

I456. Glenbrook 4

I456.1. Precinct Description

The underlying zoning of land within this precinct is Residential – Mixed Housing Suburban. Refer to the planning maps for the location and extent of the precinct.

The Glenbrook 4 Precinct is located landward of the adjacent Glenbrook Beach coastal settlement. The Precinct will enable a range of housing typologies to be provided that will meet the full generational housing needs of the local community. Precinct standards will integrate subdivision and development within the Precinct with the established Glenbrook Beach coastal settlement, and with the Glenbrook 3 Precinct / Kahawai Point to the north.

It is intended that walking and cycling connections will be provided within the Precinct to connect the established Glenbrook Beach coastal settlement to land that is zoned Business – Neighbourhood Centre on the eastern side of McLarin Road, and to connect the Glenbrook 3 Precinct/ Kahawai Point with the coast and beach. These connections will build upon the network of walkways established and planned for in the Glenbrook 3 Precinct.

Subdivision and development will incorporate natural drainage patterns, including wetlands and watercourses. Indigenous planting is encouraged to enhance freshwater values. Stormwater will be managed to mitigate adverse effects on freshwater values using precinct and Auckland-wide stormwater provisions of the AUP(OP) and the Stormwater Management Area – Flow 1 Control provisions.

The Glenbrook 4 Precinct will integrate subdivision and development with the delivery of infrastructure, including water supply, wastewater, transport and stormwater.

All relevant overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

I456.2. Objectives

- (1) Subdivision and development are undertaken in general accordance with the precinct plan.
- (2) Subdivision and development achieves an attractive, safe and healthy environment for living with good access to the public realm including parks, riparian and wetland margins and roads.
- (3) Subdivision and development occurs in a manner that achieves the coordination and delivery of infrastructure including active mode facilities, roading, wastewater, water supply and stormwater services.
- (4) The precinct is supported by a well-connected, safe, efficient, and legible movement network with low-speed internal streets and appropriate connections to existing and future urban areas surrounding the precinct.
- (5) Subdivision and development encourages a choice of transport modes including walking and cycling, and provides strong, legible connections within and through the precinct.

I456 Glenbrook 4

- (6) Subdivision and development maintains and enhances the freshwater values of intermittent streams and the wetlands within the precinct.
- (7) Subdivision and development achieves attractive and well-designed residential developments that support a range of housing densities and typologies that increase variety and housing choice.
- (8) Subdivision and development achieves integration of built form within the precinct, with the existing Glenbrook Beach settlement, and with the Glenbrook 3 Precinct / Kahawai Point Special Housing Area.
- (9) Freshwater is protected, with the effects of stormwater runoff on the receiving environment and freshwater systems avoided to the extent practical or otherwise mitigated using water sensitive design principles.
- (10) Freshwater, sediment quality and biodiversity is enhanced.
- (11) Subdivision and development manages downstream flooding effects so that the risks to people and property (including infrastructure) are not increased in a flood event.
- (12) Stormwater quality and quantity is managed to maintain the health and wellbeing of the receiving environment where it is excellent or good, and it is enhanced over time where the receiving environment is degraded. [rp/dp]
- (13) Subdivision and development respects Mana Whenua values.

The overlay, Auckland-wide and zone objectives apply in this precinct, in addition to those specified above.

I456.3. Policies

- (1) Provide for a range of lot sizes and housing typologies that support lifestyle and housing choice at a variety of densities.
- (2) Require publicly reticulated wastewater and water supply network to be available to service any subdivision or development within the precinct.
- (3) Avoid subdivision, use and development prior to the availability of bulk water, wastewater and roading infrastructure to service development in the Glenbrook 4 Precinct.
- (4) Avoid, remedy or mitigate adverse effects on the safe and efficient operation of the transport network, including by requiring the road frontages on McLarin Road to be upgraded to an urban form in accordance with I456.11.1 Appendix 1.
- (5) Require any subdivision and development within the precinct to incorporate the following elements of the precinct plan:
 - (a) linkages to adjacent land, including a pedestrian/cycle link between the Glenbrook Beach Recreation Reserve and the land zoned Business – Neighbourhood Centre

I456 Glenbrook 4

Zone on McLarin Road;

- (b) a roundabout intersection on McLarin Road near the Neighbourhood Centre; and
 - (c) a pedestrian crossing facility on McLarin Road near the Neighbourhood Centre.
- (6) Require that subdivision and land use activities establish a transport network that provides for the safe and efficient movement of motor vehicles, pedestrians and cyclists.
- (7) Require residential development to have a visual connection between the house and the street and/ or public spaces.
- (8) Require residential development and subdivision to provide for safe public access to the Glenbrook Beach Recreation Reserve and encourage the establishment of public access (walking and cycling) or pocket parks alongside riparian areas where practicable.
- (9) Stormwater is managed in a manner that integrates with development to make efficient use of land and where possible, contributes to the amenity and character of the Glenbrook 4 Precinct, and complements the cultural aspirations of tangata whenua.
- (10) Contribute to improvements to water quality, habitat and biodiversity, including by providing planting on the riparian margins of wetlands and intermittent streams.
- (11) Require subdivision and development to be consistent with any approved stormwater management plan including:
- (a) requiring the management of runoff from all impervious surfaces to enhance water quality and protect the health of the receiving environment, requiring appropriate design/sizing and location of stormwater outfalls/outlets;
 - (b) requiring stormwater to be managed at source and by applying water sensitive principles prior to the discharge of stormwater to existing watercourses and wetlands to achieve water quality and hydrology mitigation; and
 - (c) attenuating stormwater to manage downstream flood effects to that of pre-development levels in a manner that integrates stormwater management with subdivision and development to make efficient use of land. [rp/dp]
- (12) Require that subdivision and development incorporate Te Aranga principles, including the principles of Mana, Whakapapa, Taiao, Mauri tu, Mahi toi, Tohu and Ahi ka.
- (13) Avoid or mitigate adverse effects on Mana Whenua values by:
- (a) taking an integrated approach to stormwater management in the Glenbrook 4 Precinct;
 - (b) maintaining and enhancing the mauri of intermittent streams and wetlands; and
 - (c) protecting the mauri of Waiuku Awa (River) and Manukau Harbour.

All relevant overlay, Auckland-wide and zone policies apply in this Precinct in addition to those specified above.

I456.4. Activity Tables

I456 Glenbrook 4

The provisions of the relevant zone, overlays and the Auckland-wide activity tables apply unless otherwise specified below.

Table I456.4.1 and Table I456.4.2 specify the activity status of land use and development activities in the Glenbrook 4 Precinct pursuant to section 9(3) and the activity status for subdivision pursuant to section 11 of the Resource Management Act 1991.

Table I456.4.1 Activity table – land use

Activity		Activity status
Residential		
(A1)	Development of up to two dwellings that complies with standards I456.6.1 (Water supply and wastewater infrastructure), I456.6.2 (Precinct Plan), I456.6.3 (Riparian and wetland yards and planting), I456.6.4 (Fences), I456.6.5 (Stormwater quality), I456.6.6 (Stormwater attenuation), and I456.6.7 (Road design and upgrade of existing rural roads)	P
(A2)	Development of three or more dwellings that complies with standards I456.6.1 (Water supply and wastewater infrastructure), I456.6.2 (Precinct Plan), I456.6.3 (Riparian and wetland yards and planting), I456.6.4 (Fences), I456.6.5 (Stormwater quality), I456.6.6 (Stormwater attenuation), and I456.6.7 (Road design and upgrade of existing rural roads)	RD
(A3)	Development that does not comply with standard I456.6.3 (Riparian and wetland yards and planting)	RD
(A4)	Development that does not comply with standard I456.6.4 (Fences)	RD
(A5)	Development that does not comply with Standard I456.6.1 (Water supply and wastewater infrastructure)	NC
(A6)	Development that does not comply with Standard I456.6.2 (Precinct Plan).	D
(A7) [rp/dp]	Development that does not comply with Standard I456.6.5 (Stormwater quality).	RD
(A8)	Development that does not comply with Standard I456.6.6 (Stormwater attenuation).	RD
(A9)	Development that does not comply with Standard I456.6.7 (Road design and upgrade of existing rural roads)	RD

The controls in [E38 Subdivision](#) shall apply within the Glenbrook 4 Precinct unless specified in the following provisions:

Table I456.4.2 – [E38.4.1](#) and [E38.4.2](#) apply in Glenbrook 4 Precinct, except as specified below.

Table I456.4.2 Activity table - subdivision

Activity		Activity status
Subdivision and associated development activity		
(A10)	Subdivision that complies with standards I456.6.1 (Water supply and wastewater infrastructure), I456.6.2 (Precinct Plan), I456.6.3 (Riparian and wetland yards and planting), I456.6.5 (Stormwater quality), I456.6.6 (Stormwater attenuation), and I456.6.7 (Road design and upgrade of existing rural roads)	RD
(A11)	Subdivision that does not comply with Standard I456.6.2 (Precinct Plan).	D
(A12)	Subdivision that does not comply with Standard I456.6.3 (Riparian and wetland yards and planting)	RD
(A13)	Subdivision that does not comply with standard I456.6.1 (Water supply and wastewater infrastructure)	NC
(A14)	Subdivision that does not comply with Standard I456.6.6 (Stormwater attenuation).	RD
(A15)	Subdivision that does not comply with Standard I456.6.7 (Road design and upgrade of existing rural roads)	RD

I456.5. Notification

- (1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain written approval from affected parties unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
 - (a) three or more dwellings that comply with standards I456.6.1 (Water supply and wastewater infrastructure), I456.6.2 (Precinct Plan), I456.6.3 (Riparian and wetland yards and planting); I456.6.4 (Fences), I456.6.5 (Stormwater quality), I456.6.6 (Stormwater attenuation), and I456.6.7 (Road design and upgrade of existing rural roads); or
 - (b) development which does not comply with Standard I456.6.4 (Fences).
- (2) Any application for resource or subdivision consent for an activity listed in Table I456.4.1 and Table I456.4.2 which is not listed in I456.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I456.6. Standards

The standards of the relevant zone, overlays and the Auckland-wide provisions apply unless otherwise specified below.

I456.6.1. – Water supply and wastewater infrastructure

Purpose:

- To ensure that development and subdivision within the Glenbrook 4 Precinct is serviced by publicly available reticulated water and wastewater networks.
- To achieve the integration of land use and water supply and wastewater infrastructure.
 - (1) Development and subdivision in the Glenbrook 4 Precinct must either:
 - (a) be connected to publicly available reticulated water and wastewater networks with sufficient capacity to service the proposed development and/or subdivision, or
 - (b) be supported by written confirmation from the infrastructure services provider for the area that planned capital works required to provide connections for water and wastewater are suitably advanced and capable of servicing proposed subdivision and development.

I456.6.2. – Precinct Plan

Purpose:

- To implement the indicative connections and pathways, as shown in the Glenbrook 4 Precinct Plan (I456.10.1).
- To provide a safe and efficient transport network.
 - (1) Development and/ or subdivision must provide the connections and pathways in general accordance with the Glenbrook 4 Precinct Plan (I456.10.1).
 - (2) Development and/or subdivision fronting McLarin Road on the eastern side of the precinct must not occur until the roundabout and pedestrian crossing facility shown on the Glenbrook 4 Precinct Plan (I456.10.1) have been provided.

I456.6.3. – Riparian and wetland yards and planting

Purpose:

To maintain and enhance indigenous biodiversity, ecosystem health, freshwater quality and intermittent streams and wetlands within the Precinct.

- (1) Development and/or subdivision must comply with clauses (a) – (d) below:
 - (a) A minimum 10m yard must be provided between buildings and:
 - (i) the top of the bank belonging to any intermittent stream; and
 - (ii) the delineated edge of any wetland.
 - (b) Indigenous planting shall be planted within 10m of any intermittent stream or wetland. Planting should be undertaken at least a density of 10,000 plants per hectare, using

eco-sourced indigenous vegetation consistent with local biodiversity.

- (c) The yards required by clauses (a) and (b) above can be either located within private property and protected by a consent notice or covenant or vested at council's request.
- (d) Walkways and cycleways must not locate within any yards required by clauses (a) and (b) above except where a walkway or cycleway crosses over an intermittent stream or wetland.

I456.6.4. – Fences

Purpose:

To promote:

- open space character and enable opportunities for passive surveillance of public open spaces and streets; and
 - the viability of the planted riparian and wetland margin to act as, and be maintained as, a continuous green corridor.
- (1) Fences fronting a wetland, an intermittent stream, or the Glenbrook Beach Recreation Reserve, must not exceed 1.2m in height, except that fences may be up to 1.6m in height if the fence is at least 60 percent visually permeable.
 - (2) No fences are permitted within a planted riparian and wetland margin or within 10m of a wetland or an intermittent stream.
 - (3) Fences on the front boundary must not exceed 1.2m in height or 1.8m in height if the fence is at least 50 percent visually permeable above 1.2m.
 - (4) All other fences must comply with H4.6.14 (Front, side and rear fences and walls in the Residential – Mixed Housing Suburban Zone).

I456.6.5. – Stormwater quality

Purpose:

- Contribute to improvements to freshwater and coastal water quality
 - Protect and enhance mana whenua values
- (1) Stormwater runoff from all impervious areas other than roofs must be either:
 - (a) treated at-source by a stormwater management device or system that is sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'; or
 - (b) treated by a communal stormwater management device or system that is sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)' that is designed and authorised to accommodate and treat stormwater from the site.

(2) Stormwater runoff from roofs must be:

(a) from inert building materials.

I456.6.6. – Stormwater attenuation

Purpose:

To ensure that there is sufficient stormwater attenuation infrastructure providing an integrated catchment solution in place at the time of development and that flooding risks are not exacerbated further downstream.

- (1) Development and/ or subdivision must provide stormwater communal management devices in the general location that they are shown in the Glenbrook 4 Precinct Plan (I456.10.1).
- (2) Discharge of stormwater runoff from subdivision and development cannot occur until the necessary stormwater attenuation infrastructure is in place or until appropriate mitigation exists to mitigate downstream flood effects.
- (3) Development and/or subdivision must provide stormwater communal management devices able to attenuate the indicative volumes shown in I456.11.2 Appendix 2.

I456.6.7. Road design and upgrade of existing rural roads

Purpose: To ensure that:

- any activity, development and/or subdivision complies with I456.11.1 Appendix 1: Glenbrook 4 Precinct - road function and required design elements.
 - existing rural roads are progressively upgraded to an urban standard.
- (1) Any development and/or subdivision that includes the construction of new roads, or the upgrade of existing roads, must comply with I456.11.1 Appendix 1: Glenbrook 4 Precinct - road function and required design elements.
 - (2) Existing rural roads adjoining the Glenbrook 4 Precinct must be upgraded to the urban standard specified in I456.11.1 Appendix 1 where any new activity, development and/or subdivision proposes vehicle access (including by road) to or from these roads, or where the development and/or subdivision has frontage to these roads, and where the upgrade has not already occurred.
 - (3) Standard I456.6.7(2) does not apply to the eastern side of McLarin Road opposite the Glenbrook 4 Precinct which is to the south of the land zoned Business – Neighbourhood Centre.

I456.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I456.8. Assessment – restricted discretionary activities

I456.8.1. Matters of discretion

For development and subdivision that is a restricted discretionary activity in the Glenbrook 4 Precinct, the council will restrict its discretion to the following matters in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions.

- (1) For subdivision that complies with Standards I456.6.1 (Water supply and wastewater infrastructure), I456.6.2 (Precinct Plan) and I456.6.3 (Riparian and wetland yards and planting), I456.6.5 (Stormwater quality), I456.6.6 (Stormwater attenuation), and I456.6.7 (Road design and upgrade of existing rural roads) the council will restrict its discretion to the following matters:
 - (a) consistency with the Glenbrook 4 precinct plan in I456.10.1;
 - (b) connections to neighbouring land;
 - (c) infrastructure and servicing;
 - (d) stormwater management;
 - (e) road design and layout including the provision of adequate site distances;
 - (f) access arrangements;
 - (g) formation, alignment and location of cycleways and pathways;
 - (h) Crime Prevention through Environmental Design (CPTED) principles;
 - (i) interface with McLarin Road;
 - (j) access to and interface with the Glenbrook Beach Recreation Reserve;
 - (k) measures applied to protect, enhance, and maintain riparian margins alongside streams and wetlands, including the removal and control of exotic and pest vegetation;
 - (l) access to the roundabout shown in the precinct plan and the futureproofing of an access leg to the roundabout; and
 - (m) effects on the safe movement of pedestrians, cyclists and vehicles.

In addition to (a)-(m), the following matter applies to subdivision that involves the vesting of public roads or reserves:

 - (n) effects on Mana whenua values and integration of Te Aranga principles.
- (2) Development of three or more dwellings that complies with Standard I456.6.1 (Water supply and wastewater infrastructure), I456.6.2 (Precinct Plan), I456.6.3 (Riparian and wetland yards and planting), I456.6.4 (Fences), I456.6.5 (Stormwater quality), I456.6.6 (Stormwater attenuation), and I456.6.7 (Road design and upgrade of existing):

I456 Glenbrook 4

- (a) Relationship to the street and open spaces;
- (b) Design of parking and access;
- (c) Layout and design of roads and pathways;
- (d) Access to and Interface with McLarin Road;
- (e) Access to the roundabout shown in the precinct plan and the futureproofing of an access leg to the roundabout;
- (f) Interface with Glenbrook Beach Recreation Reserve and any other areas of public open space;
- (g) Crime Prevention through Environmental Design (CPTED) principles;
- (h) access arrangements;
- (i) measures applied to protect, enhance, and maintain riparian margins alongside streams and wetlands;
- (j) Interface of residential properties with riparian margins alongside streams and wetlands;
- (k) Infrastructure and servicing;
- (l) Stormwater management; and
- (m) effects on the safe movement of pedestrians, cyclists and vehicles.

In addition to (a)-(m), the following matter applies to residential developments that involve the creation of communal spaces and public spaces (such as parks, thoroughfare, and roads).

- (n) effects on Mana whenua values and integration of Te Aranga principles.
- (3) Subdivision and development of two dwellings or less that does not comply with standard I456.6.3 (Riparian and wetland yards and planting):
- (a) Effects on the function of the yard;
 - (b) Effects on natural hazards;
 - (c) Effects on amenity and character values;
 - (d) Public access (if relevant);
 - (e) Stormwater management;
 - (f) Degree to which the riparian and wetland setback and planting enhances indigenous biodiversity, ecosystem health, freshwater quality and ecological values;
 - (g) Degree to which the riparian and wetland planting can either be self-sustaining or maintained by the property owner; and

- (h) The extent to which the development and/ or subdivision integrates Te Aranga principles and respects mana whenua values within the riparian and wetland margin provided.
- (4) Subdivision and development of three or more dwellings (or residential lots) that does not comply with I456.6.3 (Riparian and wetland yards and planting):
- (a) Effects on the function of the yard;
 - (b) Effects on natural hazards;
 - (c) Effects on amenity, landscape and character values;
 - (d) Public access (if relevant);
 - (e) Stormwater management;
 - (f) Degree to which the riparian and wetland setback and planting enhances indigenous biodiversity, ecosystem health freshwater quality and ecological values;
 - (g) Degree to which the riparian and wetland planting can either be self-sustaining or maintained by the property owner;
 - (h) The effect that providing a compliant riparian and wetland margin may have on urban form and on the efficient development of the precinct;
 - (i) Any special or unusual characteristic of the site that would make providing a compliant riparian and wetland margin;
 - (j) Where it is not practicable to provide a planted riparian and wetland margin at the point of impact, the beneficial ecological effects of planting provided elsewhere within the precinct to offset the effect of not providing a compliant riparian and wetland margin at the point of impact; and
 - (k) The extent to which the development and/ or subdivision integrates Te Aranga principles and respects mana whenua values within the riparian and wetland margin provided.
- (5) Development that does not comply with standard I456.6.4 (Fences):
- (a) Neighbourhood character;
 - (b) The function and amenity of the open space;
 - (c) Crime Prevention through Environmental Design (CPTED) principles;
 - (d) Stormwater/ overland flow;
 - (e) Planting/ greenway function; and
 - (f) The amenity provided for future residents on site.

- (6) Development that does not comply with Standard I456.6.5 (Stormwater quality):
- (a) Matters of discretion in E9.8.1(1) apply.
- (7) Development and subdivision that does not comply with Standard I456.6.6 (Stormwater attenuation):
- (a) The purpose of the standard;
 - (b) The effects of the infringement of the standard;
 - (c) Whether the alternative attenuation device location and volume represents the Best Practicable Option (BPO) for the catchment, and achieves the stated outcomes of the Stormwater Management Plan; and
 - (d) Whether the alternative attenuation device location and volume achieves a more efficient development / subdivision layout and results in a better community outcome.
- (8) Subdivision and development that does not comply with Standard I456.6.7 (Road design and upgrade of existing rural roads):
- (a) The purpose of the standard;
 - (b) The effects of the infringement of the standard;
 - (c) The design of the road and associated road reserve and whether it achieves Policies I456.3(4), and (6);
 - (d) Design constraints; and
 - (e) Interface design treatment at property boundaries, particularly for pedestrians and cyclists.

I456.8.2. Assessment criteria

For development and subdivision that is a restricted discretionary activity in the Glenbrook 4 Precinct, the following assessment criteria apply in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions.

- (1) Subdivision in accordance with the Glenbrook 4 precinct plan and Standard I456.6.1 (Water supply and wastewater infrastructure), Standard I456.6.2 (Precinct Plan), Standard I456.6.3 (Riparian and wetland yards and planting), Standard I456.6.5 (Stormwater quality), Standard I456.6.6 (Stormwater attenuation), and I456.6.7 (Road design and upgrade of existing rural roads):
- (a) the Glenbrook 4 precinct plan:
 - (i) the subdivision is consistent with and gives effect to the key elements in the Glenbrook 4 precinct plan including:
 - Roads, their locations, and purpose;

I456 Glenbrook 4

- The location, formation and alignment of walkways and cycleways;
- The provision of a roundabout adjacent to the Business – Neighbourhood Centre zone and future road access from that roundabout to the Glenbrook 4 precinct; and
- Subdivision will provide for an appropriate interface between lots and open spaces.

(b) Riparian margins:

- (i) The timing and appropriateness of planting within the required riparian setback from the wetland and/ or stream.
- (ii) The appropriateness of the measures proposed to maintain planting within the riparian and wetland yard.

(c) transport:

- (i) provision of an interconnected roading network;
- (ii) road design promotes a low-speed network suitable for pedestrians, cyclists, and vehicles.
- (iii) function and design of roads are consistent with I456.11.1 Appendix 1; and
- (iv) the design of a network which connects to McLarin Road and the wider neighbourhood that includes the Glenbrook Beach Recreation Reserve, land zoned Future Urban and Business –Neighbourhood Centre zones.

(d) Stormwater management

- (i) Policy I456.3(9).
- (ii) Policy I456.3(10).
- (iii) Policy I456.3(11).
- (iv) Policy I456.3(13).
- (v) For communal stormwater devices:
 - The extent to which the device can be accommodated adjacent to the stream corridors and wetlands to allow efficient operation and maintenance, and appropriate amenity; and
 - Whether the use of communal devices achieves the best practicable alternative to on-site management.

(e) Indicative Pedestrian/Cycle Link:

- (i) Degree of consistency with the indicative alignment shown in I456.10.1 (Precinct Plan), and the degree to which any alternative alignment provides a connection between Glenbrook Beach Recreation Reserve and McLarin Road;
- (ii) The degree to which the pedestrian/cycle link contributes to the amenity of the Glenbrook Beach community;

I456 Glenbrook 4

- (iii) The degree to which the link provides for the safe movement of pedestrians, cyclists and vehicles within the Glenbrook 4 Precinct; and
- (iv) Policy I456.3(5)(a).

(2) Development of three or more dwellings that complies with Standard I456.6.1 (Water supply and wastewater infrastructure), Standard I456.6.2 (Precinct Plan), Standard I456.6.3 (Riparian and wetland yards and planting), Standard I456.6.4 (Fences), Standard I456.6.5 (Stormwater quality), Standard I456.6.6 (Stormwater attenuation), and Standard I456.6.7 (Road design and upgrade of existing rural roads)

(a) The development is consistent with the key elements of the Glenbrook 4 precinct plan (I456.10.1)

(b) Relationship to the street and open spaces:

(i) development should contribute to the visual amenity and safety of streets and open spaces by:

- Maximising frontage orientation, including doors, windows and balconies to the street and open space clearly defining the boundary between the site and the street or open space by planting and/ or fencing;
- Ensuring dwellings closest to the street each have direct and clearly defined pedestrian access from the street;
- Providing soft landscaping within the front yard that balances outlook and privacy for dwellings at ground floor level and provides visual interest along the street.

(ii) ground level balconies or patios to a street or open space should be designed to provide privacy for residents while enabling sightlines to the street or open space.

(c) design of parking and access:

Connections to the neighbourhood

- (i) where practicable and appropriate, developments on larger sites should extend and connect road, pedestrian, and cycle links through the site.
- (ii) Policy I456.3(5).
- (iii) Policy I456.3(6).

Location and design of parking

(iv) parking areas and garages should be designed and located to minimise the number of vehicle crossings at the street frontage.

Location and design of vehicle and pedestrian access

(v) vehicle access ways should be designed to reduce vehicle speed and moderate the visual effects of long driveways and large areas of hard paving with landscaping.

- (vi) vehicle crossings and access ways should be clearly separated from pedestrian access or integrated where designed as a shared space with pedestrian priority to ensure a safe pedestrian environment; and
 - (vii) accessways and routes within the site should be clear and logical, enhance way-finding and safety and contribute to the quality of open spaces through the development.
- (d) infrastructure and servicing:
- (i) there should be adequate capacity in the existing stormwater and public reticulated water supply and wastewater networks to service proposed development. All service connections and on site infrastructure must be located within the boundary of the proposed site it serves of have access to the public network by an appropriate legal mechanism.
 - (ii) required infrastructure should integrate into the design of the site. This includes low impact stormwater design devices, overland flow paths/floodplains, wastewater systems, and water supply.
 - (iii) Policy I456.3(2)
 - (iv) Policy I456.3(3)
 - (v) Policy I456.3(8)
 - (vi) Policy I456.3(9)
 - (vii) Policy I456.3(11)
 - (viii) Policy I456.3(13).
- (3) Development and subdivision that does not comply with Standard I456.6.3 (Riparian and wetland yards and planting):
- (a) The effect of the proposal on the management of natural hazards and stormwater run-off effects;
 - (b) The timing and appropriateness of planting within the required riparian setback from wetlands and/ or the stream;
 - (c) The appropriateness of the measures proposed to maintain planting within the riparian and wetland yard;
 - (d) The degree to which the planting enhances the ecological function of the watercourse or wetland and meets the purpose of the standard;
 - (e) Site constraints that would prevent the practical and efficient development of the site and the precinct; and
 - (f) If the purpose of the standard cannot be met with the planting at the point of impact, Council may consider planting proposals elsewhere within the precinct to offset the shortfall of riparian planting at the point of impact.

Offset mitigation will be deemed effective if:

- Adequate measures and agreements are in place to plant, maintain and protect the area(s) of offset planting proposed and at the point of impact; and
- The offset planting achieves an equal or better ecological outcome in another part of the precinct than would otherwise be achieved by complying with I456.6.3 (Riparian and wetland yards and planting):

(4) Development that does not comply with standard I456.6.4 (Fences):

- (a) the amenity values and character of the open space, public road or riparian area;
- (b) the interface between sites and the open space, public or riparian area;
- (c) effects on streetscape amenity; and
- (d) impacts on sightlines and opportunities for passive surveillance of pedestrian walkways or public spaces.

(5) Subdivision and development that does not comply with standard I456.6.5 (Stormwater quality):

- (a) Assessment criteria E9.8.2(1) apply.
- (b) Whether development and/or subdivision is in accordance with an approved Stormwater Management Plan and policies E1.3(1) – (14).
- (c) Whether a treatment train approach is implemented to treat runoff so that all contaminant generating surfaces are treated, including cumulative effects of lower contaminant generating surfaces.
- (d) The design and efficiency of infrastructure and devices (including communal devices) with consideration given to the likely effectiveness, whole lifecycle costs, ease of access, operation and maintenance and integration with the built and natural environment.

(6) Subdivision and development that does not comply with Standard I456.6.7 (Road design and upgrade of existing rural roads):

- (a) Whether there are constraints or other factors present which make it impractical to comply with the required standards.
- (b) Whether the design of the road, and associated road reserve achieves Policies I456.3(4), (5) and (6)
- (c) Whether the proposed design and road reserve:
 - (i) incorporates measures to achieve the required design speeds;
 - (ii) can safely accommodate required vehicle movements;

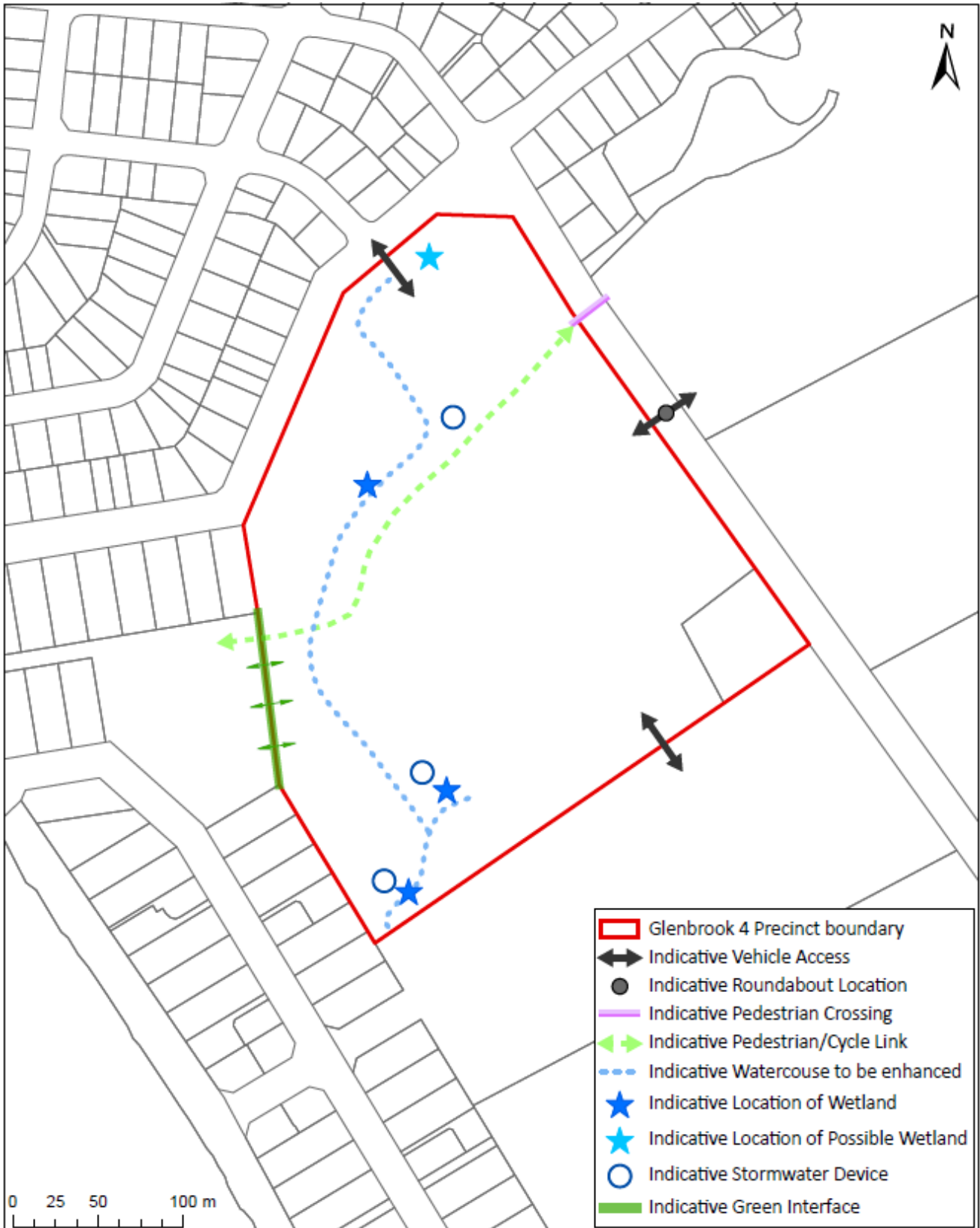
- (iii) can appropriately accommodate all proposed infrastructure and roading elements including utilities and/or any stormwater treatment;
 - (iv) assesses the feasibility of upgrading any interim design or road reserve to the ultimate required standard.
 - (d) Whether there is an appropriate interface design treatment at property boundaries, particularly for pedestrians and cyclists.
- (7) Subdivision and development that does not comply with Standard I456.6.6 (Stormwater attenuation):
- (a) Whether the alternative stormwater solution is consistent with the approved Stormwater Management Plan.
 - (b) Whether the location and volume of attenuation devices are appropriate with consideration to the likely effectiveness, ease of access, operation, and integration with the surrounding environment.
 - (c) Whether the location, size, volume and design of the proposed stormwater attenuation devices ensures that development manages flooding effects upstream and downstream of the site so that the risks to people and property (including infrastructure), are not increased for all flood events, up to a 1% AEP flood event.
 - (d) Policy I456.3(9).
 - (e) Policy I456.3(10).
 - (f) Policy I456.3(11).
 - (g) Policy I456.3(13).
 - (h) Whether the alternative solution achieves a more efficient development / subdivision layout and results in an outcome that is better than would have resulted if the device being located where indicated on the Precinct Plan (I456.10.1), or at the attenuation volume indicated in Appendix 2 (I456.11.2).

I456.9. Special information requirements

There are no special information requirements in this precinct.

I456.10. Precinct Plan

I456.10.1. Precinct plan 1



I456.11. Appendices**I456.11.1. Appendix 1: Glenbrook 4 Precinct - road function and required design elements**

Road Name	Role and Function	Min. Road Reserve ¹	Design Speed	Access Restrictions	Median	Bus Provision ²	On Street Parking	Cycle Provision	Pedestrian Provision
McLarin Road	Secondary Collector	20m	40	No	Optional	Yes	Yes	Shared path on both sides	Shared path on both sides
Local Street	Local	16m	30	No	No	No	Yes	No	Both sides

Note 1: Typical minimum width which may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, significant constraints or other localised design requirements.

Note 2: Carriageway and intersection geometry capable of accommodating buses.

Note 3: Any interim, hybrid, constrained or ultimate upgrades must be designed and constructed to include a new road pavement and be sealed to the appropriate standard in accordance with the Role and Function of the road.

Note 4: The width and required design elements of local roads where they adjoin open space may be modified.

I456.11.2. Appendix 2: Glenbrook 4 Precinct indicative stormwater attenuation device volumes

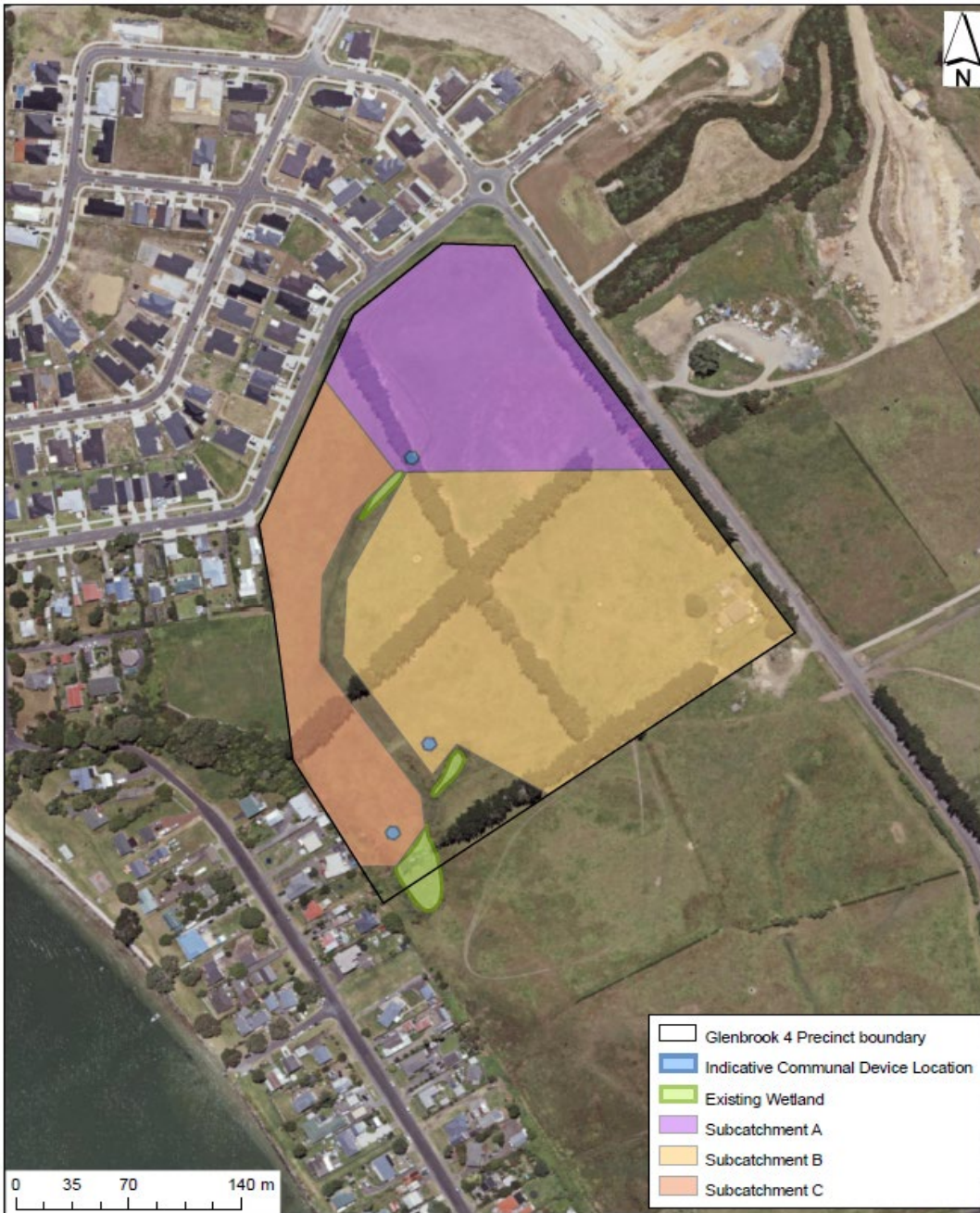


Image 1 – Stormwater sub catchments within the Glenbrook 4 Precinct

Indicative volume of attenuation basins – 1% AEP runoff			
Indicative device location	Percentage of catchment	Indicative volume	% of impervious land within catchment
Subcatchment A	27%	1,215m ³	60%
Subcatchment B	54%	2,610m ³	60%
Subcatchment C	18%	875m ³	60%

Note: These are indicative volumes only and the actual attenuation volume of each device may change depending on how the precinct is developed.