

22.11 BATTLE AXE BLOCKS POLICY

19/06/2014
C105

This policy applies to all land.

22.11-1 Policy basis

02/10/2008
C52

Land within Manningham 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.

22.11-2 Objectives

02/10/2008
C52

The objectives of this policy are:

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

22.11-3 Policy

19/06/2014
C105

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

Criteria	Design & Management Suggestions
Clearly defined and visible site entries.	Design access shafts with a minimum width of: <ul style="list-style-type: none"> ▪ 8 metres for the Low Density and the Rural Conservation Zones. ▪ 6 metres for the General Residential and Neighbourhood Residential Zones. unless site dimensions or characteristics warrant a variation. Design access shafts with a minimum width of 10 metres where there are two or more adjoining shafts.
Driveways designed and located to create visual interest.	Design driveways to be curvilinear to create visual interest and to encourage vehicles to slow down. Landscape access shafts.

Criteria	Design & Management Suggestions
Driveways provide safe, manageable and convenient access to dwellings.	Driveway widths and incorporation of passing bays to reflect likely usage patterns with consideration to the number of lots and driveway length.
Driveways and new infrastructure shared when two or more shafts are proposed.	<p>Construct only one driveway within combined shafts.</p> <p>Include service infrastructure within a common trench.</p> <p>Avoid dividing fences constructed on the common boundaries of the shafts.</p> <p>Create common property over the shafts; or alternatively, create carriageway easements giving owners reciprocal carriageway rights over the shafts and enter into an agreement under Section 173 of the <i>Planning and Environment Act 1987</i>, which provides for the sharing and maintenance of facilities and landscaping.</p>
Satisfactory arrangements are made for the provision and maintenance of infrastructure.	<p>Ensure that services and/or conduits are provided to the end of the access shafts at the time of subdivision works to avoid disturbance to landscaping and infrastructure within shafts when lots are developed.</p> <p>Driveways designed to accommodate waste collection vehicles where this is required for the number of lots serviced and length of access shaft.</p> <p>Create an Owners Corporate or alternatively enter into an agreement under Section 173 of the <i>Planning and Environment Act 1987</i>, which provides for the sharing and maintenance of facilities and landscaping.</p>

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Decision guidelines

Before deciding on an application the Responsible Authority will consider as appropriate:

- Whether the location of the shaft enables safe and convenient vehicle access.
- Whether the width of the shaft 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 shaft to soften the appearance of driveways and create legibility in the streetscape.
- Proposed methods for the maintenance of facilities and landscaping.