

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.