

Our Ref: Z22374
Your Ref: DA/12/2023
Abena Dankwa



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ABN 36 607 362 238

15 May 2023

The Chief Executive Officer
Gladstone Regional Council
PO Box 29
GLADSTONE QLD 4680

via email: info@gladstone.qld.gov.au

Dear Abena,

**RESPONSE TO ASSESSMENT MANAGER'S INFORMATION REQUEST
DEVELOPMENT ASSESSMENT RULES 2017 PART 3 S13
DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT
FOR RECONFIGURING A LOT (1 LOT INTO 2)
AT 3 SEASPRAY DRIVE, AGNES WATER
(LOT 28 RP803327)**

We act on behalf of our client, John Boynton and Rachel Hamilton, regarding the abovementioned Development Application.

On 11 April 2023 an Information Request was received from Gladstone Regional Council. Pursuant to Section 13.2 of the *Development Assessment Rules 2017*, we provide our response to this information request below.

The following supporting information is attached in support of this response:

1. Copy of Council Information Request (**Attachment 1**); and
2. Updated ROL Code response (**Attachment 2**).

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



RECONFIGURING A LOT CODE

1. Performance Outcome 1 (PO1) requires that reconfiguration creates lots that are of a sufficient size, shape and dimension: (a) that are consistent with the character of the zone; (b) to accommodate development commensurate with the required building footprint, setbacks, private open space, vehicle access and parking and servicing areas for the zone; (c) that does not compromise the future development potential of land in the emerging community zone for urban purposes, and (d) are sufficient to protect areas with significant ecological values. Performance Outcome 2 (PO2) also provides specifications for rear allotments. It is noted that Proposed Lot 2 with the exclusion of the access handle, leads to an approximate lot size of 390m². As advised in prelodgement meeting dated 25 October 2022, the Applicant is required to demonstrate that the proposed lots are fit for purpose and can adequately address setbacks, private open space, vehicle access and parking and servicing areas through the nomination of a building envelope.
 - a. Provide revised plans that demonstrate a building envelope for the rear allotment (Proposed Lot 2), with a minimum dimension of 15m x 20m, exclusive of the area for proposed stormwater and sewer easements, and compliant with setback requirements of Queensland Development Code MP1.2.

RESPONSE

The proposed subdivision can facilitate appropriate low-scale residential development on each proposed allotment. To provide an example of a sufficient building envelope that could occur on proposed Lot 2, the side boundaries have been maintained at 2m while the frontage has a reduced setback of 4m. This would allow sufficient space for a modest single storey or larger 2-storey Dwelling House with ancillary structures and outdoor space. This envelope example has also considered the provision of a future easement over the existing network which can be viewed below in **Figure 1**.

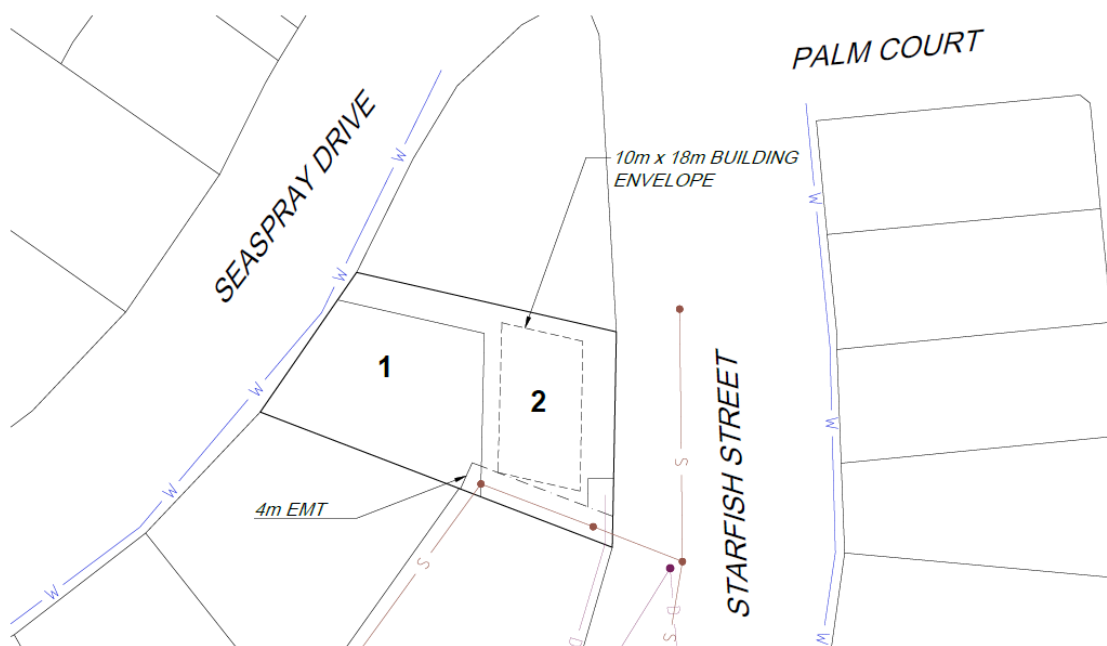


Figure 1: Example of Proposed Envelope



Furthermore, the proposed subdivision technically does not create a rear allotment behind a full frontage lot as the subject site is bounded by two road reserves. As such, please see attached an updated response to the Reconfiguring a Lot Code in **Attachment 2**.

As the application only seeks a Reconfiguration of a Lot, and the future house plans have not been finalised for Lot 2, the Applicant would like to retain flexibility on potential frontage relaxations to Starfish Street and not include a building envelope at this stage. It is further noted that a future Dwelling House may require an assessable Material Change of Use application on both allotments due to the overlays. As such, Council can appropriately assess the necessary design requirements at this stage.

In summary, it is considered that the development can provide fit for purpose residential allotments in the Agnes Water area. Additionally, these allotments would result in a density and scale of residential development that reflects the surrounding area as noted in the review of the lot dimensions in the immediate area of the site.

DEVELOPMENT DESIGN CODE

2. *Acceptable Outcome 2.1 (AO2.1) requires that development is connected to Council's reticulated sewerage treatment system, in accordance with the Engineering Design Planning Scheme Policy. Demonstrate the proposed connection to Council's reticulated sewerage system for proposed Lot 1.*

RESPONSE

As the proposed common boundary between Lot 1 and 2 has been strategically positioned to allow the existing manhole to be located in Lot 1 with an associated easement, it is considered that this portion of the existing network can provide adequate sewer service without the need to extend the infrastructure.

3. *Acceptable Outcome 5.1 (AO5.1) prescribes that development does not result in an increase in flood level flow velocity or flood duration on upstream, downstream or adjacent properties. Council requires the Applicant to identify the lawful point of discharge and demonstrate that there is a non-worsening of stormwater discharge for both lots.*
 - a. *Provide a Site Based Stormwater Management Plan (SBSMP) that demonstrates compliance with Acceptable Outcome 5.1 of the Development Design Code.*

RESPONSE

Proposed Lot 1's Lawful Point of Discharge will be Seaspray Drive road infrastructure while Proposed Lot 2 can connect into the existing stormwater pipe located along the rear property boundary. These two identified points for Lawful Point of Discharge for a residential allotment can demonstrate compliance with Acceptable Outcome 5.1 of the Development Design Code.



4. *Acceptable Outcome 8.1 (AO8.1) provides parameters that informs the carrying out of earthwork and any retaining structures. The Applicant must ensure that the provision of retaining structures does not negatively impact the required building footprint, setbacks, private open space, vehicle access and parking and servicing areas.*
- a. *To demonstrate that both the proposed lots are adequate for purpose, the Applicant is required provide revised plans illustrating proposed cut and fill heights, location, and size of retaining walls.*

RESPONSE

The proposed subdivision does not intend to conduct any major earthworks that would result in the need for retaining walls throughout each proposed allotment. Additionally, any future Dwelling House/s will be required to address the sloping allotment and potential earthworks in accordance with the Planning Scheme prior to Building Works. This approach will assist in reducing significant building pads with substantial retained areas to accommodate a slab on ground built form outcome; which is generally avoided in the Agnes Water region.

We trust this information is sufficient for your purposes; however, should you require any further details or clarification, please do not hesitate to contact Shaunte Farrington or the undersigned on 07 4972 3831.

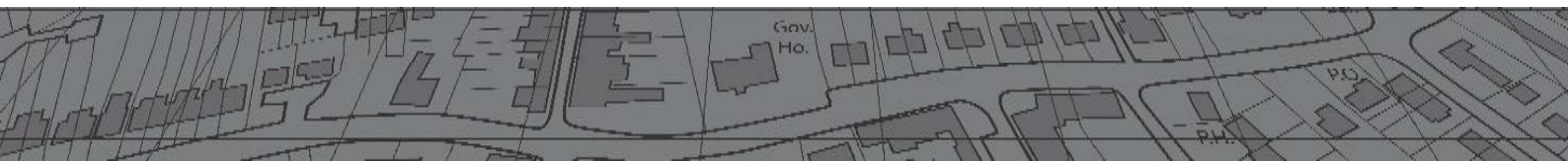
Yours sincerely,

Stephen Enders | Director
ZONE PLANNING GROUP



ATTACHMENT 1

Copy of Council's Information Request



Contact Officer: Abena Dankwa
Our Ref: DA/12/2023

11 April 2023

John Boynton & Rachel Hamilton
C/- Zone Planning Group
PO Box 5332
GLADSTONE QLD 4680

Dear Applicant

**INFORMATION REQUEST
PLANNING ACT 2016 S68
DEVELOPMENT ASSESSMENT RULES 2017 PART 3**

**DA/12/2023 - RECONFIGURING A LOT - IMPACT
1 INTO 2
3 SEASPRAY DRIVE, AGNES WATER QLD 4677
LOT 28 RP 803327**

Reference is made to the above Development Application and the Confirmation Notice issued on 24 March 2023.

Please be advised that upon review of the Development Application and supporting information, it has been determined that further information is required in order to satisfactorily assess the application. The information requested is set out below:

Reconfiguring a Lot Code

1. Performance Outcome 1 (PO1) requires that *reconfiguration creates lots that are of a sufficient size, shape and dimension: (a) that are consistent with the character of the zone; (b) to accommodate development commensurate with the required building footprint, setbacks, private open space, vehicle access and parking and servicing areas for the zone; (c) that does not compromise the future development potential of land in the emerging community zone for urban purposes, and (d) are sufficient to protect areas with significant ecological values.* Performance Outcome 2 (PO2) also provides specifications for rear allotments. It is noted that Proposed Lot 2 with the exclusion of the access handle, leads to an approximate lot size of 390m². As advised in prelodgement meeting dated 25 October 2022, the Applicant is required to demonstrate that the proposed lots are fit for purpose and can adequately address setbacks, private open space, vehicle access and parking and servicing areas through the nomination of a building envelope.
 - a. Provide revised plans that demonstrate a building envelope for the rear allotment (Proposed Lot 2), with a minimum dimension of 15m x 20m, exclusive of the area for proposed stormwater and sewer easements, and compliant with setback requirements of Queensland Development Code MP1.2.

Development Design Code

2. Acceptable Outcome 2.1 (AO2.1) requires that *development is connected to Council's reticulated sewerage treatment system, in accordance with the Engineering*

Design Planning Scheme Policy. Demonstrate the proposed connection to Council's reticulated sewerage system for proposed Lot 1.

3. Acceptable Outcome 5.1 (AO5.1) prescribes that *development does not result in an increase in flood level flow velocity or flood duration on upstream, downstream or adjacent properties*. Council requires the Applicant to identify the lawful point of discharge and demonstrate that there is a non-worsening of stormwater discharge for both lots.
 - a. Provide a Site Based Stormwater Management Plan (SBSMP) that demonstrates compliance with Acceptable Outcome 5.1 of the Development Design Code.
4. Acceptable Outcome 8.1 (AO8.1) provides parameters that informs the carrying out of earthwork and any retaining structures. The Applicant must ensure that the provision of retaining structures does not negatively impact the required building footprint, setbacks, private open space, vehicle access and parking and servicing areas.
 - a. To demonstrate that both the proposed lots are adequate for purpose, the Applicant is required provide revised plans illustrating proposed cut and fill heights, location, and size of retaining walls.

Please note that the next stage of the application process cannot commence until an information request response to this information request and any applicable referral agency's information request has been made by the applicant. A response to this information request may be provided in one of the following three ways:

1. providing all of the information requested together with a written notice asking the Assessment Manager and any applicable referral agency to proceed to the next stage of the application process; or
2. providing part of the information requested together with a written notice asking the Assessment Manager and any applicable referral agency to proceed to the next stage of the application process; or
3. a written notice:
 - (i) stating that the applicant does not intend to supply any of the information requested; and
 - (ii) asking the Assessment Manager and any applicable referral agency to proceed with the assessment of the application.

Also, please note that if no response is received to this information request or any applicable referral agency's information request within 3 months of the date of this request/s, then the application will automatically transition to the Decision Stage. However, you may obtain from the requesting Authority (ie. Council or a referral agency) an extension of time to respond to the information request. The request for the extension must be in writing and must be received by the requesting Authority prior to the expiry of the three (3) month period. Please refer to Part 3 of the *Development Assessment Rules 2017* for further detail.

Should you have any queries in relation to this matter, please contact Council's Planning Officer Abena Dankwa on (07) 4970 0700.

Yours sincerely



H A ROBERTSON
MANAGER DEVELOPMENT SERVICES



ATTACHMENT 2

Updated Reconfiguring a Lot Code Response

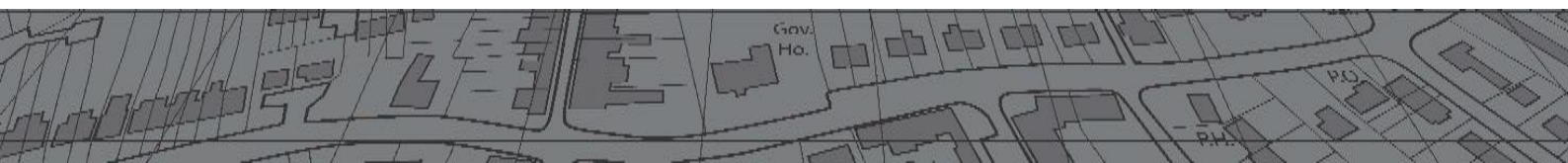


Table 9.3.7.3.1

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
Lot Design				
<p>PO1 Reconfiguration creates lots that are of a sufficient size, shape and dimension:</p> <ul style="list-style-type: none"> a) that are consistent with the character of the zone b) to accommodate development commensurate with the required building footprint, setbacks, private open space, vehicle access and parking and servicing areas for the zone c) that does not compromise the future development potential of land in the emerging community zone for urban purposes, and d) are sufficient to protect areas with significant ecological values. 	<p>AO1 Lots comply with the minimum lot size and dimensions specified for its zone in Table 9.3.6.3.2— Minimum lot size and dimensions.</p>	A/S	Please see justification in section 6.9 in the town planning report.	
<p>PO2 Rear lots are only created where:</p> <ul style="list-style-type: none"> a) they are for the purpose of a single dwelling house b) the topography of the land or other physical features ensure that the amenity of adjoining lots would not be detrimentally affected c) the circumstances of the particular case are such that it would not be desirable or practical to provide full frontage lots; 	<p>AO2.1 Only 1 rear lot is provided behind each full frontage lot.</p>	N/A	The proposed subdivision does not create a rear lot due to the two frontages	
	<p>AO2.2 The number of adjoining rear lots does not exceed 2 and not more than 4 lots directly adjoin a rear lot (excluding lots that adjoin at one point).</p>			
	<p>AO2.3</p>			

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
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Appendix 1

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d) the safety of the frontage road is not adversely affected (including for waste collection), and e) the access handle has sufficient width to provide vehicular access and services to the rear lot.	The minimum size of a rear lot, excluding its access handle is: the same as the minimum lot size for the relevant zone in accordance with Table 9.3.6.3.2—Minimum lot size and dimensions, and is capable of containing a building envelope having minimum dimensions of 15m x 20m.			
	AO2.4 The access handle of the rear allotment has a minimum width of 4m.	COMPLIES	The proposed access handle has a minimum dimension of 4m to facilitate safe access to the rear allotment.	
PO3 Any boundary realignment must: <ul style="list-style-type: none"> a) improve the shape or utility of the existing lot b) be consistent with the character of the zone, and c) not create additional lots. 	AO3.1 No additional lots are created.	N/A	The proposal does not include a boundary realignment.	
	AO3.2 The realignment meets the minimum lot size and dimensions in accordance with Table 9.3.6.3.2—Minimum lot size and dimensions.			
PO4 Any boundary realignment that is resolving a building encroachment must: <ul style="list-style-type: none"> a) be an improvement on the existing situation, and 	No acceptable outcome is nominated.			

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
b) not create a situation where, as a result of the reconfiguration the building/s become unlawful.				
General Design				
PO5 The layout of lots, streets and infrastructure avoids or minimises impacts on environmental features by: <ul style="list-style-type: none"> a) following the natural topography and minimising earthworks b) avoiding crossing or otherwise fragmenting waterways, wetlands, habitat areas, ecological corridors or steep land, and c) maintaining natural drainage features and hydrological regimes. 	No acceptable outcome is nominated.	COMPLIES	The proposed development does not result in alterations to the current street or infrastructure layout.	
PO6 Reconfiguration is designed to ensure integration with the surrounding locality, having regard to: <ul style="list-style-type: none"> a) connections to surrounding streets, pedestrian and cycle networks and other infrastructure networks b) open space networks, habitat areas or corridors c) connections to centres, employment areas and recreation areas d) surrounding landscaping and streetscape treatments, and e) the interface between adjoining land uses. 	No acceptable outcome is nominated.	COMPLIES	The proposal utilises the existing network surrounding the site to connect into the public places and services in the Agnes Water community.	

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Neighbourhood design in residential zones (Note: This also applies to Plans of development in the Emerging community zone)				
PO7 Reconfigurations are designed to ensure: <ul style="list-style-type: none"> a) the creation of seamless interlinked neighbourhoods with residential character and identity b) pedestrian movement is encouraged, and c) neighbourhoods are concentrated around community focus points such as neighbourhood centres and parks. 	No acceptable outcome is nominated.	COMPLIES	The subject site is situated in an established residential neighbourhood that has existing transport networks and supporting infrastructure.	
PO8 A variety of lot sizes are provided in close proximity to neighbourhood centres and parks to promote a wider housing choice and mix that is consistent with zone outcomes.	No acceptable outcome is nominated.	COMPLIES	The proposed subdivision provides additional variety of lots sizes and dimensions within the established residential area.	
PO9 Neighbourhood design provides for safer communities by maximising opportunities for casual surveillance and minimising opportunities for crime and vandalism. Note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland .	No acceptable outcome is nominated.	COMPLIES	The proposed lot configuration provides for additional surveillance opportunities to both road frontages.	
PO10 Movement and open space networks are:	AO10.1 Street blocks have a maximum length of 200m and depth of 80m.	N/A	The subject site is nestled within an established residential street block.	

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a) safe, clearly legible and have a high degree of connectivity, and b) interconnected through a grid or modified grid pattern.	AO10.2 Where street blocks have a length in excess of 150m a mid-block pedestrian link not less than 5m wide is provided to encourage walkability.			
	AO10.3 Collector roads linking neighbourhoods are provided on a grid of not less than 800m.			
PO11 Movement networks prioritise walking, cycling and public transport within neighbourhoods.	AO11 Ninety percent of all dwellings are within 400m walking distance of an existing or planned public transport stop, park and or community facility.			
PO12 The permeability and connectivity of streets is not compromised by the use of cul-de-sacs unless no alternative arrangement is possible.	No acceptable outcome is nominated.			
Climate Response Design				
PO13 Neighbourhood layouts are designed to respond to local climate conditions and enable energy efficient dwellings.	AO13 Streets are generally configured to run in a north-south direction between 30° east and 20° west of true north or an east-west direction between 20° north and 30° south of east.			

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PO14 Smaller or wider lots are located as north facing lots and larger or narrower lots are located as south facing lots.	No acceptable outcome is nominated.			
Lot reconfiguration in industrial zones				
PO15 Reconfiguration includes a range of lot sizes to facilitate industrial activities applicable to the zone.	No acceptable outcome is nominated.	N/A	The site is not located in an industrial zone.	
PO16 Reconfiguration maximises access to any railway, transport route, intermodal terminal or sea port.	No acceptable outcome is nominated.			
PO17 Where reconfiguration adjoins land in another zone, lots are of a sufficient size to mitigate any noise, air quality and visual impacts on that adjoining land.	No acceptable outcome is nominated.			
Lot Reconfiguration in the Rural Zone				
PO18 Reconfiguration: a) maintains rural, open space and landscape character b) protect the productive capacity of rural land resources, and c) allows for the efficient operation of rural activities.	No acceptable outcome is nominated.	N/A	The site is not located in the Rural Zone.	

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<p>PO19 Reconfiguration of land identified as Agricultural land Class A and B does not:</p> <ul style="list-style-type: none"> a) adversely impact on the viability of land for agricultural or grazing purposes, and b) constrain existing farming activities. <p>Note—Class A and B agricultural land is identified in the Agricultural land classification overlay map.</p>	<p>AO19 Fragmentation of land designated as Agricultural land Class A or B does not occur in the Rural zone.</p>			
<p>Infrastructure and Services Note—Refer also to the Development design code.</p>				
<p>PO20 Each reconfigured lot is provided with infrastructure and services appropriate to its intended use and location in a manner that:</p> <ul style="list-style-type: none"> a) is efficient b) is adaptable to allow for future infrastructure upgrades c) minimises risk of adverse environmental or amenity-related impacts d) promotes the efficient use of water resources, and e) minimises whole of life cycle costs for that infrastructure. 	<p>AO20.1 Lots created within a designated Priority Infrastructure Plan area for a reticulated water supply and/or a reticulated sewerage supply, are connected to that supply in accordance with the Engineering Design Planning Scheme Policy.</p>	COMPLIES	The subject site is located within the Priority Infrastructure Area (PIA) and includes all the necessary urban services.	
	<p>AO20.2 Lots created include stormwater infrastructure in accordance with the design requirements of the Engineering Design Planning Scheme Policy.</p>			
	<p>AO20.3 Lots are connected to electricity and telecommunications infrastructure in accordance with</p>			

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	the standards of the relevant regulatory authority prior to the commencement of any use of the site.			
	AO20.4 Electricity and telecommunications infrastructure is provided underground where the reconfiguration occurs in an urban area and exceeds 5 new lots.			
PO21 Where reconfiguration proposes individual on-site waste water disposal, it must be demonstrated that: a) the soil type and permeability, slope, and hydrology of the land is capable of accommodating the proposed loads within the lot, and b) individually and collectively, the impacts of the existing and proposed systems do not adversely impact on the groundwater quality of the locality.	No acceptable outcome is nominated.			
Access and road design Note—Refer also to the Development Design Code .				
PO22 Lots have safe access for vehicles and pedestrians through: a) direct frontage to a properly constructed public road or to common property having	AO22 Lots are designed to achieve safe vehicle and pedestrian access in accordance with the Engineering Design Planning Scheme Policy .	COMPLIES	The proposed development will result in a battle-axe allotment that will require the Applicant to construct the crossover and internal driveway to provide safe and efficient access to the	

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<p>a direct frontage to a properly constructed public road created under a community management statement, and</p> <p>b) providing access appropriate for the type of vehicle associated with development.</p>			rear lot. The front lot can obtain residential access in accordance with CMDG Residential Access.	
<p>PO23 Reconfiguration involving the creation of new roads must:</p> <ul style="list-style-type: none"> a) provide for the safe, efficient and convenient movement for all modes of transport b) are designed and constructed to support their intended function for all relevant design vehicle types c) provide safe and easy access to the frontage of lots d) are designed and constructed to give priority to pedestrian and bicycle pathways at intersections e) where practicable, facilitate the provision of an integrated public transport system within 400m of lots f) where practicable, align with open space corridors and waterways, and g) where appropriate provide connections to adjoining land. 	No acceptable outcome is nominated.	N/A	The development does not involve the creation of any new roads.	
<p>PO24 New roads include streetscape and landscape treatments that:</p>	No acceptable outcome is nominated.			

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<ul style="list-style-type: none"> a) create an attractive and legible environment which establishes character and identity b) maintain important views and vistas where possible c) enhance safety and comfort, and meet user needs d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour e) support safe pedestrian and cycling movement f) maximise infiltration of stormwater runoff wherever practicable, and g) minimise maintenance and whole of lifecycle costs. 				
<p>PO25 Rear lanes:</p> <ul style="list-style-type: none"> a) provide appropriate width to enable safe vehicle movement, including service vehicles b) connect to other streets at both ends c) enable safe access into and out of garages d) avoid a direct through–route alternative for vehicles, cyclists or pedestrians than the adjoining street network e) ensure rear yards of properties can be fenced for security, and f) do not provide for visitor parking within the lane. 	<p>AO25 Rear lanes are designed in accordance with the <i>Engineering design planning scheme policy</i>.</p> <p>Note—In accordance with Council’s road hierarchy, rear lanes are to be constructed as access lanes.</p>			

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
Note— Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland .				
Pedestrian and cycle infrastructure Note—Refer also to the Development Design Code .				
PO26 Reconfiguration includes appropriate pedestrian and cycle infrastructure that: <ul style="list-style-type: none"> a) provides a high level of connectivity and permeability that links residential areas with schools; centres, community activity uses; parks, employment areas and public transport stops b) provides for safe street crossings and for safety between pedestrians and cyclists c) is designed taking into account topography and convenience for users, and d) meets disability access standards. 	No acceptable outcome is nominated.	A/S	The subject site and surrounding road infrastructure currently does not include the provision of pedestrian access. It is requested that no pedestrian footpath is required for the frontage of Seaspray or Starfish network as there is no greater connectivity in the area.	
Stormwater management Note—Refer also to the Development Design Code .				
PO27 Reconfiguring a lot development: <ul style="list-style-type: none"> a) manages the stormwater quality, quantity and velocity flow characteristics from the lot to maintain or improve the pre-development levels, and b) where practicable incorporates stormwater re-use. 	No acceptable outcome is nominated.	WILL COMPLY	The existing stormwater infrastructure located within Seaspray Drive and piped network within the rear of the site is sufficient for future low density residential land uses.	

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<p>Parks and open space Note—Where acceptable outcomes are set out in this section, it is acknowledged that they may only be practicable in greenfield developments. Alternative outcomes are likely to be appropriate in existing developed areas. This may include works and embellishment to existing parks or recreational corridors to meet the development's demand, or as part of an infrastructure agreement.</p>				
<p>PO28 Reconfiguring a lot provides parkland or open space which:</p> <ul style="list-style-type: none"> a) meets the needs of the community for a range of active and passive uses, and b) is of a sufficient size and shape to accommodate recreation activities with associated equipment and facilities. 	<p>AO28 Parkland is provided in accordance with the Local Government Infrastructure Plan.</p>	<p>N/A</p>	<p>The Local Government Infrastructure Plan does not indicate any parkland in the proximity to Agnes Water.</p>	
<p>PO29 The design of parkland or open space:</p> <ul style="list-style-type: none"> a) contributes to the character of the neighbourhood or area b) is safe and functions as a focal point for the neighbourhood or community c) minimises the interface between residential lots and open space through appropriate treatments including alignment, fencing and landscaping d) maximises road frontage to facilitate casual surveillance e) incorporates natural areas including important local vegetation, waterways, ridgelines, coastal access, wetlands f) preserves landscape features important to the scenic amenity of a locality g) is linked to existing parkland or open space networks wherever possible 	<p>No acceptable outcome is nominated.</p>	<p>N/A</p>	<p>The subject site is located in an established residential area with access to public spaces and parklands within 600m.</p>	

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h) offers a broad range of informal and formal experiences to the community i) is cost effective to maintain, and j) is provided in the early stages of staged developments.				
PO30 The location of parkland or open space is conveniently located to residential neighbourhoods.	AO30 Parkland is provided within 400m of all residential dwellings.			
PO31 Open space for conservation purposes protects riparian corridors, beach front vegetation, endangered plant communities and wildlife habitat and movement corridors.	No acceptable outcome is nominated.			
Volumetric Reconfiguration				
PO32 Volumetric reconfiguration (subdivision of space above or below the surface of land): a) facilitates efficient development that is consistent with the intent for the zone, or b) is consistent with a development approval.	No acceptable outcome is nominated.	N/A	The development does not include a volumetric subdivision	
Access Easement				
PO33 The access easement must: a) be of adequate width	AO33 The access easement is designed in accordance with the design	N/A	The development does not include an access easement.	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
b) be constructed to a standard appropriate to the situation, and c) not result in unreasonable detriment or nuisance to neighbours.	requirements of the <i>Engineering Design Planning Scheme Policy</i> .			
Community Title Subdivisions				
PO34 Community title subdivisions are only supported in instances where: <ul style="list-style-type: none"> a) reticulated services are unavailable or limited; b) land is constrained by natural hazards; or c) land has high value scenic amenity or biodiversity value. Note—Community title subdivisions are not supported in any other instance.	AO34 No acceptable outcome is nominated.	N/A	The development does not include a Community Title Subdivision.	

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