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Proposed C76

LOW DENSITY RESIDENTIAL SUBDIVISION POLICY

This policy applies to subdivisions in the Low Density Residential Zone.

Policy Basis

This policy seeks to ensure the elements of land capability and character are addressed when considering subdivision applications. ~~These issues are identified in Clauses 21.01, 21.02 and 21.04-1 as key considerations relevant to managing residential growth in the Shire.~~

~~The first issue stems from p~~ Poor soil conditions across many parts of the Shire ~~which~~ are not conducive to effective disposal of treated septic tank effluent. Whilst a minimum lot size of 0.4 hectares is provided within the Low Density Residential Zone provisions, the diversity of soil conditions across the Shire requires particular consideration of soil capacity for onsite wastewater management to determine an appropriate lot size.

~~The second issue relates to the established character of existing low density residential areas, valued by communities across the Golden Plains Shire.~~ Golden Plains and its community is keen to ensure that Low Density Residential Zones across the municipality are not indiscriminately subdivided without due regard to the established character existing lot sizes, the surrounding lot configurations and the immediate amenity of neighbourhood areas.

~~The established character of low density residential areas vary. Council acknowledges that whilst not all low density residential areas look the same, the amenity but~~ is generally characterised by derived from the expansive open areas surrounding dwellings and outbuildings. The presence of large old trees with extending canopies is a strong feature of low density residential areas. Buildings are generally setback from road frontages and boundaries with wide spacing between houses set within established landscaping and separated by rural type fencing. Drainage is managed with open spoon drains, creating a distinct difference in appearance to the typical kerb and channel drainage infrastructure in suburban sewered residential areas. Road reserves are wide and open.

Objectives

- To ensure new lots created in the Low Density Residential Zone are of sufficient size to ~~be capable of treating~~ and retaining wastewater within their property boundaries.
- To maintain an open and spacious character for low density residential areas across the Shire through ~~encouraging~~:
 - Design that provides for open space and landscaping.
 - Retention of existing vegetation.
 - Avoiding Minimal use of narrow creation of lots with battleaxe access in greenfield development.
 - The provision of wide driveways/ access ways with sufficient areas available for landscaping.
 - Lot sizes with sufficient area to accommodate setbacks required by the Design and Development Overlay Schedule 5.

Policy

It is policy that:

- Support for subdivision in the Low Density Residential Zone will be considered only where rigorous testing of soil capacity has been undertaken by suitably qualified practitioners and demonstrated that the lot can contain on site effluent disposal and the surrounding area will not be adversely affected or impacted by the additional development.
- Subdivision within established low density residential areas respects and positively contributes to the lot configuration and character elements of the surrounding area.

Application Requirements

An application for subdivision in the Low Density Residential Zone must be accompanied by the following information, as appropriate:

- Evidence that demonstrates the allotments proposed to be created are capable of treating and retaining wastewater within their property boundaries.
- A site analysis of the land and surrounding area including:
 - Soil capability details and indicative envelopes on each proposed lot identifying sufficient areas for appropriate effluent disposal fields.
 - A design response which demonstrates how the subdivision will respond to existing character including the identification of large old trees and any significant vegetation to be retained and protected. The response should also demonstrate that a sufficient area is provided for building envelopes with appropriate setbacks.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in the Low Density Residential Zone, the responsible authority will consider whether lots within the proposed subdivision ~~achieve the following~~:

- ~~are~~-capable of treating and retaining wastewater within their boundaries and;
- ~~respects~~ the character of the existing low density residential area.