

19/01/2006  
VC37

## **CONTROLLING LOW DENSITY AND RURAL LIVING DEVELOPMENT**

**22.08**  
19/01/2006  
VC37

### **LOW DENSITY RESIDENTIAL ZONE POLICY**

This policy applies to the Low Density Residential Zone.

#### **Policy Basis**

There is a significant over supply of low density residential land around the Horsham regional centre. The low lying nature of many low density residential areas and proximity to the Wimmera River encourages the connection of such development to reticulated services. The restricted release of low density residential areas will assist the efficient provision of servicing and minimise potential off-site impacts.

#### **Objective**

To encourage sustainable development within the Low Density Residential Zone.

To encourage Low Density Residential subdivision in identified Preferred Sewered Development Areas, provided that reticulated water and sewer is available to service the proposed lots.

To prevent the subdivision of land in the Low Density Residential Zone if the land is not located within a Preferred Sewered Development Area

#### **Implementation**

It is policy that:

- Subdivision of land in the Low Density Residential Zone be encouraged in the Preferred Sewered Development Areas identified on maps to this clause subject to provision of reticulated water and sewer services;
- Adhoc subdivisions within the Low Density Residential Zone will be discouraged;
- It may not be possible to service some of the Preferred Sewered Development Areas for a number of years and this is consistent with the intent of the policy, and
- Proposals for Low Density Residential subdivision should comply with the requirements of Schedule 1 to the Development Plan Overlay - Low Density Residential Development Plan.



MAP 1A TO LOW DENSITY RESIDENTIAL ZONE POLICY



