

## ATTACHMENT 4

# Reconfiguring a Lot Code Purpose and Overall Outcomes Assessment

Prepared by:

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Purpose	Applicant Response
<p><i>(a) provide for good neighbourhood design, consistent with the character and environmental values of the overlay, zone and precinct, and local plan area in which the land is located</i></p>	<p>The proposed development presents a lot configuration ideal for a semi-rural residential neighbourhood / streetscape of ~4,000m<sup>2</sup> lots.</p> <p>The subject site is not identified within a local plan area.</p> <p>Refer to <b>Attachment 3</b> of this Information Request Response for a detailed assessment of the purposes and overall outcomes of the applicable <i>Rural Residential Zone Code</i>.</p>
<p><i>(b) ensure the creation of a sense of place and distinctive identity;</i></p>	<p>The proposed development establishes a distinct semi-rural streetscape along the new road, consistent with the existing rural residential character of the immediate local area.</p> <p>The proposed development will generate a unique sense of place through the adjoining rural (vacant) land beyond the western site boundary, adjoining agricultural land to beyond the southern site boundary, as well as benefitting from the sweeping rural vista to the east of the site.</p>
<p><i>(c) protect important natural features and values, economic resources and places of cultural heritage significance;</i></p>	<p>The proposed development protects important natural features, economic resources, and places of cultural heritage significance within the locality by siting the proposed residential reconfiguration over a site devoid of any such features.</p>
<p><i>(d) ensure lot reconfiguration provides for an efficient and well-integrated urban form, and in rural areas provides for sustainable use of land and agricultural resources;</i></p>	<p>The proposed development involves the establishment of allotments (~4,000m<sup>2</sup>) designed to cater for the development of sustainable semi-rural residential development.</p> <p>The development of the subject site does not have any material impact on the long-term viability or growth of agricultural resources in the locality on</p>

	account of the scale of the subject site and the prevalence of existing rural residential dwellings in the prevailing rural residential area.
<b><i>(e) ensure lot reconfiguration facilitates safe and efficient provision of, and equitable access to, infrastructure and services;</i></b>	The proposed development enables the logical and efficient extension of available infrastructure networks (water, electricity / telecommunications) from old Homebsuh Road.
<b><i>(f) ensure transport networks provide for appropriate levels of accessibility and accommodate a wide range of travel modes including walking, cycling and the use of public transport;</i></b>	<p>The proposed development provides for appropriate levels of private vehicle accessibility.</p> <p>Alternate transport modes (walking / cycling / public transport) are not associated with the proposed development given the rural residential context of the site and lack of surrounding infrastructure / services. However, the proposed development does not inhibit future connections to these alternate transport nodes should they become viable / available to the subject site.</p>
<b><i>(g) encourage development to be resource efficient; and</i></b>	The proposed development involves a reconfiguration that is considerate of the resource efficiency of future residential development (i.e. solar panel sunlight access).
<b><i>(h) Provide for neighbourhood design that suits safe and practical connectivity with adjoining similar uses in terms of roads, open space and stormwater drainage layout</i></b>	The proposed development has been designed to accommodate a practical road connection to the adjoining southern allotment in order to facilitate future rural residential development, as required.

Overall Outcomes	Applicant Response
<b><i>(a) lot reconfiguration facilitates the creation of safe, convenient, functionally efficient and attractive</i></b>	The proposed development involves the creation of safe ( <i>long, unobstructed sightlines</i> ), convenient ( <i>connects directly to higher order road network via Old Homebush Road</i> ), efficient ( <i>facilitates energy sensitive future dwelling</i> )

<p><i>environments, consistent with the desired character of the zone or precinct in which the site is situated;</i></p>	<p><i>design), and attractive (large, buffered from adjoining lots through separation, and expansive rural vista to the east) residential subdivision that is largely consistent with the desired character of the Rural Residential Zone (10,000m<sup>2</sup> min Precinct) when applying the discretion afforded to Impact Assessable development applications.</i></p> <p>Refer to <b>Attachment 3</b> of this Information Request Response for a detailed assessment of the purposes and overall outcomes of the applicable <i>Rural Residential Zone Code</i>.</p>
<p><i>(b) lot reconfiguration meets the diverse needs of the community for a range of affordable housing types, accessible commercial and community facilities and local employment opportunities;</i></p>	<p>The proposed development has been designed to adhere to the semi-rural lifestyle character desired by (prospective) residents of Gowrie. It is noted that significant tracts of the land to the south-east of the subject site, within the <i>Township Zone</i>, are anticipated to facilitate more intensive development; minimum 2,000m<sup>2</sup> lots in unsewered areas and 500m<sup>2</sup> in sewerred areas.</p> <p>The proposed development is not associated with the provision of commercial / community / employment opportunities given the rural residential context and location of the subject site.</p>
<p><i>(c) Lot reconfigurations facilitate the achievement of dwelling yields in the order of: (i) 15 dwellings per hectare net in the Low Density Residential Zone; and (ii) 30 dwellings per hectare net in the Low-medium Density Residential Zone;</i></p>	<p>The development is not located in an applicable zone.</p>
<p><i>(d) lot reconfiguration is responsive to the local environment, including its topography, natural drainage systems, vegetation and habitat, cultural heritage features, streetscape character, landmarks, views and vistas;</i></p>	<p>The proposed development involves lots provided with sufficient buffering to the open grassy woodland beyond the western site boundary.</p>

	<p>The proposed development responds sensitively to the natural topography of the site by involving minimal earthworks associated with the construction of the new access road and infrastructure connections.</p> <p>The proposed development responds sensitively to the natural drainage systems of the site by causing no actionable stormwater flow nuisance to the existing gullies (lawful points of discharge) beyond the southern and western site boundaries and to the Old Homebush Road frontage (lawful points of discharge) (Refer to <i>Amended Stormwater Management Plan</i> at <b>Attachment 8</b>).</p> <p>The proposed development involves a new road that is to be designed to a Local Access standard road with 18.0m wide road reserves and a 7.0m wide carriageway, as well as a cul-de-sac standard road with 17.0m wide road reserves and a 6.0m wide carriageway. No pedestrian footpaths are proposed; in keeping with the semi-rural character of the rural residential locality.</p> <p>The proposed development responds sensitively to the views and vistas afforded the subject site to east by siting allotments in a manner that allows for their maximum enjoyment.</p> <p>The proposed development is situated over a site that is not associated with areas of significant vegetation and habitat, cultural heritage features, or landmarks.</p>
<p><i>(e) lot reconfiguration facilitates the protection and sustainable use of rural land resources;</i></p>	<p>The proposed development is anticipated for residential development where zoned within the <i>Rural Residential Zone (10,000m min Precinct)</i>.</p> <p>The proposed development ensures that the rural land resources identified beyond the western site boundary are protected through adequate buffering / separation.</p>

<p><i>(f) areas containing important ecological values and cultural values are protected from development and the associated impacts caused by development;</i></p>	<p>The proposed development is avoids areas of ecological significance where only a 10m<sup>2</sup> grassed area in the north-western corner of the site (not containing any significant ecological value) is mapped as being affected.</p>
<p><i>(g) lot reconfiguration facilitates compatible relationships between different land uses and activities;</i></p>	<p>The proposed development involves the establishment of allotments designed to facilitate future rural residential development. To this end, no commercial / industrial / retail development is associated with the proposed development.</p> <p>In terms of the land uses adjoining the site boundaries of the subject site, the proposed development provides adequate buffering / separation to the rural residential dwellings to the north and vacant land within the <i>Rural Zone</i> to the west.</p>
<p><i>(h) lot design and sizes are suited to the intended use of the land;</i></p>	<p>The proposed development involves the creation of ~4,000m<sup>2</sup> allotments suitable for the intended rural residential development over the land. Notably, proposed lots are not inappropriately affected by constraints and proposed lots will have a substantial, relatively flat land area capable of accommodating future rural residential development.</p>
<p><i>(i) lot orientation facilitates the conservation of non-renewable energy sources and the design of buildings that are appropriate for the local climatic conditions;</i></p>	<p>The proposed development involves a lot configuration providing large rural residential lots. The proposed lots are of sufficient dimensions to facilitate sustainable building practice through future development design and siting.</p>
<p><i>(j) infrastructure is supplied to all lots in a safe, efficient, coordinated and sequenced manner which minimises whole of life cycle costs and is sensitive to the environment in which they are provided;</i></p>	<p>The proposed development has access to existing electrical / telecommunications infrastructure along Old Homebush Road.</p> <p>The proposed development will also involve a logical extension to the existing reticulated water infrastructure along Old Homebush Road and the new road proposed as part of the subdivision.</p>

	<p>Direct water connections from the trunk mains identified within Old Homebush Road are not provided to proposed lots 31-34 as part of this development application.</p> <p>On-site effluent disposal systems are proposed for each of the allotments resulting from the proposed development in lieu of reticulated sewer infrastructure surrounding the site.</p>
<p><i>(k) stormwater drainage systems protect people and the built and natural environments in a cost effective manner;</i></p>	<p>The proposed development will discharge stormwater to four (4) lawful points of discharge being the two existing under road culverts along Old Homebush Road and the existing gullies beyond the southern and western site boundaries.</p> <p>The increase in post-development stormwater flows to the two (2) Old Homebush Road culverts is within the capacity of the existing infrastructure. The increase in post-development stormwater flows to the southern and western gullies produces no actionable nuisance flows to the adjoining land.</p> <p>Refer to <i>Amended Stormwater Management Plan</i> at <b>Attachment 8</b></p>
<p><i>(l) the street system provides identified functions for each street, provides acceptable levels of access, safety and convenience for all users and provides for a high level of connectivity and permeability;</i></p>	<p>The proposed development involves a new road that is to be designed to a Local Access standard road with 18.0m wide road reserves and a 7.0m wide carriageway, as well as a cul-de-sac standard road with 17.0m wide road reserves and a 6.0m wide carriageway. No pedestrian footpaths are proposed; in keeping with the semi-rural character of the Gowrie locality which does not include pedestrian footpaths.</p> <p>The proposed access road will connect to the external road network via a T-intersection with Old Homebush Road. This intersection will introduce a Basic Auxiliary Left (BAL) turning treatment to the south, along Old Homebush Road, to enable the safe and efficient operation of the intersection. This</p>

	<p>intersection, or site access, achieves the required <i>Safe Intersection Sight Distances</i> (SISD) of 186m to the north and 178m to the south.</p> <p>The new road will provide access to proposed lots 35-45, with proposed lots 31-33 dependant on Old Homebush Road for access. Proposed lot 34 can gain access from either road.</p>
<p><i>(m) lot reconfiguration increases opportunities for walking, cycling and the use of public transport;</i></p>	<p>The proposed development is not associated with increasing opportunities for active / public transport usage due to the rural residential context, location, and lack of prevailing infrastructure / services surrounding the subject site.</p> <p>It should be noted however that the proposed development does not inhibit the future provision / connection of such transport infrastructure / services should this become a realistic opportunity for the subject site.</p>
<p><i>(n) public open space is attractive and accessible and equitably meets user requirements for recreational, social and cultural activities;</i></p>	<p>The proposed development is for a rural residential subdivision and does not involve the provision of public open space.</p> <p>Public Open Space in the form of Rody Burke Road Park is located approximately 1km north of the subject site along Old Homebush Road.</p>
<p><i>(o) lots facilitate connectivity of roads, open space and stormwater drainage.</i></p>	<p>The proposed development involves the creation of residential allotments that are all accessible either via the new road or Old Homebush Road.</p> <p>The stormwater infrastructure associated with the proposed development connects to existing stormwater infrastructure surrounding the site; identified as the two (2) under road culverts along Old Homebush Road.</p> <p>The proposed development is for a rural residential subdivision and does not involve the provision of public open space. Public Open Space in the form of</p>

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