

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Alison Francis	Planning Maps //	139.1	Amend	Considers that RPROZ (Rural Production Zone) as notified at Riverbend Road / The Loop is inappropriate, while Settlement Zone recognises clusters of residential communities located in rural areas, as these areas are generally not serviced by Council. Considers productive land use would result in reverse sensitivity issues and there is an inability to ever meet the minimum lot size of 4Ha. Re-zoning would better fit with the desired outcomes of the SETZ Objectives. Refer to original submission for full details	Seeks a SETZ (Settlement Zone) zoning at Riverbend Road / The Loop as more appropriate given the existing level of development and residential character of the area. Refer to original submission for full details
Alison Francis	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S3: Minimum allotment sizes - rural	139.2	Amend	Considers references to the parent lot in existence as at 11 November 2000 and to the minimum average allotment size of 1.5 ha in the RLZ (Rural Lifestyle Zone) of the SUB-S3: Minimum allotment sizes - rural Standard as irrelevant given the areas are already heavily developed and it is unlikely that they will be able to meet the parent lot in existence date. Limiting the amount of subdivision potential in these zones will not help to meet longer term growth. They also consider that 1.5ha is too big to be used effectively as a lifestyle lot and too small to be used for a productive lot.	Amend the subdivision provisions for the Rural Lifestyle Zone to 5,000m <sup>2</sup> minimum allotment size.
Alison Francis	RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R5: Minor residential unit, a residential care facility, an education facility	139.3	Amend	Considers that a Minor residential unit should not be in the same category (RLZ-R5: Minor residential unit, a residential care facility, an education facility) as a residential care facility or an education facility given the residential versus commercial nature and the intensity of the effects, particularly around traffic movements. The Minor residential unit provision should be separated out and instead given the same performance standards as that of Minor residential units in the SETZ (Settlement Zone). As the lots in the Rural Lifestyle Zone are generally larger than those of the SETZ zone, a maximum distance requirement from the primary dwelling would ensure that Minor residential units are seen as supplementary to the primary dwelling on site and will not result in fragmentation of buildings on a site.	Amend RLZ-R5 as follows:  RLZ-R5: <del>Minor residential unit, a</del> Residential care facility, an education facility  Amend RLZ - Rural Lifestyle Zone - Rules Table as follows:  <u>RLZ-Rx: Minor Residential Units</u>  <u>Activity Status: Permitted</u>  <u>Where:</u>  <u>1. The activity complies with all of the standards of the Settlement Zone;</u>  <u>2. No more than one minor residential unit per site, and</u>  <u>3. The gross floor area of the unit must not exceed 80m<sup>2</sup></u>  <u>4. The minor residential unit must be within 30m of the primary dwelling on sites.</u>  <u>RLZ-RxB</u>  <u>Activity status where activity conditions are not met: Discretionary.</u>
Alison Francis	RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Standards Table /RLZ-S7: Building coverage	139.4	Amend	The submitter considers that there is a typo in RLZ-S7: Building coverage as the Standard references the "General Rural Zone". In addition, building coverage exceeding 10% or 1,000m <sup>2</sup> of the net site area would see the Activity status default to a Non-Complying Activity (RLZ-R8) which is considered excessive with the expectation being a Restricted Discretionary Activity in order to assess the degree of building coverage infringement relative to rural amenity.	Amend RLZ-R8: Any land use that does not comply with the Building Coverage Standards as follows:  RLZ-R8: Any land use that does not comply with the Building Coverage Standards  Activity Status: <del>Non-complying</del> <u>Restricted Discretionary</u>  <u>Matters for Discretion:</u>  <u>1. How the proposal retains the open character of the surrounding Rural Lifestyle Zone</u>  <u>2. The scale and design of proposed buildings</u>  <u>3. How stormwater will be managed to minimise runoff</u>

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Alison Francis	MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S2: Height in relation to boundary	139.5	Amend	Considers that the Plan has limited control to manage shading with a Medium Density Residential Standard (MDRS) 45 degree recession plane measured 4m vertically above ground level and development along the northern boundaries of neighbouring properties likely to make properties to the south susceptible to shading without amendment.	Amend MRZ-S2: Height in relation to boundary Standard as follows:  1. Buildings and structures must not project beyond a 45 degree recession plane measured from a point 4m vertically above ground level along side and rear boundaries. <u>Except for boundaries facing the southern half of a compass, where the buildings and structures must not project beyond a 45 degree recession plane measured from a point 3m above ground level.</u>