

## RESIDENTIAL SUBDIVISION

### Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To encourage subdivisions that provide a wide range of lot sizes, are cost-effective and meet community standards for health and amenity.

To provide safe, environmentally sustainable and livable neighbourhoods.

To encourage subdivision design that:

- Identifies and appropriately responds to site opportunities and constraints.
- Respects the existing neighbourhood character or achieves a preferred neighbourhood character for the area.
- Gives new communities a sense of place and identity.
- Provides safe and convenient access to a range of physical and community infrastructure.
- Protects natural and cultural features.

### Application

These provisions apply to an application to subdivide land in the Residential 1 Zone, Residential 2 Zone, Residential 3 Zone, Mixed Use Zone or Township Zone.

These provisions do not apply to an application to subdivide land into lots each containing an existing dwelling or car parking space.

### Operation

The provisions of this clause contain:

- **Objectives.** An objective describes the desired outcome to be achieved in the completed subdivision.
- **Standards.** A standard contains the requirements to meet the objective.

A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.

### Requirement

A subdivision should meet all of:

- The objectives of this clause.
- The standards of this clause.