

22.01 SETTLEMENT, BUILT FORM AND HERITAGE09/06/2016
C39

This Clause provides local policy to support Clause 21.03, Settlement, built form and heritage, and Clause 21.07, Local areas, of the Municipal Strategic Statement.

22.01-1 Battle-axe blocks policy09/06/2016
C39

This policy applies to all land in the General Residential Zone, Township Zone and Low Density Residential Zone.

Policy basis

Residential land within the Alpine Shire is characterised by a variety of lot sizes and shapes including irregular battle axe type allotments.

The State Planning Policy Framework encourages diversity of choice with respect to settlement and the Municipal Strategic Statement encourages subdivision and development, which responds positively to site features, integrates well with the neighbourhood, provides a functional environment and achieves energy efficient and environmentally sensitive layouts.

Objectives

- Ensure that site entries are clearly defined and visible.
- Ensure that driveways are designed and located to create visual interest.
- Ensure driveways are designed and sited to retain existing vegetation and provide adequate opportunity for landscaping.
- Ensure that driveways provide safe, manageable and convenient access to dwellings.
- Provide for the shared use of driveways and new infrastructure.
- Ensure that satisfactory arrangements are made for waste collection and maintenance of facilities.

Policy

It is local policy that the following criteria be addressed when considering applications for battle axe blocks:

- Consideration be given to opportunities for possible access to subdivisions from existing laneways or roadways in preference to a battle axe subdivision.
- If deemed appropriate in the circumstances, unless site dimensions or characteristics warrant a variation access handles are to be designed with a minimum width of:
 - 8 metres for the Low Density Residential Zone;
 - 5 metres for two lot subdivisions in the General Residential and Township Zones;
 - 6 metres for 3 or more lots in the General Residential and Township Zones.
- A single driveway is to be constructed in subdivisions that would result in two or more adjoining access handles.
- Driveway design should be curvilinear to create visual interest and to encourage vehicles to slow down and to create landscaping opportunities.

- Driveway widths and incorporation of passing bays should be designed to reflect likely usage patterns with consideration to the number of lots and driveway length.
- Service infrastructure should be provided within a common trench.
- Dividing fences constructed on the common boundaries of the access handle will be discouraged.
- Services and/or conduits are to be provided to the end of the access handle at the time of subdivision works to avoid disturbance to landscaping and infrastructure within handle when lots are developed.

Decision guidelines

Before deciding on an application the responsible authority will consider as appropriate:

- Whether the location of the access handle enables safe and convenient vehicle access.
- Whether the width of the access handle is compatible with the surrounding pattern of development.
- The length, layout, width and design of driveways and opportunities for vehicles to pass, where facilities are shared.
- Opportunities for landscaping and the retention of existing vegetation within the access handle to soften the appearance of driveways and create legibility in the streetscape.
- Proposed methods for the maintenance of facilities and landscaping.

22.01-2

09/06/2016
C39

Rural residential living

This policy applies to all land in the Low Density Residential Zone and Rural Living Zone.

Policy basis

Demand for the subdivision of rural land for rural residential living opportunities has been an important element of development in the Shire. It has facilitated a variety of lifestyle choices and in certain instances more intensive use of agricultural land.

The areas within the Shire zoned Low Density Residential and Rural Living seek to recognise existing developed areas able to support rural residential living situations including where appropriate a mix of small scale commercial farming operations.

Subdivision and development for rural residential living needs to take into account the constraints and opportunities provided by the site as well as the infrastructure and servicing requirements of the development.

Objectives

- Direct rural residential use and development to appropriate areas so as to protect agricultural areas from urban sprawl and conflicting land uses.
- Ensure that the use and development of land for the purposes of rural residential living is compatible with:
 - The environmental characteristics of the area; and
 - Any existing or surrounding agricultural land uses.
- Ensure that appropriate infrastructure is provided to rural residential areas.
- Ensure that the supply of rural residential living lots is commensurate with demand.

- Encourage the identification of site opportunities and constraints so as to maximise development opportunities.

Policy

It is local policy that:

- In respect of development that cannot be serviced with reticulated sewer that a land capability assessment report be prepared in accordance with the Environment Protection Authority Code of Practice for Onsite Waste Water Treatment, demonstrating the capability of the land to contain and treat effluent on-site.
- To require an application for subdivision or development to be accompanied by a site analysis and a design response explaining how the proposal responds to the site analysis. The site analysis should show:
 - The existing physical characteristics of each lot including slope, soil type, drainage pattern, existing vegetation, prevailing wind direction, hazard areas ie. areas subject to erosion, bushfire, flooding, etc. and any areas of environmental significance;
 - The existing or likely use and development of adjoining and nearby land;
 - Any existing buildings on site; and
 - Any roads, property fences and boundaries, water races, electricity and other service easements.
- The design response should show:
 - Proposed building envelopes, effluent disposal envelopes and vehicular access and egress;
 - Outbuildings, shedding, large water tanks etc located behind the main dwelling where appropriate;
 - Proposed landscaping treatment where appropriate;
 - How the proposed subdivision and/or development relates to the existing or likely use and development of adjoining and nearby land;
 - How the proposal addresses relevant matters outlined in Clause 21.02-1-2 Rural Residential Living; and
 - In the case of a staged subdivision, how the balance of the land may be subdivided.
- Ensure rural residential development is not located on land:
 - Considered a bushfire risk environment where residential development and use of land will intensify the risk;
 - That is flood prone;
 - With a slope greater than 20% (1 in 5);
 - That is susceptible to landslip;
 - That is contaminated (previously contaminated land must have an EPA audit clearance).
- The preparation of outline development plans be required for any areas rezoned for rural residential living purposes in order to maximise efficiency and ensure appropriate staging of development.
- Development servicing vulnerable persons such as nursing homes and childcare facilities should be located away from the interface with bushland and grassland.