

Memo

Date 27 June 2024

To: Celia Davison, Manager Planning Central South

From: Michele Perwick – Senior Policy Planner

Subject: **Dual plan modification: Clause 16 amendments to a proposed plan change
Plan Change 78 – Intensification
Clause 20A corrections to Auckland Unitary Plan (Operative in Part 2016)**

I seek your approval to correct errors in a proposed plan change provision and to correct errors in the equivalent provision in the AUP.

Clause 16(2)¹ provides that:

A local authority may make an amendment, without using the process in this schedule, to its proposed policy statement or plan to alter any information, where such an alteration is of minor effect, or may correct any minor errors.

The RMA defines *proposed plan* at section 43AAC as follows:

(1) *In this Act, unless the context otherwise requires, **proposed plan**—*

(a) *means a proposed plan, a variation to a proposed plan or change, or a change to a plan proposed by a local authority that has been notified under [clause 5](#) of Schedule 1 or given limited notification under [clause 5A](#) of that schedule, but has not become operative in terms of [clause 20](#) of that schedule; and*

(b) *includes—*

- (i) *a proposed plan or a change to a plan proposed by a person under [Part 2](#) of Schedule 1 that has been adopted by the local authority under [clause 25\(2\)\(a\)](#) of Schedule 1:*
- (ii) *an IPI notified in accordance with [section 80F\(1\) or \(2\)](#).*

Plan Change 78 is a council-initiated plan change to the Auckland Unitary Plan that has been notified but has not yet been approved under clause 17, Schedule 1, or become operative.

I also seek your approval to correct an error pursuant to clause 20A²:

A local authority may amend, without using the process in this schedule, an operative policy statement or plan to correct any minor errors.

Decisions are required under both clauses as the plan change includes and relies on the same planning provisions [as the AUP]. Correcting only one of the two relevant planning provisions would be ineffective as the error would be perpetuated when data is imported back to the AUP, following decision-making on the plan change.






Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register authorises all powers, functions, and duties under RMA's first schedule (except clause 17 which cannot be delegated) to tier four positions. You have delegated authority, as a Tier 4 manager, to make a decision under clause 16 and clause 20A.

¹ clause 16, schedule 1, Resource Management Act 1991 (RMA).

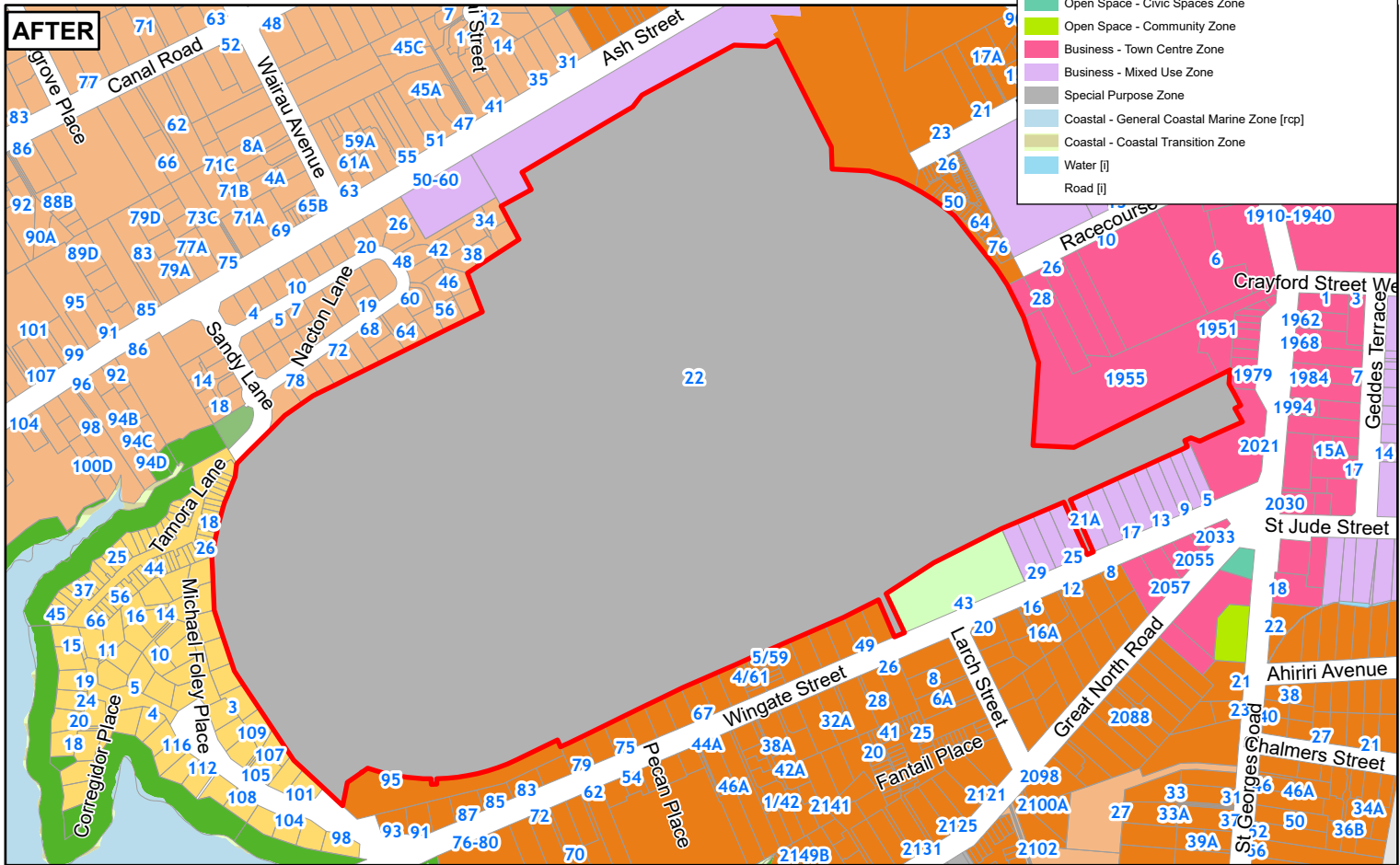
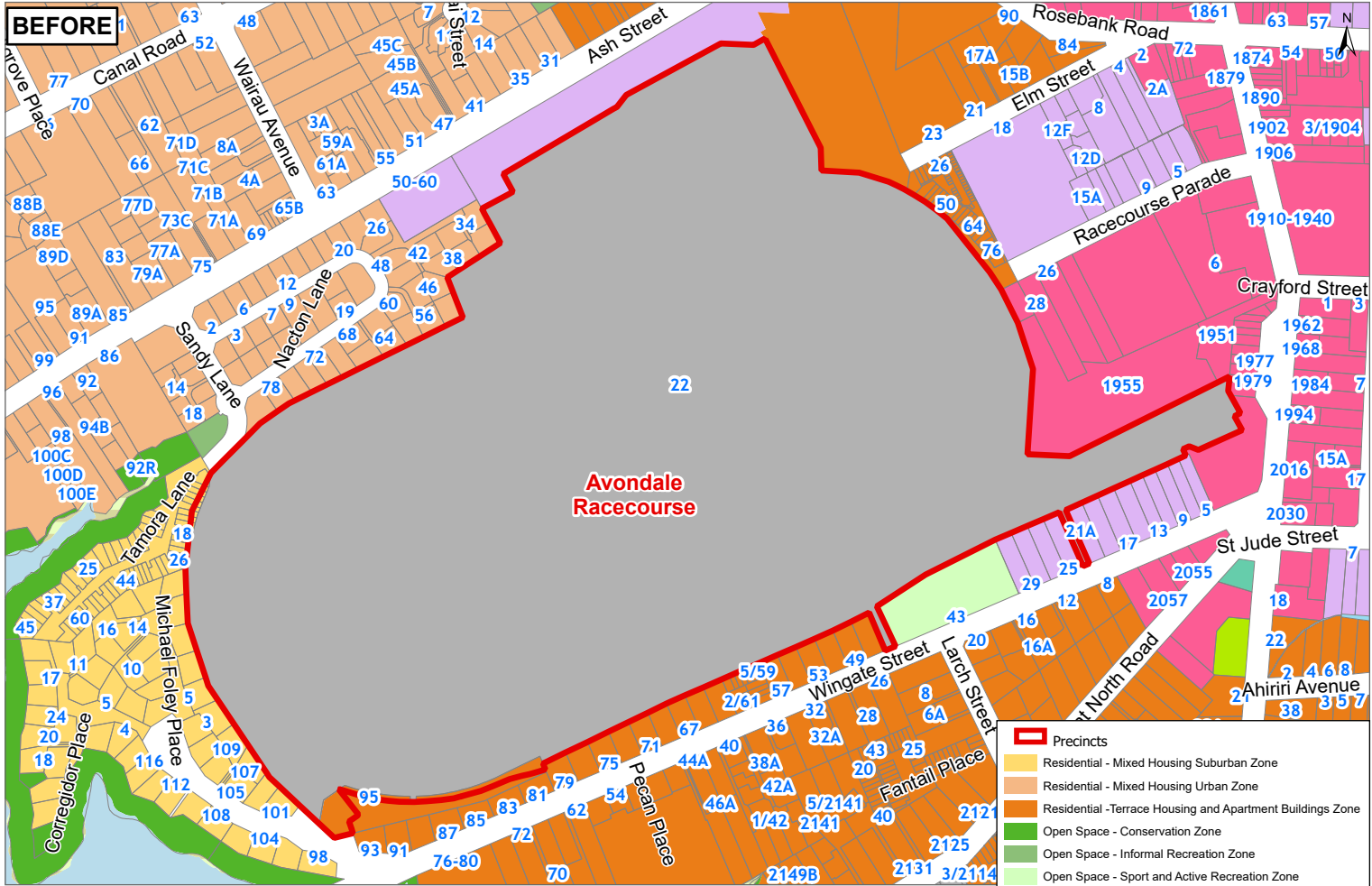
² clause 20A, schedule 1, Resource Management Act 1991.

	Plan Change 78	AUP
Provision	NA	I307.10.1 Avondale Racecourse: Precinct plan 1
Subject site and legal description (if applicable)	<ol style="list-style-type: none"> 95 Wingate Street, Avondale (Lot 1 DP 547703) 2, 4, 6, 8, 10, 12,14,16,18, 20, 22, 24, 26 Tamora Lane Avondale, (Lots 1-14 DP 528845) and the JOAL (Lot 100 DP 528845) 	<ol style="list-style-type: none"> 95 Wingate Street, Avondale (Lot 1 DP 547703) 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26 Tamora Lane, Avondale, (Lots 1-14 DP 528845 and the JOAL (Lot 100 DP 528845)
Nature of error	<p>Mapping errors – The Avondale Racecourse Precinct (I307) boundary is incorrectly shown over:</p> <ol style="list-style-type: none"> 95 Wingate Street Tamora Lane and 13 adjoining properties to the Avondale Racecourse 	<p>Mapping errors – The Avondale Racecourse precinct (I307) boundary is incorrectly shown on I307.10.1 Avondale Racecourse: Precinct plan 1 and on the planning maps for:</p> <ol style="list-style-type: none"> 95 Wingate Street Tamora Lane and 13 adjoining properties to the Avondale Racecourse
Effect of change	<ol style="list-style-type: none"> 95 Wingate Street <p>Plan Change 32 amended the Avondale Racecourse Precinct to, amongst other things, uplift the precinct boundary from 95 Wingate Street. This plan change was made operative on 9 October 2020. The AUP planning maps were not amended to reflect this change and this error was then inadvertently carried forward to Plan Change 78.</p> <p>Correcting this minor error will alter information on the Plan Change 78 planning maps. However the alteration is of minor effect, as the uplifting of the precinct over 95 Wingate Street was approved by Plan Change 32.</p> <p>This correction is neutral in effect as it will not affect the rights of members of the public. No appeals were lodged to the Plan Change 32 decision by submitters.</p> <ol style="list-style-type: none"> Tamora Lane <p>This error has been carried over from</p>	<ol style="list-style-type: none"> 95 Wingate Street <p>Plan Change 32 amended the Avondale Racecourse Precinct boundary to, amongst other things, uplift the precinct boundary from 95 Wingate Street. This plan change was made operative on 9 October 2020. The AUP planning maps were not amended to reflect this change although the precinct provision (Precinct Plan 1) was correctly amended.</p> <p>This is a minor error as the precinct boundary change approved by Plan Change 32 was not carried forward into the AUP planning maps. Correcting this error, is neutral in effect as the rights of members of the public are not affected. No appeals were lodged by submitters to the Plan Change 32 decision.</p> <ol style="list-style-type: none"> Tamora Lane <p>It appears the AUP planning maps were updated in 2021 to match the updated parcel boundaries for Tamora Lane. However, the precinct boundary was not corrected at the same time in respect of the precinct plan and the planning maps.</p>

	Plan Change 78	AUP
	<p>the AUP planning maps.</p> <p>Correcting this minor error will alter information on the Plan Change 78 planning maps. The correction is neutral in effect as it will not affect the rights of members of the public.</p>	<p>This error was picked up as part of the review to correct mapping errors associated with Plan Change 32.</p> <p>Correcting this minor error will alter information shown the I307.10.1 Avondale Racecourse: Precinct plan 1, and on the planning maps. The correction is neutral in effect as it will not affect the rights of members of the public.</p>
Changes required to be made (text and/or in-text diagrams)	NA	Replace I307.10.1 Avondale Racecourse: Precinct plan 1 to show the precinct boundary on the Avondale Racecourse land and not on adjoining Tamora Lane properties.
Changes required to be made (mapping or viewer)	<ol style="list-style-type: none"> 1. Uplift I307 Avondale Racecourse Precinct boundary from 95 Wingate Street, Avondale, in the PC78 maps and correctly show the precinct boundary on the Avondale Racecourse land. 2. Uplift I307 Avondale Racecourse Precinct boundary from Tamora Lane and 13 adjoining properties to the Avondale Racecourse 	<ol style="list-style-type: none"> 1. Uplift I307 Avondale Racecourse Precinct boundary from 95 Wingate Street, Avondale, in the AUP maps and correctly show the precinct boundary on the Avondale Racecourse land. 2. Uplift I307 Avondale Racecourse Precinct boundary from Tamora Lane and 13 adjoining properties to the Avondale Racecourse
Attachments	Attachment 1: Zone Map – new Avondale Racecourse Precinct Boundary	Attachment 2: Zone Map – new Avondale Racecourse Precinct Boundary Attachment 3: I307.10.1 Avondale Racecourse: Precinct plan 1 Attachment 4: Precinct text with updated precinct plan 1

<p>Maps prepared by: Dean Thompson Geospatial Specialist</p>	<p>Text Entered by: Diana Luong Planning Technician</p>
<p>Signature:</p> 	<p>Signature:</p> 
<p>Prepared by: Michele Perwick Senior Policy Planner</p>	<p>Reviewed by: Clare Wall Shaw Team Leader - Planning Central South</p>
<p>Signature:</p> 	<p>Signature:</p> 
<p>Decision: I agree to make an amendment of minor effect or correct the error under clause 16 and clause 20A schedule 1, RMA 1991 using my delegated authority</p> <p>Celia Davison Manager Planning – Central South</p> <p>Date:</p>	
<p>Signature:</p> 	

Attachment 1: Zone Map – new Avondale
Racecourse Precinct Boundary



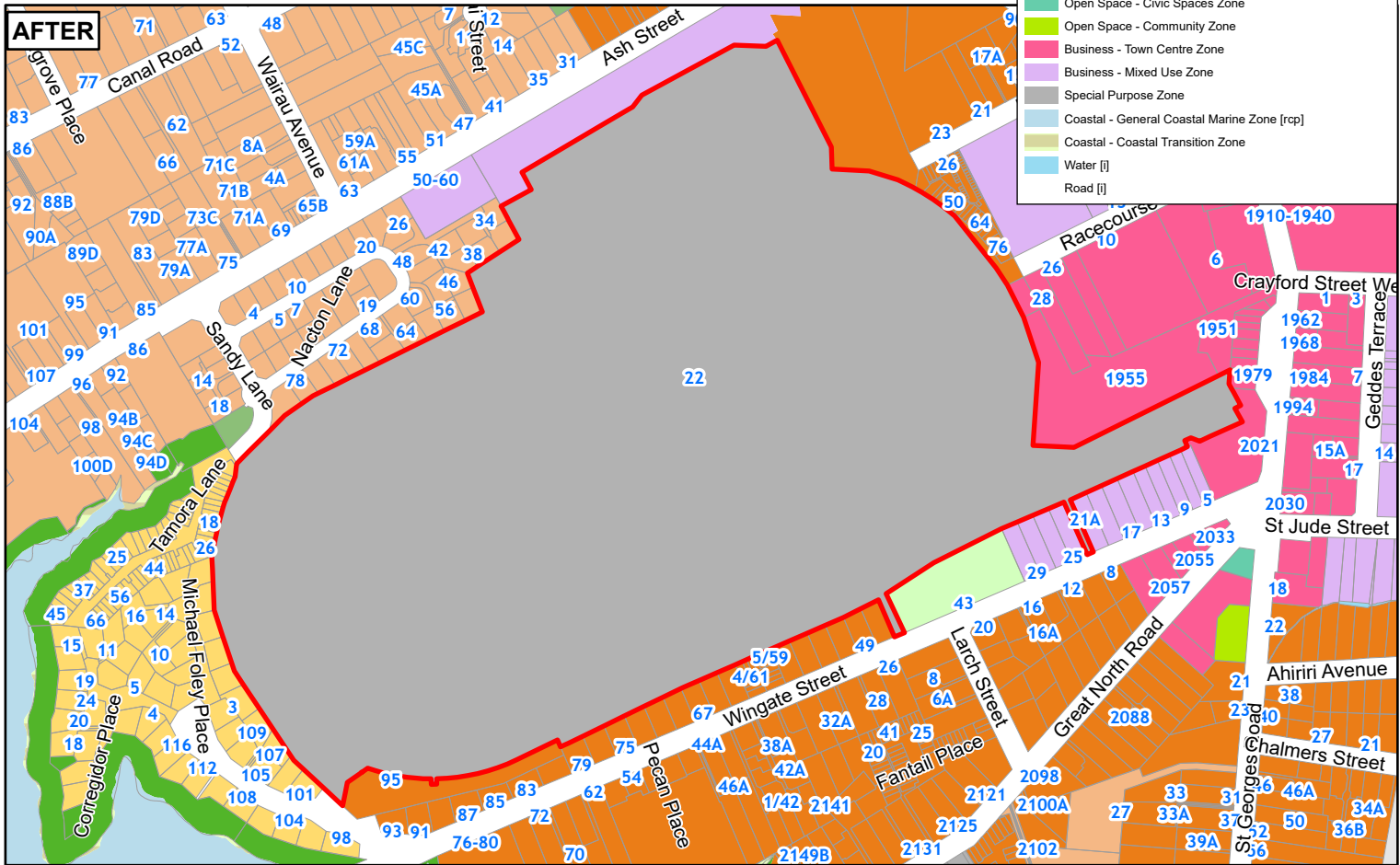
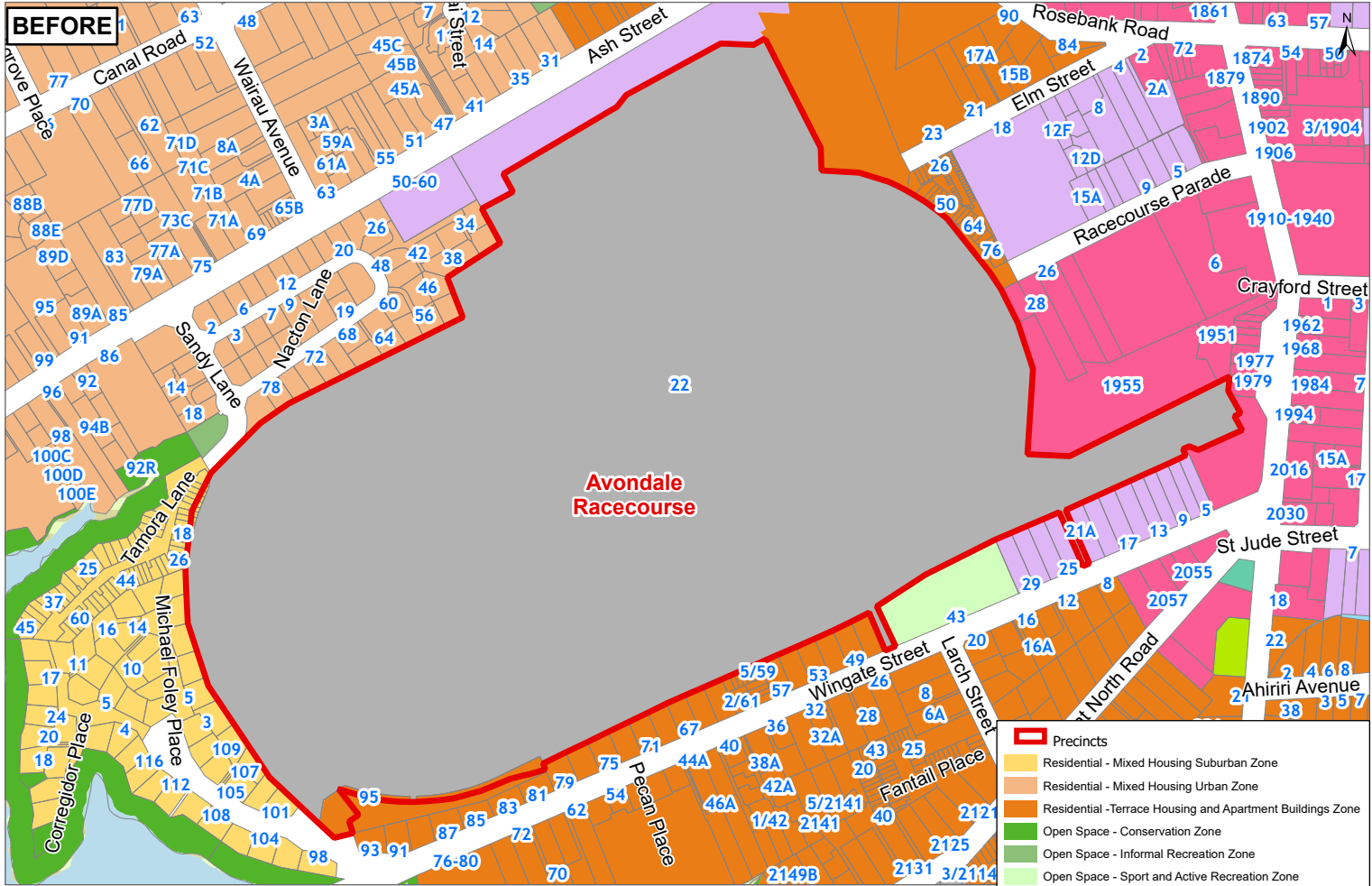
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Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Date: 3/07/2024

Attachment 2: Zone map – new Avondale Racecourse precinct boundary

Attachment 2: Zone Map – new Avondale
Racecourse Precinct Boundary



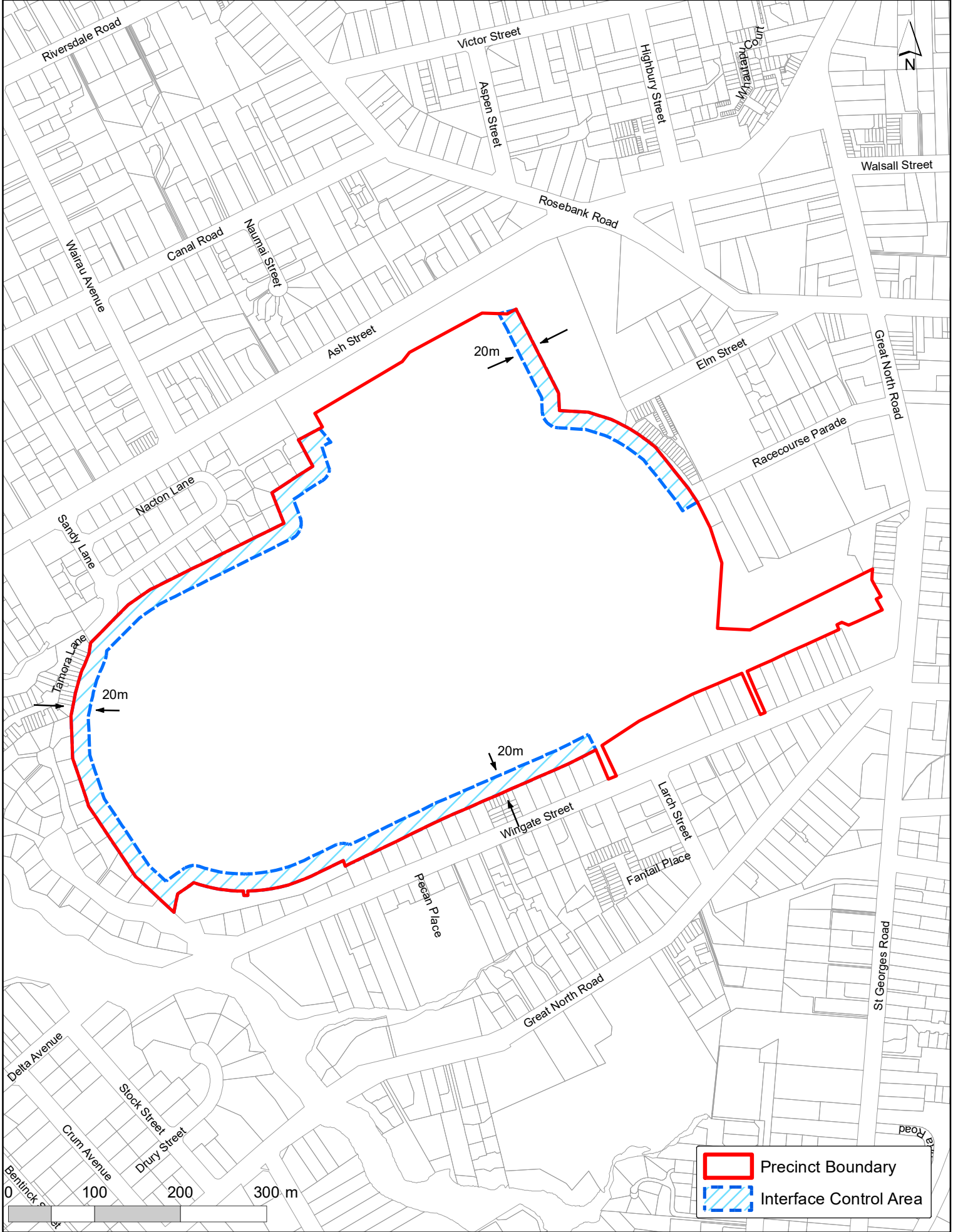
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Date: 3/07/2024

Attachment 2: Zone map – new Avondale Racecourse precinct boundary

Attachment 3: I307.10.1 Avondale
Racecourse: Precinct plan 1



Attachment 3: I307.10.1 Avondale Racecourse: Precinct plan 1

Attachment 4: Precinct text with updated
precinct plan 1

I307. Avondale Racecourse Precinct

I307.1. Precinct description

The Avondale Racecourse Precinct provides specific planning provisions for the use of the Avondale Racecourse as a horse racing facility.

The zoning of the land within the Avondale Racecourse Precinct is the Special Purpose - Major Recreation Facility Zone.

I307.2. Objectives

- (1) The Avondale Racecourse is protected as a regionally and nationally important venue for horseracing activities.
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The adverse effects of the operation of the Avondale Racecourse are avoided, remedied or mitigated as far as is practicable recognising that the primary activity will by virtue of its nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I307.3. Policies

- (1) Enable the safe and efficient operation of the Avondale Racecourse for its primary activity.
- (2) Protect the primary activity of the Avondale Racecourse from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activity.
- (4) Manage the adverse effects of the operation of the Avondale Racecourse, having regard to the amenity of surrounding properties.
- (5) Recognise that the Avondale Racecourse's primary activity may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

I307.4. Activity table

The provisions in any relevant overlays and Auckland-wide apply in this precinct unless otherwise specified below.

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport – district rule E27.6.1](#); and
- (5) [E27 Transport – district rule E27.6.2](#).

Table I307.4.1 specifies the activity status of land use and development activities in the Avondale Racecourse Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I307.4.1: Activity table

Activity		Activity status
Use		
Primary activity		
(A1)	Horse racing activities	P
(A2)	Any primary activity not meeting Standard I307.6.5 but meeting all other standards	C
Accessory activities		
(A3)	Accessory activities	P
(A4)	Any accessory activity not meeting Standard I307.6.5 Traffic management but meeting all other standards	C
Compatible activities		
(A5)	Organised sport and recreation	P
(A6)	Informal recreation	P
(A7)	Concerts, events and festivals	P
(A8)	Markets, fairs and trade fairs	P
(A9)	Functions, conferences, gatherings and meetings	P
(A10)	Filming activities	P
(A11)	Displays and exhibitions	P
(A12)	Sports, recreation and community activities	P
(A13)	Professional fireworks displays meeting Standard I307.6.10	P
(A14)	Professional fireworks pyrotechnics displays not	RD

I307 Avondale Racecourse Precinct

	meeting Standard I307.6.10	
(A15)	Helicopter flights meeting Standard I307.6.11	P
(A16)	Helicopter flights not meeting Standard I307.6.11	RD
(A17)	Any compatible activity not meeting Standard I307.6.5 Traffic management but meeting all other standards	C
Development		
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m, but up to 25m in height	RD
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	D
(A21)	Light towers and associated fittings up to and greater than 20m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I307.6.8 Interface control areas	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

I307.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I307.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I307.4.1 Activity table and which is not listed in I307.5(1) 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\(4\)](#).

I307.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I307.4.1 must comply with the following activity standards unless otherwise stated.

I307.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I307.6.1.1.

Table I307.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$
Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$
General noise standards for all other days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L_{Aeq}
General noise standards for all other times	40dB L_{Aeq} and 70dB L_{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq (5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.

- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I307.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I307.6.2, the curfew and pre-curfew times are as stated in Table I307.6.2.1.

Table I307.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following;
- (a) The limits in Table I307.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I307.6.2.2: Horizontal and Vertical Illuminance at a Boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I307.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I307.6.2.3: Vertical Illuminance at a Window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I307.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I307.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special Lighting Events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I307.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

Table I307.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

- (9) Professional fireworks displays are excluded from this standard.

I307.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I307.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
 - (a) There must be no more than 2 special noise events on any one day.
 - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I307.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I307.6.2.4 and I307.6.2.5.

I307.6.5. Traffic management

Activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I307.6.6. Parking

- (1) [Deleted]

I307.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas

I307.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I307.6.9. Height in relation to boundary

- (1) Along the boundaries where the Avondale Racecourse Precinct directly adjoins a zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.
- (2) Where the Avondale Racecourse Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level along the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this standard

I307.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I307.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I307.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I307.7. Assessment – controlled activities

I307.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) the effects of the proposed activity on the safety and efficiency of the transport network.

I307.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I307.8. Assessment – restricted discretionary activities

I307.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standards:
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standard:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m, but up to 25m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I307.6.8:

- (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space sites.

I307.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and,
 - (iii) the degree of non-compliance.
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
 - (d) the extent to which any artificial lighting will create a traffic safety issue;
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance;
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment; and
 - (h) the extent to which the additional special events adversely affect the amenity of the surrounding environment having regard to:
 - (i) the sensitivity of the surrounding environment;

- (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
 - (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;

- (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) the visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) the extent to which screening is practicable; and
 - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I307.9. Special information requirements

There are no special information requirements in this precinct.

I307.10. Precinct plans

I307.10.1. Avondale Racecourse: Precinct plan 1

