



Part 7 Codes

Division 2 Specific Development Codes

Chapter 28 Reconfiguring a Lot

1.0 Purpose

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

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

2.0 Application of this Code

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



3.0 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Code Assessable or Impact Assessable	
Lot Size	
<p>PC1</p> <p>Lots must have the appropriate area and dimensions to enable:</p> <ol style="list-style-type: none"> a) density of land uses to be consistent with the intended character of the local area or neighbourhood, as expressed through the relevant domain or LAP; b) siting and construction of buildings to minimise risk of soil erosion, flooding and bushfire; c) siting and construction of buildings to minimise detriment from effluent disposal and d) water quality impacts; e) retention of ecologically significant areas and other remnant vegetation; f) retention of cultural features and views; g) minimisation of earthworks and/or retaining walls associated with building construction on steep sites; h) provision of private outdoor space and on-site landscaping; i) convenient vehicle access and on-site parking. 	<p>AS1.1.1</p> <p>The minimum lot area, minimum lot frontage, minimum width of any access strip or easement, and the maximum ratio of lot depth to average width are consistent with the provisions of the Table to this Acceptable Solution, unless varied by the minimum lot size and density requirements indicated on Overlay Map OM5 – Minimum Lot Size.</p> <p>OR</p> <p>AS1.1.2</p> <p>Allotments created on steep slopes in the Village, Detached Dwelling, or Residential Choice domains that are intended to be used for residential purposes provide a minimum private outdoor area of 30m², with the following criteria:</p> <ol style="list-style-type: none"> a) ratio 2:1 (length to width) maximum; b) gradient less than 5%; c) adjoining proposed building envelope; d) flood free for the 1 in 5 ARI. <p>OR</p> <p>AS1.1.3</p> <p>The site is located in the Park Living Domain and the average lot size is not less than 8000m², excluding areas of public open space dedication.</p> <p>OR</p> <p>AS1.1.4</p> <p>The lot has a minimum area less than that provided in the Table to Acceptable Solution AS1.1.1 and a Hinterland Subdivision is achieved, consistent with AS3.1 to AS3.9 inclusive.</p> <p>OR</p> <p>AS1.1.5</p> <p>The lot has a minimum area less than that provided in the Table to Acceptable Solution AS1.1.1, and it is for a non-residential purpose and intended to be used for public utilities, eg. road widening.</p>



Table to Acceptable Solutions AS1.1.1

Domain	Minimum Area # Corner Lot ^ Rear Lot (m ²)	Minimum Frontage/ Minimum Average Width for Irregularly Shaped Allotments (metres)	Minimum Width of Access Strip or Easement (metres)	Maximum Ratio of Average Depth to Width
Rural*	20 ha	200	10	3:1
Park Living	α4,000	50	6 (for rear allotments)	3:1
Village	600 # 600 ^ 600	17 20	4.5 (for rear allotments)	2.5:1
Detached Dwelling	600 # 600 ^ 600	17 20	4.5 (for rear allotments)	2.5:1
Residential Choice	400	∇20	4.5	2:1
Tourist and Residential	1,000	25	6.0	2:1
Integrated Business	1,000	18	4.5	4:1
Local Business	1,000	18	4.5	4:1
Fringe Business	1,000	25	8	4:1
Industry 1	2,000 ^3,000	25	8	4:1
Industry 2	1,000 ^2,000	25	8	4:1
Extractive Industry	200,000	200	10	3:1
Marine Industry	1,000 ^2,000	25	8	4:1
Community Purposes	1,000	20	4.5	3:1
Private Open Space	4,000	25	4.5	n/a
Public Open Space	100,000	100	15	n/a
Emerging Communities	As indicated in relevant structure plan or as established in an approved plan of development			

Key:

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

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

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

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



Performance Criteria	Acceptable Solutions
Protection of Good Quality Agricultural Land	
<p>PC2</p> <p>Lots created for residential purposes in the vicinity of and identified on Overlay Map OM2 – Good Quality Agricultural Land must ensure that potential impacts from agricultural activities do not adversely affect community health, safety, amenity and the continuing use of the agricultural land resource.</p>	<p>AS2</p> <p>Lot layout is consistent with State Planning Policy 1/92: Development and Conservation of Agricultural Land and its supporting Planning Guidelines – Separating Agricultural and Residential Land Uses.</p>
Hinterland Protection	
<p>PC3</p> <p>Ecologically significant areas located on sites identified on Overlay Map OM1 – Rural Subdivision must be protected. To determine ecologically significant areas, consideration will be given, but not limited, to:</p> <ol style="list-style-type: none"> a) Part 2, Division 1, Chapter 2 – Ecological Processes; b) Part 3, Division 2, Chapter 1 – Nature Conservation; c) Part 3, Division 3, Chapter 2 – Open Space Nature Conservation and Chapter 3 – Rural/Nature Conservation; d) Part 7, Division 3, Chapter 11 – Nature Conservation Constraint Code; e) Council's organisational objectives for conserving natural assets; f) Planning Scheme Policy 8 – Guidelines for Ecological Assessments. 	<p>AS3.1</p> <p>The most appropriate subdivision layout on the site, indicating ecologically significant areas to be protected or contributed to Council as public open space, complies with the criteria in PC3, and is demonstrated by a site analysis prepared in accordance with Planning Scheme Policy 17 – Site Analysis.</p> <p>AS3.2</p> <p>Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 15% of the total site area which may be developed, but does not exceed 25%, the maximum lot yield of the balance developable area is in accordance with the provisions of Overlay Map OM1 – Rural Subdivision, using the total land area as the basis for calculation.</p> <p>AS3.3</p> <p>Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 25% of the total site area which may be developed, but does not exceed 30%, the maximum lot yield of the balance developable area is in accordance with the provisions of Overlay Map OM1 – Rural Subdivision, increased by no more than 15%, and using the total land area as the basis for calculation.</p> <p>AS3.4</p> <p>Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 30% of the total site area which may be developed, but does not exceed 50%, the maximum lot yield of the balance developable area is in accordance with the provisions of Overlay Map OM1 – Rural Subdivision, increased by no more than 25% , and using the total land area as the basis for calculation.</p> <p>AS3.5</p> <p>Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 50% of the total site area which may be developed, the maximum lot yield of the balance developable area is in accordance with the provisions of Overlay Map OM1 - Rural Subdivision, increased by no more than 30%, and using the total land area as the basis for calculation.</p> <p>AS3.6</p> <p>Where the area of land to be protected for conservation purposes is retained in private ownership (rather than being transferred to Council's ownership as public open space), that land is properly maintained and secured for the future by a suitable mechanism ensuring its long-term protection. Suitable mechanisms may include a Vegetation Protection Order (VPO) under Local Law No 6 – Vegetation Management or a registrable planning covenant.</p>



Performance Criteria	Acceptable Solutions
	<p>AS3.7 The minimum size of any lot in a hinterland subdivision, established in accordance with the Acceptable Solutions to PC3, is not less than 4,000m².</p> <p>AS3.8 Lot layout is consistent with State Planning Policy 1/92: Development and Conservation of Agricultural Land and its supporting Planning Guidelines – Separating Agricultural and Residential Land Uses.</p> <p>AS3.9 Lot layout is informed by a site analysis that is prepared consistent with Planning Scheme Policy 17 – Site Analysis.</p>
Safe Access	
<p>PC4 Safe and efficient access for vehicles and pedestrians must be provided.</p>	<p>AS4.1 All lots and building sites are accessible by legal road access, in compliance Planning Scheme Policy 11 – Land Development Guidelines.</p> <p>AS4.2 Driveways internal to the property are not steeper than 25% (1V:4H) for a distance not greater than 50 metres.</p>
<p>PC5 Reconfiguration of land with frontage to a service road along the Pacific Motorway must minimise the demand for new vehicle accesses to the service road.</p>	<p>AS5.1 Each new lot has the necessary access easements in place to ensure that no additional accesses are created as a result of the reconfiguration.</p> <p>AS5.2 Notwithstanding the requirements set out in AS1.1.1, lots have a depth-to-frontage ratio less than 1:1.</p> <p>AS5.3 Lot frontage to the service road is at least 40 metres at future nodal fringes and interchange centres, or 80 metres at future links identified on Overlay Map OM15 – Pacific Motorway Service Road Types.</p>
Neighbourhood Design and Character	
<p>PC6 Subdivision of land must provide for a neighbourhood with a strong and positive identity, through:</p> <ul style="list-style-type: none"> a) clearly readable street and open space networks; b) appropriate response to site characteristics and setting (including landmarks and views); c) integration with the surrounding urban environment; d) location of community, retail and commercial facilities at focal points, within convenient walking distance for residents; e) shared use of public facilities by adjoining communities (where relevant); f) enhancement of personal safety and minimisation of potential for crime, vandalism and fear by maximising opportunities for casual surveillance of public spaces; g) achieving a sense of place. 	<p>AS6.1 The development is guided by a plan of development based on a site analysis consistent Planning Scheme Policy 17 – Site Analysis, with:</p> <ul style="list-style-type: none"> a) proposed street network; b) proposed access arrangements; c) proposed uses of individual lots; d) proposed locations of buildings on each lot; e) proposed open space; f) proposed landscape work theme. <p>AS6.2 The design and layout of the subdivision is consistent with any relevant LAP or structure plan under the Emerging Communities Domain.</p> <p>AS6.3 Lots are arranged to front streets and public open space.</p> <p>AS6.4.1 Battle-axe lots are not created.</p> <p>OR</p> <p>AS6.4.2 Battle-axe lots are created that provide an outlook over public open space.</p>



Performance Criteria	Acceptable Solutions
<p>PC7</p> <p>The residential subdivision design must promote the variety in residential streetscapes, rather than rows of uniform dwellings and/or garages.</p>	<p>AS7.1</p> <p>A variety of building setback requirements on adjacent lots is provided.</p> <p>AS7.2</p> <p>A variety of lot sizes and shapes are provided within the subdivision.</p> <p>AS7.3</p> <p>A variety of road carriageway width is provided in the subdivision, in accordance with Planning Scheme Policy 11 – Land Development Guidelines.</p> <p>AS7.4</p> <p>There is a coordinated design of fencing requirements incorporated with the landscape works for the subdivision.</p>
<p>Circulation and Access Design</p>	
<p>PC8</p> <p>An overall street network must be provided which:</p> <ol style="list-style-type: none"> has design features which convey the primary function of each type of street and encourage driver behaviour, speeds and traffic volumes that are appropriate to that function; provides a high level of internal accessibility and appropriate external connections for vehicles, pedestrian and cycle movements; deters through traffic from residential areas and creates safe conditions for local road users, pedestrians and cyclists; incorporates street junctions and accesses to lots that are located and spaced to facilitate safe and convenient vehicle movements; provides for street widths and lengths that optimise the cost effectiveness of the network and the provision of public utilities; allows for efficient and unimpeded movement of buses, without facilitating high traffic speeds on streets that are identified bus routes. 	<p>AS8</p> <p>Where involving the construction of a new road, the development conforms to Planning Scheme Policy 11 – Land Development Guidelines.</p>
<p>PC9</p> <p>The street network in urban areas caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community (not applicable in Rural or Park Living areas and their equivalents in LAPs).</p>	<p>AS9</p> <p>At least 90% of dwellings are within 400 metres radial distance from an existing or potential bus route (not applicable in Rural or Park Living Domains and their equivalents in LAPs).</p>
<p>PC10</p> <p>The subdivision design must achieve enhanced vehicular permeability and legibility in the location and layout of roads and streets.</p>	<p>AS10.1</p> <p>There are multiple connections and intersections for all roads and streets within the subdivision.</p> <p>AS10.2</p> <p>The length of a <i>cul-de-sac</i> does not exceed 120 metres.</p> <p>AS10.3</p> <p>Where <i>culs-de-sac</i> are used, their design and location allows for future connectivity to adjoining roads or streets.</p>



Performance Criteria	Acceptable Solutions
<p>PC11 The subdivision layout must encourage walking and cycling and a safe environment for pedestrians.</p>	<p>AS11.1 Pedestrian routes are located along or visible from all streets.</p> <p>AS11.2 The subdivision layout provides a safe environment for walking and cycling routes.</p> <p>AS11.3 Street and road design, including road width, is a traffic calming measure to encourage lower traffic speeds.</p> <p>AS11.4 There are increased residential densities in proximity to public transport services and transit mode change points.</p> <p>AS11.5 Pedestrian routes provide clear, comfortable and direct access to commercial areas and transit stops.</p> <p>AS11.6 All primary pedestrian routes are bordered by residential frontages, public parks, plazas or commercial uses.</p> <p>AS11.7 Pedestrian paths provide connections between residential and retail areas, where street connections are not feasible.</p> <p>AS11.8 Pedestrian routes through parking lots or at the rear of residential developments are avoided.</p>
<p>PC12 The subdivision layout must be designed to facilitate integration with adjoining sites and the overall framework for development of the local area.</p>	<p>AS12.1.1 All road, street, cycle way and pedestrian path connections are consistent with any relevant adopted concept plan, outline development plan, master plan, structure plan, or LAP.</p> <p>OR</p> <p>AS12.1.2 Where there is no relevant existing master plan, concept plan, outline development plan, structure plan or LAP, sufficient scope has been provided for possible future road, street, cycleway and pedestrian path connections to adjoining sites.</p>
<p>Retail and Community Services</p>	
<p>PC13 All subdivisions with more than 250 lots are to include appropriate sites for the location of convenience shops and/or community facilities.</p>	<p>AS13.1 A site is allocated to accommodate a convenience shop or an alternative community facility in a subdivision catchment of more than 250 lots.</p> <p>AS13.2 Any lots identified as suitable for convenience shops or community facilities are in reasonable walking distance (400 metres or ten minutes) of at least 60% of all lots within the subdivision.</p>



Performance Criteria	Acceptable Solutions
Energy Efficient Design	
<p>PC14</p> <p>The street and lot orientation must facilitate the construction of energy efficient buildings that respond to the local climate conditions by:</p> <ol style="list-style-type: none"> maximising solar access to the north in winter; minimising solar access to the east and west in the summer; maximising access to any prevailing summer breezes; minimising exposure to prevailing winter winds. 	<p>AS14</p> <p>No acceptable solution provided.</p>
<p>PC15</p> <p>Lots are to provide favourable solar access and to allow potential dwellings to take advantage of breezes and other positive natural attributes.</p>	<p>AS15.1</p> <p>The design and shape of lots on the north and south sides of roads is controlled in response to solar access opportunities.</p> <p>AS15.2.1</p> <p>Building envelopes or house plans are provided, prior to release of lots smaller than 600m².</p> <p>OR</p> <p>AS15.2.2</p> <p>Zero lot line design is applied to maximise efficient and flexible use of land.</p>
Filling and Drainage of Lots	
<p>PC16</p> <p>All lots created have sufficient area that is flood free to safely and adequately accommodate their intended use and development.</p>	<p>AS16.1</p> <p>Every lot must be adequately filled and drained, without adverse environmental impact, so that it can be used for its intended purpose. The minimum area available, above the planning flood level for each lot, is in accordance with this Table to Acceptable Solutions.</p> <p>AS16.2</p> <p>Any filling to be undertaken to provide the minimum area above the planning flood level required by AS16.1 is in accordance with Specific Development Code 11 – Changes to Ground Level and Creation of New Waterbodies and Constraint Code 9 – Flood Affected Areas and Constraint Code 10 – Natural Wetland Areas and Natural Waterways.</p> <p>AS16.3</p> <p>Residential lots contain a rectangle above the planning flood level measuring nine metres by 15 metres and clear of all statutory boundary setbacks.</p> <p>AS16.4</p> <p>Residential lots with an area less than 300m² are square or rectilinear in shape.</p> <p>AS16.5</p> <p>The flood free area provided in accordance with AS16.1 has access to a road frontage that is flood free.</p> <p>AS16.6</p> <p>Flood modelling, if required, assumes that 100% of the lots are filled to a level above the 1 in 100 year flood line in the Village, Detached Dwelling, Residential Choice, Residential and Tourist, Integrated Business, Local Business and Fringe Business Domains and their LAP precinct equivalents.</p>



Table to Acceptable Solutions AS16.1

Domain	Minimum Area that is Flood Free
Rural	1,000m ² plus additional area required for effluent disposal
Park Living	1,000m ² plus additional area required for effluent disposal
Village	450m ²
Detached Dwelling	450m ²
Residential Choice	100% of allotment
Residential and Tourist	800m ²
Integrated Business	800m ²
Local Business	800m ²
Fringe Business	800m ²
Industry 1	1,000m ²
Industry 2	800m ²
Extractive Industry	n/a
Marine Industry	800m ²
Community Purposes	450m ²
Conservation	n/a
Private Open Space	n/a
Public Open Space	1,000m ² or 10% of the total site area, whichever is the greater.
Emerging Communities	450m ² , except where an adopted structure plan provides for a greater flood free area to be provided.

Performance Criteria	Acceptable Solutions
<p>PC17</p> <p>The development must not cause an adverse impact from changes in quality and/or quantity of stormwater discharges during the construction or operational phases of the development. Stormwater runoff within land to be subdivided and on adjacent properties must be managed so as not to cause any adverse impact on the built or natural environment, either upstream or downstream of the site.</p>	<p>AS17.1</p> <p>A Stormwater Management Plan is prepared.</p> <p>AS17.2</p> <p>A Stormwater Intent Plan is provided for:</p> <ul style="list-style-type: none"> a) a staged subdivision involving more than five stages, or b) a subdivision resulting in more than 50 lots, or c) a subdivision impacting on three or more sub catchments. <p>AS17.3</p> <p>Stormwater treatment devices are provided in accordance with Planning Scheme Policy 11 – Land Development Guidelines.</p>
<p>Recreation and Sporting Parkland Provision</p>	
<p>PC18</p> <p>The development must provide a Recreation Facilities contribution in accordance with the Priority Infrastructure Plan.</p>	<p>AS18</p> <p>The development provides a Recreation Facilities contribution taking one of the forms of contribution specified in the Priority Infrastructure Plan, Recreation Facilities Infrastructure Charges Schedule.</p>



Performance Criteria	Acceptable Solutions
<p>PC19</p> <p>A public open space network must be provided which:</p> <ul style="list-style-type: none"> a) provides or incorporates a range of recreation settings and can accommodate adequate facilities to meet the needs of the community; b) provides well distributed public open space that contribute to the legibility, accessibility and character of the development; c) creates attractive urban environment settings and focal points; d) establishes a clear relationship between public open space and adjoining land uses; e) facilitates appropriate measures for stormwater and flood management and care of valuable environmental resources; f) enables the retention of significant vegetation, wetlands, waterways, and other habitat areas, their associated buffer and linkages/corridors and natural and cultural features; and g) is cost effective to maintain. 	<p>AS19.1.1</p> <p>Recreation and Sporting Parklands are designed in accordance with the Priority Infrastructure Plan, Recreation Facilities Design Guideline and approved Council Master Plans.</p> <p>OR</p> <p>AS19.1.2</p> <p>Public open space is provided in accordance with an already approved open space strategy or development plan.</p>
<p>PC20</p> <p>The design and location of open space (parkland) must result in high quality parkland and open space areas which provide a range of safe and easily accessible, passive recreational opportunities for the community.</p>	<p>AS20.1</p> <p>A park has direct road frontages of:</p> <ul style="list-style-type: none"> a) a minimum of 75% of the total allotment boundary of the park to provide physical access and visibility; or b) a minimum of 15% of the total allotment boundary of the park, where the proposed park is required for conservation purposes; or c) a greater amount of the boundary of the park, where the proposed park is an extension of an existing park with limited road frontage. <p>AS20.2</p> <p>Recreational components within a dedicated open space are set back a minimum of 30 metres from the top of the bank of a waterway.</p> <p>AS20.3</p> <p>Land intended for public open space complements existing adjacent and surrounding open space provision, and provides linkages to other open space areas.</p> <p>AS20.4</p> <p>The design and location of open space areas, access ways and infrastructure provides for a safe recreational opportunity for the community.</p> <p>AS20.5</p> <p>Open space is provided adjacent to waterways, with roads servicing the linear parkland and lots located on the opposite side of the road to the waterway.</p>



Performance Criteria	Acceptable Solutions
<p>PC21 Land intended for public open space must be of a physical standard and condition that permits use of the land for its intended purpose.</p>	<p>AS21.1 Areas of public open space are provided, exclusive of any land affected by unacceptable hazards such as contaminated land under the Contaminated Land Act 1991 or land subject to geotechnical hazard.</p> <p>AS21.2 Adequate areas of public open space for recreation purposes are provided, exclusive of:</p> <ul style="list-style-type: none"> a) land affect by stormwater or overland flow discharge from adjacent allotments; b) drainage reserves and detention basins which cannot be shown to safely and effectively contribute to the network of parks and open space areas; c) land subject to cut and fill, with a batter slope that exceeds a grade of more than 1 in 6; d) areas of land less than 15 metres wide, such as access and service easements; e) land required to serve primarily as a buffer to any existing development or major transport corridor; and easements. <p>OR</p> <p>AS21.3 At least 10% of the total open space provision is exclusive of flood inundation of below the 1 in 100 ARI level (or Q100) or the highest recorded flood level, whichever is the greatest.</p>
<p>Open Space Safety and Design</p>	
<p>PC22 Open space areas must be designed and managed to promote user safety.</p>	<p>AS22.1 Areas intended for use during times of darkness are lit in accordance with Council's Land Development Guidelines.</p> <p>AS22.2 Landscaping is designed to minimise interference with sightlines.</p> <p>AS22.3 Casual surveillance is achieved through: The edge of parks and open space being overlooked by housing, commercial or other development as well as passing pedestrian and motor traffic that can provide effective informal surveillance.</p> <p>AS22.4 Interpretive signage is provided to enable clear understanding of points of interest such as the location of public toilets, telephones, environmental or heritage features, routes and park activities where relevant.</p> <p>AS22.5.1 Fencing adjoining a park is to be 50% transparent (i.e. swimming pool style or timber picket fencing) and any landscaping adjacent to the fence is to be designed to maximise the opportunity for casual surveillance from both sides of the fence.</p> <p>OR</p> <p>AS22.5.2 Fencing adjoining a park is to be no more than 1.2m in height.</p>



Performance Criteria	Acceptable Solutions
Environmental Open Space, Habitat and Landscape Protection	
<p>PC23</p> <p>An environmental open space network must be protected to:</p> <ul style="list-style-type: none"> a) ensure the retention of significant vegetation, wetlands, waterways, and other habitat areas, their associated buffer and linkages/corridors and natural and cultural features; and b) facilitate appropriate measures for stormwater and flood management and care of valuable environmental resources; c) be cost effective to maintain. 	<p>AS23</p> <p>No acceptable solution provided.</p>
Infrastructure Connections	
<p>PC24</p> <p>The design and provision of public utilities, including sewerage, water, electricity, street lighting and communication services, must:</p> <ul style="list-style-type: none"> a) meet the needs of users; b) ensure the health, safety and convenience of the community; c) be cost effective over their life cycle; d) minimise adverse impacts to the environment (including the amenity of the local area) in the short and long term. 	<p>AS24.1</p> <p>All lots are connected to electricity supply and telecommunications services.</p> <p>A24.2</p> <p>Electricity supply and telecommunications infrastructure are provided underground, where the development involves the creation of more than five lots.</p> <p>AS24.3</p> <p>Reticulated water supply and street lighting is provided in accordance with Planning Scheme Policy 11 – Land Development Guidelines, except in the Extractive Industry, Rural, Conservation or Village Domains.</p> <p>AS24.4</p> <p>Reticulated sewerage is provided in accordance with Planning Scheme Policy 11 – Land Development Guidelines, except in the Extractive Industry, Rural, Conservation, Village or the Park Living Domains.</p> <p>AS24.5</p> <p>On-site water supply is provided, in accordance with Planning Scheme Policy 11 – Land Development Guidelines for properties in the Extractive Industry, Rural, Conservation and Village Domains.</p> <p>AS24.6</p> <p>On-site sewage disposal is provided in accordance with Council's Guidelines for the Installation and Operation of Aerobic Wastewater Treatment Plants for Domestic and Small Scale Commercial Users 1995 and AS1547 for properties in the Extractive Industry, Rural, Conservation, Village and Park Living Domains.</p>
Volumetric Subdivision	
<p>PC25</p> <p>Volumetric subdivision (of the space above or below land) facilitates efficient development, in accordance with the objectives and DEOs of this Planning Scheme, its planning strategies and the relevant domain or LAP.</p>	<p>AS25</p> <p>No acceptable solution provided.</p>



4.0 Plan of Development

Where a Plan of Development is required (as discussed above, in relation to reconfiguration applications), it is to be prepared with regard to the following:

- a) the relevant objectives and DEOs of **Part 3 – Planning Strategy**, and the applicable Domain (Part 5) or LAP (Part 6) of the Planning Scheme;
- b) the framework established by relevant structure plans in the **Emerging Communities Domain** or an LAP;
- c) any open space strategy prepared by Council and relevant to the locality (which may or may not form part of an Infrastructure Charges Plan); the major elements of the locality surrounding a development that influence planning and design of a site and how the development will be integrated with the surrounding area (including provision for appropriate buffering from incompatible uses); and
- d) the approach outlined in **Planning Scheme Policy 17 – Site Analysis** and **Policy 13 – Landscape Strategy Part 2 Landscape Works Documentation Manual**.

Where applicable to a site, the structure plans contained in this Planning Scheme for the Emerging Communities Domain and the various LAPs are to form the basis for the detailed level of planning and design contained in a plan of development. Proposals should not vary significantly from the relevant structure plan or LAP. Where any variation is proposed, an applicant will need to demonstrate that the intent for the surrounding area will not be compromised.

The level of detail to be contained in a Plan of Development will generally depend on the scale of the proposed development. To the extent relevant, such plans should identify or address:

- local road network;
- potential bushfire hazard areas;
- public transport routes;
- pedestrian and cyclist networks;
- land use types, lot yields and densities;
- building envelopes involving small lot housing (on lots <450m²);
- community facilities;
- landscape site analysis and statement of landscape intent (in accordance with the guidelines provided in **Planning Scheme Policy 13 – Landscape Strategy Part 2 Landscape Works Documentation Manual**);
- open space networks (including any waterways or wetlands);
- stormwater flow paths;
- effluent disposal and nutrient impacts;
- protection of ecologically significant areas;
- major servicing requirements; and
- intended staging of the development.

In addressing these aspects, regard should be given to the requirements set out in the relevant Constraint Codes and Specific Development Codes.

The Plan of Development may also need to include technical reports to support the concept and/or establish development criteria to guide any subsequent approvals required.

Consultation with the local community and other relevant stakeholders may be required in the preparation of the Plan.

Where 'wet' land (i.e. artificial or natural waterways) is proposed to be surrendered to the State for reservation action under the **Land Act 1994**, consultation with the Department of Natural Resources and Mines is required in the preparation of the plan.



5.0 Staged Subdivision Development Information Requirements

Where a subdivision is to be developed in stages, the following is required: a comprehensive site analysis statement and a concept plan for the entire area to be developed. This must be submitted in conjunction with the information provided for the assessment of any individual stage that is to be considered for development approval. Such a concept plan will include, but is not restricted to, the following information:

- the number and relative sizes of the proposed stages of the subdivision development;
- an indicative network of road, cycle and pedestrian connections to adjoining sites;
- the proposed indicative density and lot yield for each of the stage areas;
- the proposed indicative area and location of major open space areas for all stages of the subdivision;
- the indicative location and area of any major easements that may be required to be provided in conjunction with the development of the land; and
- a Statement of Landscape Intent in accordance with **Specific Development Code 21 – Landscape Work**. This is to identify the broad function, character and amenity of the landscape works and design proposed, indicating, among other things, vegetation to be retained and to be removed, all open space areas and road reserve areas;
- an Ecological Site Assessment prepared in accordance with **Planning Scheme Policy 8 – Guidelines for Ecological Assessments**;
- a Fire Management Plan prepared in accordance with **Planning Scheme Policy 9 – Guidelines for Preparing Fire Management Plans**.

Note: *Section 8 of the Guidelines provides for a lesser degree of detail to be provided in the case of ‘staged’ applications.*