Outcome | Subject matter                                                   |
|--------------------------|----------------------------------|------------------------------------------------------------------|
| Reconfiguring a lot code | PO4/AO4                          | Minimum width of easement within the Medium impact industry zone |

### 5.3.3.1 Assessment against the Medium impact industry zone code and Low impact industry zone code

Assessment has been undertaken against the applicable benchmarks for all applicable zone codes. The proposed development does not conflict with any prescribed AOs, and therefore, is considered to comply with all relevant zone codes.

### 5.3.2.2 Assessment against the overlay codes

Assessment has been undertaken against the applicable benchmarks for all applicable overlay codes. The proposed development does not conflict with any prescribed AOs, and therefore, is considered to comply with all relevant overlay codes.

### 5.3.2.3 Assessment against development codes

Assessment has been undertaken against the applicable Performance outcome or Overall outcome and Purpose for each subject matter as follows:

The Acceptable outcome and corresponding Performance outcome is provided below:

| Performance outcome                                                                                                     | Acceptable outcome                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PO4</b><br>The widths of access strips and easements provide safe and efficient access for vehicles and pedestrians. | <b>AO4</b><br>Minimum widths for access strips and easements comply with <u>Table 9.4.8-2: Minimum width of access strips or easements</u> . |

AO4 requires a minimum easement width of eight metres within the Medium impact industry zone. However, such a width is only required to facility large truck movements associated with industrial development. As the proposed easement is only two metres square and directly abuts Council road reserve, the access easement does not need to be traversed by any vehicle and simply establishes construction of and maintenance access to a security camera. Based on the above assessment, the access easement is considered a suitable width, being fit for purpose.

Based on the above assessment it is considered the development complies with PO4 of the Reconfiguring a lot code.

## 6 INFRASTRUCTURE CHARGES City Officer use

The final estimated infrastructure charge is insert details.

City officer to insert extract of infrastructure charges notice

## 7 REFERRALS City Officer use

## 7.1 Internal referrals

This application has been assessed by internal referral officers who have provided comments and reasonable and relevant conditions, identified below.

| Internal referral area                          | Conditions/Comments (if not included within report) |
|-------------------------------------------------|-----------------------------------------------------|
| Arborist                                        | insert details                                      |
| Office of the City Architect                    |                                                     |
| Environmental Assessment                        |                                                     |
| Geotechnical Engineering                        |                                                     |
| City Standards (Health and Regulatory Services) |                                                     |
| Hydraulics and Water Quality                    |                                                     |
| Landscape Assessment                            |                                                     |
| Operational Works                               |                                                     |
| Plumbing and Drainage                           |                                                     |
| Queensland Fire Rescue                          |                                                     |
| Subdivision Engineering                         |                                                     |
| Transport Assessment                            |                                                     |
| Water and Waste                                 |                                                     |

## 8 CONCLUSION

The purpose of this report was to assess an application for a development permit for reconfiguring a lot – access easement at 60 Stapylton Jacobs Well Road, Stapylton (formally described as Lot 501 on SP295994).

Overall, the development is to enable access to a future security camera that will be installed as part of the greater, approved industrial estate on the subject site.

After a detailed assessment, it has been determined the proposal complies with all the applicable assessment benchmarks for the proposal or can be conditioned to comply with all the applicable assessment benchmarks for the proposal.

### City Officer use

It is recommended the application be approved, subject to conditions.

## 8 NOTIFICATIONS City Officer use

The following property notifications will be applied:

- insert standard notifications
- insert standard notifications

## 9 RECOMMENDATION City Officer use

It is recommended that Council resolves as follows:

That under Delegated Authority, the Executive Coordinator Planning Assessment of City Development approves (with conditions) the issue of a development permit for a material

---

**change of use OR reconfiguring a lot for insert relevant description details, in accordance with the Attachment entitled: (insert title of relevant Decision Notice).**

*Author:*

insert name

insert title

insert date

*Authorised by:*

insert name

insert title

# City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

**Please note: For assessment against the overall outcomes, refer to the appropriate code.**

**Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.**

## 9.4.8 Reconfiguring a lot code



**Photograph 9.4.8-1**

Example of a Reconfiguration of a lot located at Coomera. Photograph by Remco Jansen.

### 9.4.8.1 Application

This code applies to assessing reconfiguring a lot for development where indicated within **Part 5 Tables of assessment**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section**

### 5.3.3, in Part 5.

#### 9.4.8.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to ensure that the reconfiguring a lot lays the foundations for high-quality urban design that supports the outcomes for the zone and is sensitive to the environment, topography and landscape features.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Subdivisions provide a range of lot sizes and frontages to facilitate:
    - (i) different development expected in the zone;
    - (ii) on-street parking which generally caters for demand within the street; and
    - (iii) public utilities and street trees.
  - (a) Reconfiguring a lot allows for increased yields in close proximity to public transport, retail, commercial, community, and recreation facilities.
  - (b) Reconfiguring a lot where creating small lots, demonstrates a Dwelling house can be accommodated, where it meets the relevant zone code and the **Small lot housing (infill focus) code**, through:
    - (i) a site plan for all lots with an area of 250m<sup>2</sup> to 400m<sup>2</sup>; and
    - (ii) site plan, floor plan and elevations for all lots with an area less than 250m<sup>2</sup>.
  - (a) Reconfiguring a lot results in safe and interconnected streets that promote the use of public transport, walking and cycling.
  - (b) Reconfiguring a lot within the Coomera Town Centre area provides an integrated network of predominantly public streets to ensure efficient movement of pedestrians, cyclists, vehicles and strong public transport connections.
  - (c) Reconfiguring a lot results in lot configuration and orientation to facilitate climatically responsive site design.
  - (d) Reconfiguring a lot takes into account the physical, environmental and infrastructure constraints, creating lots that respond to the natural topography of the land by minimising the extent of earthworks required.
  - (e) Reconfiguring a lot contributes to the provision of a safe, accessible, convenient and useable network of open space for local communities.
  - (f) Reconfiguring a lot provides for community infrastructure and other non-residential activities to support the local neighbourhood, commensurate with the stages of development.
  - (g) Reconfiguring a lot ensures that new lots are connected to essential services and public utilities to meet the demand of end users whilst minimising risk of failure or environmental harm.
  - (h) Where necessary, new lots are provided with on-site sewerage facilities that are appropriately sited to respond to on and off site constraints.

**Note:** Indicative access and mobility outcomes for the Coomera Town Centre area are identified on Figure 9.4.13-2 Coomera Town Centre Indicative Access and Mobility within Part 9.4.13 Transport code.

#### 9.4.8.3 Specific benchmarks for assessment

**Part A** applies to accepted development subject to requirements.

**Part B** applies to assessable development.

### PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

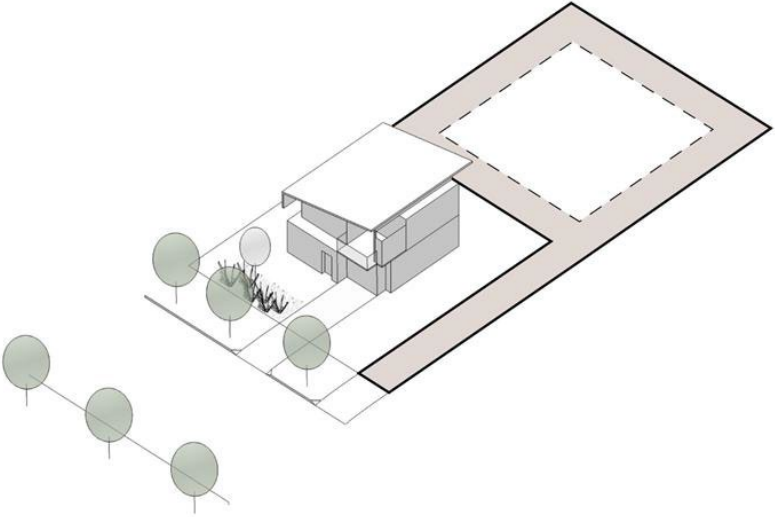
There are no requirements for accepted development for this code.

### PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

**Table 9.4.8-1: Reconfiguring a lot code – for assessable development**

| Performance outcomes | Acceptable outcomes | Does the proposal meet the acceptable outcome? | Internal use |
|----------------------|---------------------|------------------------------------------------|--------------|
|                      |                     |                                                |              |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                         | If not, justify how the proposal meets either the performance outcome or overall outcome                       |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--|
| <b>Reconfiguration of sloping lots</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                         |                                                                                                                |  |
| <p><b>PO1</b><br/>Where the development is for residential uses and would result in allotments with an average finished slope that exceeds 10%:</p> <ul style="list-style-type: none"> <li>(a) earthworking provides for finished ground levels that facilitate development of the allotments for the intended purpose and its related/ancillary areas (e.g. areas of useable private open space) without the need to provide additional retaining walls; and</li> <li>(b) earthworking is undertaken in a way that provides good quality amenity outcomes for future lot users and to the public realm.</li> </ul> <p><b>Note: an earthworking plan illustrating compliance with the above components is Council's preferred method of addressing the above.</b></p> | <p><b>AO1</b><br/>Allotments have an average finished slope less than 10%.</p>                                                                                                                                          | <p><b>Not applicable</b><br/>The proposed development will not result in any new lots.</p>                     |  |
| <b>Additional provisions for creation of rear lots in residential zones</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                         |                                                                                                                |  |
| <p><b>PO2</b><br/>Reconfiguration of a lot that creates a rear lot:</p> <ul style="list-style-type: none"> <li>(a) does not result in unreasonable amenity impacts for adjoining lots by limiting the number of rear lots to one;</li> <li>(b) protects the safety of pedestrians and cyclists by ensuring that access strips to the road frontage are designed to maintain visibility to the verge;</li> <li>(c) provides an adequate internal manoeuvring area for vehicles to exit the rear lot in a forward gear; and</li> <li>(d) allows sufficient street frontage for waste collection.</li> </ul>                                                                                                                                                             | <p><b>AO2.1</b><br/>The rear lot has the same width as the lot it is positioned behind.</p> <p><b>AO2.2</b><br/>Only one rear lot is created.</p> <p><b>AO2.3</b><br/>The rear lot is created for a dwelling house.</p> | <p><b>Not applicable</b><br/>No rear lots are proposed, nor is the subject site within a residential zone.</p> |  |

|                                                                                                                                                                                                                         |                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  <p><b>Figure 9.4.8-1</b><br/>Illustration showing the Reconfiguring a lot outcomes for creation of rear lots in residential zones</p> |                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Road access</b>                                                                                                                                                                                                      |                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <p><b>PO3</b><br/>Lot configuration provides safe and efficient access for vehicles and pedestrians.</p>                                                                                                                | <p><b>AO3</b><br/>All lots have legal road access in accordance with <b>SC6.11 City Plan policy – Land development guidelines, Section 2 – Transport network standards.</b></p> | <p><b>Not applicable</b><br/>No new lots are being created that would require legal road access.</p>                                                                                                                                                                                                                                                                                                                                                                               |  |
| <p><b>PO4</b><br/>The widths of access strips and easements provide safe and efficient access for vehicles and pedestrians.</p>                                                                                         | <p><b>AO4</b><br/>Minimum widths for access strips and easements comply with <b>Table 9.4.8-2: Minimum width of access strips or easements.</b></p>                             | <p><b>Complies with PO4</b><br/>AO4 requires a minimum easement width of eight metres within the Medium impact industry zone. However, such a width is only required to facility large truck movements associated with industrial development. As the proposed easement is only two metres square and directly abuts Council road reserve, the access easement does not need to be traversed by any vehicle and simply establishes construction of and maintenance access to a</p> |  |

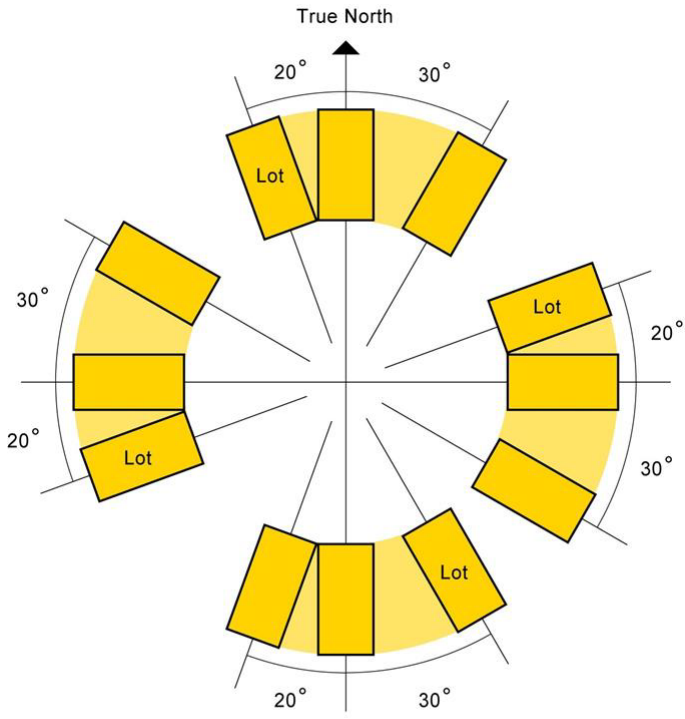
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                            |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | security camera. Based on the above assessment, the access easement is considered a suitable width, being fit for purpose. |  |
| <b>Infrastructure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                            |  |
| <b>PO5</b><br>New lots are created with provision of essential services and public utilities, including sewerage, water, electricity and communication services that are designed and located to: <ul style="list-style-type: none"> <li>(a) meet the needs of users;</li> <li>(b) enhance the health, safety and convenience of the community;</li> <li>(c) be cost effective over their life-cycle;</li> <li>(d) minimise adverse impacts to the environment (including the amenity of the local area);</li> <li>(e) minimise risk of failure or damage during a natural hazard event; and</li> <li>(f) support connection to fibre telecommunication infrastructure.</li> </ul> | <b>AO5.1</b><br>All lots are connected to electricity supply and telecommunications services, with the telecommunications infrastructure designed to support connection to fibre telecommunications infrastructure.                                                                                                                                                                                                                                                   | <b>Not applicable</b><br>No new lots are being created that require provision of essential services.                       |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>AO5.2</b><br>Electricity supply and telecommunications infrastructure are provided underground, where the development involves the creation of more than five lots, five dwellings, or five tenancies, except in the Rural zone.                                                                                                                                                                                                                                   |                                                                                                                            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>AO5.3</b><br>All new lots within the Local government infrastructure plan boundary are connected to reticulated water supply in accordance with <b>SC6.11 City Plan policy – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards</b> , except in the Extractive industry, Rural and Conservation zones.                                                                                                                      |                                                                                                                            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>AO5.4</b><br>All new lots within the Local government infrastructure plan boundary are connected to reticulated sewerage in accordance with <b>SC6.11 City Plan policy – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards</b> , except in the Extractive industry, Rural and Conservation zones, and those lands within the Rural residential zone unless specifically stated in the <b>Rural residential zone code</b> . |                                                                                                                            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>AO5.5</b><br>On-site water supply is provided in accordance with <b>SC6.11 City Plan policy – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards</b> for all new lots created in the Extractive industry, Rural, Rural                                                                                                                                                                                                      |                                                                                                                            |  |

|                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                            | <p>residential and Conservation zones or in areas outside the <b>Local government infrastructure plan</b> boundary.</p> <p><b>AO5.6</b><br/>On-site sewage disposal is provided in accordance with Council's <b><i>Guidelines for the Installation and Operation of Aerobic Wastewater Treatment Plants for Domestic and Small Scale Commercial Users 1995 and AS1547</i></b> for all new lots created in the Extractive industry, Rural, Rural residential and Conservation zones or in areas outside the <b>Local government infrastructure plan</b> boundary.</p>                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                  |  |
| <b>On-site sewerage provision</b>                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                  |  |
| <p><b>PO6</b><br/>The sewerage disposal area is located in a position that is sufficiently separated from adjoining property boundaries and nearby waterways.</p>                                                                          | <p><b>AO6</b><br/>For development involving on-site sewage disposal, an Effluent Disposal Report prepared by a qualified expert shall be submitted demonstrating that new lots are of a sufficient size and design to allow for the required separation distances of the disposal area from:</p> <ul style="list-style-type: none"> <li>(a) adjoining property boundaries;</li> <li>(b) adjacent wastewater systems;</li> <li>(c) nearby waterways;</li> <li>(d) inappropriate soil types; and</li> <li>(e) other general site constraints that would inhibit the disposal of wastewater to an acceptable environmental and health standard.</li> </ul> <p><b>Note: the Effluent Disposal Report shall demonstrate the type, size and location of the effluent disposal and dispersal area, the extent of vegetation clearing that is required to achieve the disposal and dispersal area, and the extent of earthworks required to achieve the effluent disposal.</b></p> | <p><b>Not applicable</b><br/>No on-site sewerage is proposed.</p>                |  |
| <b>Rearranging lot boundaries</b>                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                  |  |
| <p><b>PO7</b><br/>Rearranging a lot boundary results in lots which have practical shapes and allow for the intended uses described in the zone.<br/><b>Note: irregular shaped lots will only be accepted to address encroachments.</b></p> | <p><b>AO7.1</b><br/>The rearranging of a lot boundary does not restrict the lawful use of either lot.</p> <p><b>AO7.2</b><br/>The rearranging of a lot boundary results in lots which comply with the applicable zone requirements.</p> <p><b>AO7.3</b><br/>The rearranging of a lot boundary ensures that a building or structure that is not intended for common use</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>Not applicable</b><br/>No rearrangement of lot boundaries is proposed.</p> |  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                 |                                                                     |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | and sharing by a formal title arrangement is not located across a boundary or within a setback. |                                                                     |  |
| <b>Additional provisions for volumetric subdivisions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                 |                                                                     |  |
| <b>PO8</b><br>Volumetric subdivision (of the space above or below ground level) facilitates efficient delivery of development and does not result in the creation of parcels that cannot achieve any development rights, or that will not have adequate access to infrastructure.<br><b>Note: a Building Management Statement(s) ('BMS') may be conditioned to ensure compliance with this provision. The BMS will be required to note the continuing application of existing development permits.</b> | <b>AO8</b><br>No acceptable outcome provided.                                                   | <b>Not applicable</b><br>No volumetric lots are proposed.           |  |
| <b>PO9</b><br>The volumetric subdivision does not compromise any of the requirements of the earlier development approval.                                                                                                                                                                                                                                                                                                                                                                              | <b>AO9</b><br>No acceptable outcome provided.                                                   |                                                                     |  |
| <b>PO10</b><br>Adequate access to services and facilities is provided for all lots, including water, sewer, access, car parking, etc. in accordance with earlier development approvals.<br><b>Note: a Building Management Statement(s) ('BMS') may be conditioned to ensure compliance with this provision. The BMS will be required to note the continuing application of existing development permits.</b>                                                                                           | <b>AO10</b><br>No acceptable outcome provided.                                                  |                                                                     |  |
| <b>Housing diversity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                 |                                                                     |  |
| <b>PO11</b><br>Residential subdivisions creating 10 or more lots vary lot sizes to accommodate potential multiple dwelling development where the zone allows.                                                                                                                                                                                                                                                                                                                                          | <b>AO11</b><br>No acceptable outcome provided.                                                  | <b>Not applicable</b><br>A residential subdivision is not proposed. |  |
| <b>PO12</b><br>Small lots in residential subdivisions are distributed amongst larger lots to facilitate variation in dwelling form and to meet the purpose of the zone.                                                                                                                                                                                                                                                                                                                                | <b>AO12</b><br>No acceptable outcome provided.                                                  |                                                                     |  |
| <b>PO13</b><br>Narrow lots are distributed amongst wider lots to provide:<br>(a) variation in dwelling form;<br>(b) space for public utilities and street trees; and<br>(c) on-street parking.<br><b>Note: Rear lane layout is required for a series of lots with frontages less than 10m.</b>                                                                                                                                                                                                         | <b>AO13</b><br>No acceptable outcome provided.                                                  |                                                                     |  |
| <b>Creation of small lots</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                 |                                                                     |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                 | <b>Not applicable</b>                                               |  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>PO14</b><br/>Reconfiguring a lot where creating small lots demonstrates a Dwelling house can be accommodated, where it meets the relevant zone code and the <b>Small lot housing (infill focus) code</b>, through:</p> <ul style="list-style-type: none"> <li>(a) a site plan for all lots with an area 250m<sup>2</sup> to 400m<sup>2</sup>; and</li> <li>(b) site, floor plans, and elevations for all lots with an area less than 250m<sup>2</sup>.</li> </ul> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>(c) <b>PO14 does not apply to the creation of small lots where associated with an existing residential building.</b></li> <li>(d) <b>House plans provided as part of a Reconfiguring a lot application will not be conditioned as part of an approval.</b></li> </ul>                                                                                                                                                                                                                                                                          | <p><b>AO14</b><br/>No acceptable outcome provided.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Small lots are not proposed.</p>                                                                                          |  |
| <p><b>Circulation and street access design</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                              |  |
| <p><b>PO15</b><br/>An overall street network is provided which:</p> <ul style="list-style-type: none"> <li>(a) prioritises pedestrians and cycling over motor vehicles;</li> <li>(b) establishes a connected and legible street network;</li> <li>(c) provides a high level of internal accessibility and high-quality external connections for pedestrians and cyclists and appropriate external connections for vehicles;</li> <li>(d) creates safe conditions for pedestrians, cyclists and vehicles for both day and night-time usage;</li> <li>(e) caters for the extension of existing or future public transport routes to provide services that are convenient and accessible for all the community;</li> <li>(f) facilitates connections for future development, minimising travel distances;</li> <li>(g) are designed to be responsive to the natural contours of the land;</li> <li>(h) facilitates safe and efficient access for service vehicles including refuse collection; and</li> <li>(i) does not compromise future development to achieve the same</li> </ul> | <p><b>AO15</b><br/>Streets are designed to:</p> <ul style="list-style-type: none"> <li>(a) comply with design standards in <b>SC6.11 City Plan policy – Land development guidelines, Section 2 – Transport network standards</b>;</li> <li>(b) establish a safe walkable and permeable street network that provides clear pedestrian and cycle access to commercial, public transport, parks and community service areas;</li> <li>(c) provide street trees in accordance with <b>SC6.12 City Plan policy – Landscape work</b>;</li> <li>(d) allow for efficient, safe and unimpeded movement of buses alongside pedestrians, cyclists and other motorists;</li> <li>(e) incorporate signals, pedestrian refuge and splitter islands for the safe crossing of pedestrians and cyclists for intersections and long roads;</li> <li>(f) accommodate service vehicle requirements;</li> <li>(g) have footpaths that link to existing footpaths, road crossings, parks and public transport facilities, and designed in accordance with <b>SC6.11 City Plan</b></li> </ul> | <p><b>Not applicable</b><br/>No new streets are proposed or require augmentation to facilitate the proposed development.</p> |  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                               |                                                                                                      |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--|
| outcomes listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p><b>policy – Land development guidelines, Section 2 – Transport network standards;</b></p> <p>(h) provide street lighting in accordance with <b>SC6.11 City Plan policy – Land development guidelines, Section 2 – Transport network standards;</b> and</p> <p>(i) provide for future extensions to the street network.</p> |                                                                                                      |  |
| <p><b>PO16</b><br/>Development within the Coomera Town Centre area provides an integrated network of predominantly public streets to ensure efficient movement of pedestrians, cyclists, vehicles and strong public transport connections.<br/><b>Note: indicative access and mobility outcomes for the Coomera Town Centre area are identified on Figure 9.4.13-2 within Part 9.4.13 Transport code.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>AO16</b><br/>No acceptable outcome provided.</p>                                                                                                                                                                                                                                                                        |                                                                                                      |  |
| <b>Additional provisions for subdivisions which result in the creation of 20 lots or more</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                               |                                                                                                      |  |
| <b>Neighbourhood design, character and integration</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                               |                                                                                                      |  |
| <p><b>PO17</b><br/>Development provides a neighbourhood with a strong and positive identity, through:</p> <ul style="list-style-type: none"> <li>(a) clearly readable streets and useable open space networks;</li> <li>(b) an appropriate response to site characteristics and settings (including landmarks and views);</li> <li>(c) development of a scale consistent with the surrounding urban area, with open space and roads interconnecting to adjoining networks;</li> <li>(d) allowing for increased densities in close proximity to public transport and local services;</li> <li>(e) location of community, retail and commercial facilities at walkable focal points; and</li> <li>(f) providing for a safer community by maximising opportunities for casual surveillance, minimising opportunities for crime and vandalism.</li> </ul> <p><b>Note: a Comprehensive Plan of</b></p> | <p><b>AO17</b><br/>No acceptable outcome provided.</p>                                                                                                                                                                                                                                                                        | <p><b>Not applicable</b><br/>The proposed development does not seek to create more than 20 lots.</p> |  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                        |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--|
| Development submitted as part of a material change of use application, prepared in accordance with SC6.6 City Plan policy – Comprehensive plans of development, is Council's preferred method of addressing the above outcomes.                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                        |  |
| <b>Climatically responsive design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                        |  |
| <p><b>PO18</b><br/>The street and lot orientation facilitates the construction of energy-efficient buildings that respond to the local climatic conditions by:</p> <ul style="list-style-type: none"> <li>(a) maximising solar access to the north in winter;</li> <li>(b) minimising solar access to the east and west in the summer;</li> <li>(c) maximising access to any prevailing summer breezes; and</li> <li>(d) minimising exposure to prevailing winter winds.</li> </ul> | <p><b>AO18.1</b><br/>A site analysis prepared in accordance with <b>SC6.13 City Plan policy – Site analysis</b> identifies how the proposed lot orientation results in the potential for energy efficient buildings that respond to the local climatic conditions.</p> <p><b>AO18.2</b><br/>Roads and lots are generally configured in a grid pattern and run in:</p> <ul style="list-style-type: none"> <li>(a) north-south direction within 20o west and 30o east of north; and</li> <li>(b) east-west direction within 30o south and 20o north of east.</li> </ul> | <p><b>Not applicable</b><br/>Climatically responsive design is not applicable to the creation of access easements.</p> |  |
|  <p>Preferred orientation of new lots</p>                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                        |  |
| <p><b>Figure 9.4.8-2</b><br/>Illustration showing the Reconfiguring a lot preferred lot orientation outcomes</p>                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                        |  |
| <b>Public transport integration</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                        |  |
| <p><b>PO19</b><br/>Subdivision design supports public transport integration.</p>                                                                                                                                                                                                                                                                                                                                                                                                    | <p><b>AO19</b><br/>At least 60% of lots are within 400m walking distance of roads which have a minimum carriageway width of 10m and are capable of supporting a bus route.</p>                                                                                                                                                                                                                                                                                                                                                                                        | <p><b>Not applicable</b><br/>No new lots are proposed.</p>                                                             |  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                    |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--|
| <b>Retail and community services</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                    |  |
| <b>PO20</b><br>Large developments include a site for the location of neighbourhood stores and community facilities to promote a walkable neighbourhood.<br><b>Note: an adaptable sales office which is used as a shop after the completion of subdivision sales would satisfy this performance outcome.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>AO20.1</b><br>Lots are allocated and designed to accommodate neighbourhood stores and for community facilities in subdivisions of more than 250 lots.                                                                                                                                                                                                                                                                                                           | <b>Not applicable</b><br>No new lots are created.                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>AO20.2</b><br>Any lots identified as suitable for neighbourhood stores or community facilities are located in prominent and easily accessible locations within the development.                                                                                                                                                                                                                                                                                 |                                                                                                    |  |
| <b>Open space provision</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                    |  |
| <b>PO21</b><br>A public open space network is provided which: <ul style="list-style-type: none"> <li>(a) has a range of recreation settings and adequate facilities to meet the needs of the community;</li> <li>(b) offers opportunities for residents to conveniently participate in passive recreational activities;</li> <li>(c) delivers well distributed public open space that contributes to the legibility, accessibility, safety, and character of the development;</li> <li>(d) creates safe and attractive settings and focal points;</li> <li>(e) facilitates casual surveillance from adjacent streets and land uses and provides for open space areas with public road frontages;</li> <li>(f) delivers stormwater and flood management and care of valuable environmental resources; and</li> <li>(g) is cost effective to maintain.</li> </ul> | <b>AO21.1</b><br>Land intended for public open space is of a physical standard and condition in accordance with the <b>SC6.11 City Plan policy – Land development guidelines, Section 5 – Public open space standards.</b>                                                                                                                                                                                                                                         | <b>Not applicable</b><br>Provision of an access easement does not warrant the need for open space. |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>AO21.2</b><br><b>For trunk recreational open space</b><br>Recreation and sporting parklands and land for community facilities are designed and provided in accordance with the <b>Local government infrastructure plan</b> and approved Council master plans.<br>OR<br>Public open space is provided in accordance with an already approved open space strategy, relevant approved material change of use, adopted concept plan, master plan or structure plan. |                                                                                                    |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>AO21.3</b><br><b>For non-trunk recreational open space</b><br>Residential subdivisions creating more than 100 lots provide a minimum of 20m <sup>2</sup> of land per dwelling, for open space that is: <ul style="list-style-type: none"> <li>(a) within 400m walking distance of all residential lots; and</li> <li>(b) designed to adequately meet the recreational needs of users.</li> </ul>                                                                |                                                                                                    |  |
| <b>PO22</b><br>The design and location of open space results in high-quality parkland which: <ul style="list-style-type: none"> <li>(a) enables the retention and protection of matters of environmental significance, their associated buffers, assessable vegetation, habitat features and natural cultural features;</li> <li>(b) contributes to the visual amenity of the area and</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>AO22.1</b><br>Open space is provided adjacent to waterway buffers with roads servicing linear parkland, and lots located on the opposite side of the road.                                                                                                                                                                                                                                                                                                      |                                                                                                    |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>AO22.2</b><br>Open space for conservation purposes is consolidated with other conservation areas to allow for a connected movement corridor.                                                                                                                                                                                                                                                                                                                    |                                                                                                    |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>AO22.3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                    |  |

|                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                            |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|--|
| <p>facilitates casual surveillance;</p> <p>(c) can be easily accessed along road frontages;</p> <p>(d) directly adjoins existing or proposed open space areas; and</p> <p>(e) creates opportunities for linkages between open space areas.</p> | <p>Recreational open space areas less than 5,000m<sup>2</sup> directly adjoin existing or proposed recreational open space areas to provide:</p> <p>(a) a consolidated useable area; and</p> <p>(b) connectivity between open spaces.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                            |  |
| <b>Open space, safety and design</b>                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                            |  |
| <p><b>PO23</b><br/>Open space areas are designed and managed to promote user safety.</p>                                                                                                                                                       | <p><b>AO23.1</b><br/>Areas intended for use during times of darkness are lit in accordance with <b>SC6.11 City Plan policy – Land development guidelines, Section 5 – Public open space standards.</b></p> <p><b>AO23.2</b><br/>Casual surveillance is achieved by parks and open space being overlooked by housing, commercial or other development, as well as passing pedestrian and vehicle traffic.</p> <p><b>AO23.3</b><br/>Fencing greater than 1.2m in height adjoining a park is to be at least 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.</p> | <p><b>Not applicable</b><br/>Provision of an access easement does not warrant the need for open space.</p> |  |
| <b>Staging of subdivision</b>                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                            |  |
| <p><b>PO24</b><br/>Staging of the subdivision ensures that safe and convenient access to public transport, open space, community facilities, convenience shopping and local employment opportunities integrate with community need.</p>        | <p><b>AO24</b><br/>No acceptable outcome provided.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p><b>Not applicable</b><br/>No staging is proposed.</p>                                                   |  |

**Table 9.4.8-2: Minimum width of access strips or easements**

| Zone                       | Minimum width of access strips or easements (metres) |
|----------------------------|------------------------------------------------------|
| Rural                      | 10                                                   |
| Rural residential          | 6                                                    |
| Township                   | 4.5                                                  |
| Low density residential    | 4.5                                                  |
| Medium density residential | 4.5                                                  |
| High density residential   | 6.0                                                  |
| Centre                     | 4.5                                                  |
| Neighbourhood centre       | 4.5                                                  |

|                                        |                                |
|----------------------------------------|--------------------------------|
| Mixed use                              | 8                              |
| Medium impact industry                 | 8                              |
| Low impact industry                    | 8                              |
| Extractive industry                    | 10                             |
| Waterfront and marine industry         | 8                              |
| Community facilities                   | 4.5                            |
| Sport and recreation                   | 4.5                            |
| Open space                             | 15                             |
| Emerging community                     | No acceptable outcome provided |
| Conservation                           | No acceptable outcome provided |
| Limited development (constrained land) | No acceptable outcome provided |
| Special purpose                        | No acceptable outcome provided |
| Innovation                             | 4.5                            |
| Major tourism                          | No acceptable outcome provided |