



9.4.7 Reconfiguring a lot code

9.4.7.3 Assessment benchmarks

Table 9.4.7.1 – Reconfiguring a lot code:

- Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes	Comments
Amenity and safety		
PO 1 Development avoids land subject to severe bushfire risk.	AO 1.1 New allotments are not created within areas identified as MSES – Very High (Potential Intensity) in Bushfire hazard overlay, refer State Planning Policy (SPP) Interactive Mapping System – Safety and Resilience to Hazards: Natural Hazards Risk and Resilience.	N/A The site is not mapped within bushfire hazard overlay.
PO 2 Development provides safe and efficient access for vehicles.	AO 2.1 All new lots have legal road access.	✓ Lots will take access via the existing road – Killara Crescent.
PO 3 Reconfiguration avoids risk to human safety and the environment from contaminated land.	AO 3.1 Development on contaminated land is supported by a contamination report prepared by a suitable qualified professional demonstrating that the site is suitable for development.	N/A The site is not on contaminated land.
PO 4 The reconfiguration is designed in accordance with Crime Prevention Through Environmental Design (CPTED) Guidelines, including: (a) personal and property security; and (b) casual surveillance of footpaths and parkland; and (c) activity and interaction within public spaces and movement networks	No acceptable outcome is prescribed.	✓
PO 5	No acceptable outcome is prescribed.	N/A

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Reconfiguration does not result in lots intended for residential activities or sensitive land uses being subject to adverse air quality or impacts.		The development is for reconfiguring of lots (3 into 2 lots) of existing medium impact industry zoned land. Lots are not intended for residential activities or sensitive land uses.
Climatic response		
PO 6 Development conserves non-renewable energy sources through climate-responsive siting, design and subdivision layout. In particular: (a) facilitate the siting of dwellings and buildings to take advantage of and respond to local climate conditions; (b) allow adequate solar access; and (c) where possible, lot layout is designed so as to achieve the maximum number of north-south facing lots.	No acceptable outcome is prescribed.	✓ The development is for reconfiguring of lots (3 into 2 lots) of existing medium impact industry zoned land. The resultant lots will retain existing lot orientation and similar dimensions.
Community Management		
PO 7 Community management schemes are established where appropriate.	No acceptable outcome is prescribed.	N/A The development does not involve a community management scheme.
Environmental management and ecological sustainability		
PO 8 Development conserves significant vegetation, wildlife corridors, riparian corridors and habitat areas.	No acceptable outcome is prescribed.	N/A There are no ecologically significant features on the site.
PO 9 Development avoids disturbing natural drainage paths and floodways.	No acceptable outcome is prescribed.	N/A Development does not impact natural drainage paths and floodways.
General		
PO 10 Development: (a) occurs in a logical pattern and sequence that facilitates a mix of lot sizes and development choices; and	No acceptable outcome is prescribed.	✓ The development is for reconfiguring of lots (3 into 2 lots) of existing medium impact industry zoned land. The resultant lots will retain existing lot orientation and similar dimensions suitable for the zone.

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(b) has access to public spaces and parks; and (c) creates a high quality streetscape; and (d) is provided with all the necessary infrastructure networks.		
PO 11 Development is responsive to economic resources present on, adjoining or near the site.	No acceptable outcome is prescribed.	✓ The development is for reconfiguring of lots (3 into 2 lots) of existing medium impact industry zoned land. The resultant lots will retain existing lot orientation and similar dimensions suitable for the zone.
Heritage and Scenic Amenity		
PO 12 Development protects and maintains any places of cultural heritage significance or character areas present on or adjoining the site.	No acceptable outcome is prescribed.	N/A The site and adjoining lots do not contain cultural heritage significance or character areas.
PO 13 Development protects surrounding views, landmarks and important vistas.	No acceptable outcome is prescribed.	✓ The development is for reconfiguring of lots (3 into 2 lots) of existing medium impact industry zoned land. The resultant lots will retain existing lot orientation and similar dimensions suitable for the zone and will not impact surrounding views, landmarks and vistas.
Infrastructure & Services		
PO 14 Development provides for an adequate amount of water supply for firefighting purposes.	No acceptable outcome is prescribed.	✓ Each lot will be connected to reticulated water infrastructure. A development approval can be conditioned accordingly to ensure compliance.
PO 15 Land is provided for non-trunk infrastructure where required for stormwater and flood management for the development.	No acceptable outcome is prescribed.	N/A The site is not impacted by stormwater or flood.
PO 16 Each lot is provided with appropriate development infrastructure and services commensurate with the nature and location of the subdivision.	AO 16.1 Development ensures that: (a) a connection to the reticulated water supply infrastructure network is provided where	✓ Each lot will be connected to reticulated water, sewerage, electrical and telecommunications

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	available or otherwise potable water from an on-site water storage is provided; and (b) a connection to the reticulated sewerage infrastructure network is provided or otherwise an on-site effluent treatment and disposal system is provided; and (c) a connection to the reticulated electricity infrastructure network is provided or a separate electricity generation capacity is provided; and (d) where available, access to a high speed telecommunications network is provided.	infrastructure. A development approval can be conditioned accordingly to ensure compliance.
Landscaping buffer		
PO 17 Development provides that new lots: (a) are adequately buffered to protect the users of the lot from potential adverse impacts; and (b) include adequate buffers to prevent adverse impacts on adjoining land.	AO 17.1 A landscaped buffer with a minimum width of 15 metres is provided and maintained between land to be reconfigured and adjoining land where: (a) the land to be reconfigured is in a Residential zone and adjoining land is in an Industrial or Commercial zone; or (b) the land to be reconfigured is in an Industrial or Commercial zone and adjoining land is in a Residential zone.	N/A No landscape buffer is required as the development sites adjoin land also zoned medium impact industry.
Lot Design		
PO 18 Lots have a regular shape and consistent dimension to facilitate efficient development of the land for its intended purposes and are of a suitable size to accommodate usable open space, landscaping, vehicle access and parking and on-site services.	AO 18.1 Development provides that: (a) lot dimensions and size are in accordance with the requirements in Table 9.4.7.2 – Minimum lot dimension and size; and (b) Development provides that all new lots contain a usable area of land with slope(s) in accordance with the requirements in Table 9.4.7.2 – Minimum lot dimension and size	Performance Solution Proposed Lot 1 will have an area of 1535m² and proposed Lot 2 will have an area of 2175m². Proposed Lot 1 does not comply with the prescribed minimum 2000m² lot size for the medium impact industry zone. Whilst proposed Lot 1 falls short of the prescribed minimum, the development will result in lots having a greater area which better reflects land sizes sought for the medium impact industry zone. Existing Lot 36 on MPH40048 will be amalgamated such that half of the

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		lot area merges with Lot 35 on MPH40048 (which will become proposed Lot 1) and the other half merges with Lot 37 on MPH40048 (which will become proposed Lot 2). The development does not involve the creation of additional lots and therefore will not result in an overall intensification of future land uses. Resultant lots will maintain their regular shape and will assist in enabling a range of future uses consistent with the medium impact industry zone.
Parks and Open Space		
PO 19 Development provides for parks and open space infrastructure that: (a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community; and (b) is well distributed and contributes to the legibility, accessibility and character of the locality; and (c) creates attractive settings and focal points for the community; and (d) benefits the amenity of adjoining land uses; and (e) incorporates appropriate measures for stormwater and flood management;	AO 19.1 The lot reconfiguration makes provisions for the establishment of public parks in accordance with the Local government infrastructure plan (LGIP). OR AO 19.2 Where outside the LGIP area as indicated in Schedule 3, no acceptable outcome is prescribed.	N/A The development is for reconfiguring of lots (3 into 2 lots) of existing medium impact industry zoned land. No parks or open space lots are required as part of the development.
Roads, Access, Access links and Transport Network		
PO 20 All lots are required to address the road with a road frontage in accordance with the standards in Table 9.4.7.2 – Minimum lot dimension and size.	PO 20.1 No hatchet lots are created.	✓ The development does not involve hatchet lots. All lots are provided road frontage to Killara Crescent in accordance with the prescribed minimum road frontage of 30m.
PO 21 Roads are designed and constructed to provide an	No acceptable outcome is prescribed.	N/A

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optimal combination of safety and amenity, convenience and economy for users.		No new roads are proposed as part of the development.
PO 22 Roads are designed and constructed to support the specified functions of the road and to ensure that:	PO 22.1 Roads and drainage are designed and constructed in accordance with Schedule 6: Engineering works and services planning scheme policy.	N/A No new roads are proposed as part of the development. Any road upgrades are to be considered as part of a future operational works application.
(a) the alignment of new roads provides for safe and efficient movement of traffic; and		
(b) road pavement surfaces:	PO 22.2 Lots have direct access to an existing public road, or are connected to an existing public road by new roads and on-site access all of which are at least 150 mm above the calculated 100- year Annual recurrence interval (ARI) flood level.	✓ The development will retain the existing road access via Killara Crescent.
(i) are durable enough to carry estimated wheel loads of travelling and parked vehicles; and		
(ii) provide for the safe passage of vehicles, pedestrians and cyclists; and	PO 22.3 The afflux caused by the construction of a new road or on-site access to a road is not to cause heightened flood levels on other land during the 100-year Annual recurrence interval (ARI) flood.	N/A No new roads are proposed as part of the development. The development is also not impacted by flood hazards.
(iii) discharge of stormwater run-off from contributing catchments and the preservation of all-weather access. and		
(c) kerb and channel:	PO 22.4 New roads are not to pass through areas subject to the Scenic amenity overlay as outlined in Scenic Amenity Overlay Maps 1 to 6 (OM-SA-01 to OM-SA-06)	N/A No new roads are proposed as part of the development. The development is also not impacted by the Scenic Amenity Overlay.
(i) controls vehicle movement by delineating the carriageway for all users; and		
(ii) conveys road pavement runoff to stormwater drainage. And		
(d) verges and footpaths provide:		
(i) safe access for pedestrians clear of obstructions; and		
(ii) an access area for vehicles onto properties; and		
(iii) a corridor allocated for public utilities; and		
(iv) additional amenity for minor roads. and		
(e) Any new road layout created by reconfiguring a lot:		
(i) is consistent with or establishes and		

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makes recognisable and appropriate hierarchy of roads in the locality; and (ii) Provides convenient, safe and efficient movement of a variety of modes of transport including walking, cycling, and where viable, public transport; and (iii) provides for practical access to each new lot; and (iv) integrates with the existing road network; and (v) provides for the construction and drainage of all roads and land in the area to be reconfigured; and (vi) does not adversely impact on the existing environment including by impact on waterways or wildlife movement corridors, or vehicular traffic.		
PO 23 Development facilitates a functional overall road hierarchy and maximise the safety and efficiency of the State-controlled road network.	AO 23.1 Where new or upgraded road access is proposed: If development fronts more than one road, access to the site is via the lowest order road as indicated in Major Infrastructure Overlay – Road Hierarchy Maps 1 to 11 (OM-RH-01 to OM-RH-11) Note—State Controlled Roads are considered higher order then non-State Controlled Roads.	N/A No new roads are proposed as part of the development. Any road upgrades are to be considered as part of a future operational works application.
Stormwater		
PO 24 Development provides for the effective drainage of lots and roads in a manner that: (a) maintains pre-existing or natural flow regime; and (b) effectively manages stormwater quality and	PO 24.1 Roads and drainage are designed and constructed in accordance with Schedule 6: Engineering works and services planning scheme policy	N/A No new roads are proposed as part of the development. Any road upgrades are to be considered as part of a future operational works application.

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quantity; and (c) ensures no adverse impacts on receiving waters and the surrounding land.		
Volumetric Subdivision		
PO 25 Development provides that the subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area (if applicable) in which the <i>site</i> is located, or is consistent with a development approval that has not lapsed.	No acceptable outcome is prescribed.	N/A The development does not involve a volumetric subdivision.

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9.4.2 Engineering works and services code

9.4.2.3 Assessment benchmarks

Table 9.4.2.1 – Engineering works and services code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

Performance outcomes	Acceptable outcomes	Comments
Infrastructure services		
PO 1 Development is provided with a water supply that is adequate for the current and future needs of the intended uses.	AO 1.1 Development is connected to the reticulated water supply infrastructure network and is designed and constructed in accordance with Schedule 6: Engineering works and services planning scheme policy.	✓ Each lot will be connected to reticulated water infrastructure. A development approval can be conditioned accordingly to ensure compliance.
PO 2 Development has a safe and effective means of sewerage treatment and disposal for the level of demand generated.	AO 2.1 Development is connected to the reticulated sewerage infrastructure network and is designed and constructed in accordance with Schedule 6: Engineering works and services planning scheme policy.	✓ Each lot will be connected to reticulated sewerage infrastructure. A development approval can be conditioned accordingly to ensure compliance.
PO 3 Development is provided with an appropriate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO 3.1 (a) Development is connected to the reticulated electricity infrastructure network; or (b) An alternative energy supply is provided in accordance with the standards of the relevant regulatory authority.	✓ Each lot will be connected to reticulated electricity infrastructure. A development approval can be conditioned accordingly to ensure compliance.
PO 4 Development is connected to appropriate telecommunications infrastructure.	AO 4.1 Development is connected to telecommunication infrastructure in accordance with the standards of the relevant regulatory authority.	✓ Each lot will be connected to reticulated telecommunications infrastructure. A development approval can be conditioned accordingly to ensure compliance.
PO 5 Development provides safe and sufficient lighting and signage.	AO 5.1 Street lighting must comply with Australian Standard 1158 Set:2010 Lighting for Roads and Public Spaces.	N/A Street lightning is to be considered as part of a future operational works application.

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	AO 5.2 Road signage is provided in accordance with Schedule 6: Engineering works and services planning scheme policy.	N/A Road signage is to be considered as part of a future operational works application.
PO 6 Development has a safe and effective means of sewerage treatment and disposal for the level of demand generated.	AO 6.1 Where a connection to the reticulated sewerage infrastructure network is not available, sufficient area is to be provided on the development site for an appropriately sized on-site effluent treatment and disposal system to meet the needs of the development.	N/A Each lot will be connected to reticulated sewerage infrastructure.
Protection against natural hazards		
PO 7 Essential services maintain their function during the occurrence of natural hazards.	AO 7.1 Components of the systems that deliver electricity supply, gas supply, water supply, sewerage and telecommunications services, that will be adversely affected by the inundation by or infiltration of floodwater are: (a) located above the 1 in 100-year Annual recurrence interval (ARI) flood level; or (b) designed and constructed to exclude inundation of floodwater during the 1 per cent AEP; or (c) designed to resist the hydrostatic and hydrodynamic forces that result from such inundation.	N/A Development site is not impacted by natural hazards.
Roads and access		
PO 8 Roads and access are designed and constructed to ensure that: (a) the alignment of new roads provides for safe and efficient movement of traffic; and (b) road pavement surfaces: i. are durable enough to carry estimated wheel loads of travelling and parked vehicles; and	AO 8.1 Roads are designed and constructed in accordance with Schedule 6: Engineering works and services planning scheme policy.	N/A No new roads are proposed as part of the development. Any road upgrades are to be considered as part of a future operational works application.

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ii. provide for the safe passage of vehicles, pedestrians and cyclists; and iii. provide for the discharge of stormwater run-off from contributing catchments; and iv. preserve all-weather access; and (c) kerb and channel: i. controls vehicle movement by delineating the carriageway for all users; and ii. conveys road pavement runoff to stormwater drainage; and (d) verges and footpaths provide: i. safe access for pedestrians clear of obstructions; and ii. an access area for vehicles onto properties; and iii. a corridor allocated for public utilities; and iv. additional amenity for minor roads.		
Stormwater Drainage		
PO 9 Stormwater drainage systems or networks have the capacity to control stormwater flows so that: (a) overland runoff is directed to areas where there is no damage to property or hazards for motorists; and (b) runoff is directed to a lawful point of discharge through controlled outlet structures; and (c) development retains the existing hydrological regime (surface and groundwater cycle and flow) to protect vegetation and habitats in and adjoining watercourses.	AO 9.1 All stormwater runoff from surfaces that are constructed, altered or otherwise affected by development on an allotment is discharged to a lawful point of discharge.	N/A No changes to stormwater management are proposed as part of this application. The development is for reconfiguring of lots (3 into 2 lots) and will not result in an increase to site density. Stormwater management can be considered as part of a future operational works application.
	AO 9.2 Development does not require the use of stormwater pumps in order to achieve a lawful point of discharge.	N/A No changes to stormwater management are proposed as part of this application. The development is for reconfiguring of lots (3 into 2 lots) and will not result in an increase to site density. Stormwater management can be considered as part of a future operational works application.
	AO 9.3	N/A

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	Stormwater drainage is designed and constructed in accordance with Schedule 6: Engineering works and services planning scheme policy.	No changes to stormwater management are proposed as part of this application. The development is for reconfiguring of lots (3 into 2 lots) and will not result in an increase to site density. Stormwater management can be considered as part of a future operational works application.
	AO 9.4 Where the stormwater drainage system includes an underground pipe drain system, runoff from roofs and paved areas is to be connected directly to the pipe drain system.	N/A No changes to stormwater management are proposed as part of this application. The development is for reconfiguring of lots (3 into 2 lots) and will not result in an increase to site density. Stormwater management can be considered as part of a future operational works application.

Table 9.4.2.2 – Engineering works and services code:

- Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes	Comments
Infrastructure services		
PO 1 Development is provided with a water supply that is adequate and safe for the current and future needs of the intended uses.	AO 1.1 Where a connection to the reticulated water supply is not available, a water supply is to be provided to the development that is: suitable for human consumption in accordance with the National Health and Medical Research Council's Australian Drinking Water Guidelines, 2011 as updated from time to time; and sized and designed to meet the water usage requirements of the development.	✓ Each lot will be connected to reticulated water infrastructure. A development approval can be conditioned accordingly to ensure compliance.
Location of underground services		
PO 2 The location of underground services does not impede future development.	AO 2.1 Where underground services cross another person's land to service the development, the services are to be	N/A Underground services do not cross another lot to service the development.

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	located parallel to and within 2 metres of an allotment boundary.	
	AO 2.2 Services are not located over a part of a lot that may in future be a suitable location for a development.	N/A Underground services do not cross another lot to service the development.
Stormwater drainage		
PO 3 Stormwater drainage systems or networks have the capacity to control the quantity and quality of stormwater flows so that: (a) overland runoff is directed to areas where there is no damage to property or hazards for motorists; and (b) runoff is directed to a lawful point of discharge through controlled outlet structures; and (c) development retains the existing hydrological regime (surface and groundwater cycle and flow) to protect vegetation and habitats in and adjoining watercourses.	AO 3.1 Where stormwater pumps are proposed to be used to achieve a lawful point of discharge, evidence is provided to Council that all other options have been exhausted.	N/A No changes to stormwater management are proposed as part of this application. The development is for reconfiguring of lots (3 into 2 lots) and will not result in an increase to site density. Stormwater management can be considered as part of a future operational works application.
	AO 3.2 Stormwater pumping systems must be designed in accordance with Schedule 6: Engineering works and services planning scheme policy.	N/A No changes to stormwater management are proposed as part of this application. The development is for reconfiguring of lots (3 into 2 lots) and will not result in an increase to site density. Stormwater management can be considered as part of a future operational works application.

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