

5.3 Development near zone boundaries

- (1) The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.
- (2) This clause applies to so much of any land:
 - (a) that is within 50 metres of a boundary between Zone RE1 Public Recreation and any other zone, or
 - (b) that is within 100 metres of a boundary between any 2 other zones.
- (3) This clause does not apply to:
 - (a) land in Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone RU6 Transition, or
 - (b) land within a coastal area, or
 - (c) land proposed to be developed for the purpose of sex services or restricted premises.
- (4) Despite the provisions of this Precinct Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that:
 - (a) the development is not inconsistent with the objectives for development in both zones, and
 - (b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land, and

timely development of land, and

(c) the total area of Zone RE1 Public Recreation land will not be reduced.

- (5) This clause does not prescribe a development standard that may be varied under this Precinct Plan.