

Attachment J
Recommended amendments to PC 34

Note: where required re numbering of subsequent rules will occur.

Notified provisions

Insert new rules into Part C 12 Living Zone Rules – Subdivision as follows:

12.1.3.43 Any subdivision of land in the area shown in Appendix E43, at High Street Southbridge, shall be designed in general accordance with the Outline Development Plan Shown in Appendix E43

12.1.3.8 Any subdivision subject to 12.1.1 which does not comply with Rule 12.1.3.43

Insert new assessment matters into Part C 12 Living Zone Rules – Subdivision as follows:

Southbridge – High Street, Southbridge Outline Development Plan (Appendix E43)

12.1.4.78 The extent to which any amendments to the roading pattern will provide for connectivity and avoid piecemeal and uncoordinated subdivision patterns

12.1.4.79 The extent to which any amendments to the layout of development will still enable efficient and coordinated provision of services, and provide adequately for reserve, pedestrian or cycle linkages.

Recommended provisions

Insert new rules into Part C 12 Living Zone Rules – Subdivision as follows:

12.1.3.43 Any subdivision of land in the area shown in Appendix E43, at High Street Southbridge, shall be designed in general accordance with the Outline Development Plan Shown in Appendix E43.

12.1.3.44 An acoustic bund and/or fence of 3m high shall be constructed in the reverse sensitivity buffer as shown in Appendix E43, at High Street, Southbridge.

12.1.3.8 Any subdivision subject to 12.1.1 which does not comply with Rule 12.1.3.43 or 12.1.3.44.

Insert new assessment matters into Part C 12 Living Zone Rules – Subdivision as follows:

Southbridge – High Street, Southbridge Outline Development Plan (Appendix E43)

- 12.1.4.78 The extent to which any amendments to the roading pattern will provide for connectivity and avoid piecemeal and uncoordinated subdivision patterns**
- 12.1.4.79 The extent to which any amendments to the layout of development will still enable efficient and coordinated provision of services, and provide adequately for reserve, pedestrian or cycle linkages.**
- 12.1.4.80 The extent to which the proposed noise attenuation works and dwelling design and construction will achieve reasonable noise levels inside and outside the dwelling, in the context of existing ambient noise climate and with regard to current guidelines of acceptability and avoidance of sleep disturbance.**
- 12.1.4.81 The effectiveness of any proposed mitigation measures to address potential reverse sensitivity effects and public safety from the blasting explosives storage area located on the adjoining site to the north (McMillan Drilling Ltd site).**

Amend existing rules as follows:

4.13 BUILDINGS AND STREETSCENE

Permitted Activities — Buildings and Streetscene

For all residential development located within the Lowes Road Outline Development Plan area (Appendix 34) **or the High Street, Southbridge Outline Development Plan area (Appendix E43)** or a Living Z zone

- 4.13.1** That any fence between the front façade of the dwelling and the street boundary or Private Right of Way or shared access over which an allotment has legal access which is parallel or generally parallel to that boundary shall be a maximum height of 1m. For allotments with frontage to more than one road, any fencing on the secondary road boundary is to be no higher than 1.8m.
- 4.13.2** Any other fence shall be a maximum height of 1m if it is located within 3m of the street boundary or Private right of Way or shared access over which allotment has legal access.

4.17 FENCES ADJOINING RESERVES

Permitted Activities – Fences Adjoining Reserves

- 4.17.1** All development located within the Living Z zone **or the High Street, Southbridge Outline Development Plan area (Appendix E43)** that shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5m of any Council reserve that is at least 50% visually transparent where it

Insert new page to the proposed ODP as Appendix E43 as follows:

PART E
APPENDIX 43

OUTLINE DEVELOPMENT PLAN - HIGH STREET SOUTHBRIDGE

BLUE NETWORK

Development within the Outline Development Plan Area will require upgrades to the waste water and water supply infrastructure to ensure the ODP area can be appropriately serviced. Any subdivision of land within in the ODP at Appendix E43, High Street Southbridge shall outline how the subdivision will be serviced in discussion with Council.