

22.04 HOUSING

19/01/2006
VC37

22.04-1 House lot excisions in the Farming Zone

15/03/2006
C35

This policy applies to the Farming Zone.

Policy basis

The subdivision of a lot for an existing dwelling in the Shire's Farming Zone should not be detrimental to the continued role and function of rural land in supporting productive agricultural land uses.

Objectives

- To maintain and enhance the Shire's agricultural resource base recognising the ongoing importance of agricultural production to the Shire's economy and the potential impact of the subdivisional pattern of rural land on this.
- To limit the further fragmentation, loss or degradation of agricultural land through land subdivision that is incompatible with its utilisation as a sustainable resource.
- To ensure that dwellings, which are excised on a lot, do not prejudice rural production by creating land use conflicts.
- To ensure that an excised lot is configured to encompass existing development thereon so as to ensure that any potential for land use conflict between that development and its use and surrounding agricultural uses is minimised.
- To complement the provisions of the Environmental Significance Overlays ESO1 and ESO2, the Wildfire Management Overlay and the Significant Landscape Overlays.

Policy

It is policy that:

- Subdivision that leads to the creation of additional small lots which may have an adverse impact on adjoining and nearby farming activity and farm production will be discouraged.
- Subdivision that leads to a consolidation of lots will be encouraged.
- The excised lot should have a maximum size of 2 hectares, except if the lot contains an existing dwelling and such dwelling is directly associated with the management of an established intensive agricultural enterprise comprising Horticulture, Crop raising or Intensive animal husbandry as defined in the planning scheme.
- Any permit issued should be subject to a condition that a Section 173 Agreement be entered into requiring that the lot containing a dwelling not be further subdivided and the balance lot not be able to be used for any further dwelling.
- Subdivision that is the re-subdivision of existing lots and one or both of those lots was originally established for the purpose of a rail, road or other reserve, will be discouraged.
- Dwellings excised under the provisions of Clause 35.01-4 should be in a habitable condition.

- Applications submitted for small lot subdivision under this Policy should include a plan showing the location of all buildings on the land and on adjacent land in proximity to the small lot, the purpose of the buildings and the purpose for which the land and adjacent land is utilised.

22.04-2
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Building lines

This policy applies to development within the Low Density Residential, and the Industrial 1 Zone.

Policy basis

The provision of setbacks from roads and other features for new development are required to ensure the suitable provision of space for landscaping and to enable development to be attractively presented and avoid road and traffic safety problems.

Objectives

- To ensure that Low Density Residential development is sited so as not to prejudice the landscape features and environmental attributes of the surrounding area.
- To ensure that industrial and commercial development accommodates adequate on site car parking and provides landscaped areas on site.

Policy

It is policy that:

- In considering an application to construct a building or works, the responsible authority shall take into account the extent to which the building or works are set back from any road frontage. The responsible authority shall support building set backs as follows:

Buildings should not be constructed closer to:

ZONE	ROAD ZONE CATEGORY 1	ROAD ZONE CATEGORY 2	OTHER ROAD	WATERCOURSE
Low Density Residential	50 metres	20 metres	20 metres	100 metres
Industrial 1	7.5 metres	7.5 metres	7.5 metres	100 metres

- In considering an application for a lesser setback, the responsible authority shall take into account the following:
 - The streetscape of the neighbourhood and the location of adjacent dwellings and buildings.
 - The design of the building.
 - Any proposed landscaping of the site.
 - In the Industrial 1 Zone, the size of the site and location of car parking areas.

22.04-3
19/01/2006
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Lot sizes and medium density housing in residential zones

This policy applies to the construction of medium density housing in residential zones.

Policy basis

It is important that new medium density housing development be provided in residential areas to provide variety and choice in housing. Such housing needs to be planned for to meet the circumstances of the site and local conditions.

Objectives

- To provide for a variety of lot sizes to meet the requirements of all age groups, different lifestyles and to provide choice and quality of life.
- To accommodate medium density housing development adjacent to community services/facilities and proximity to commercial centres.

Policy

It is policy that:

- The density, number and variety of lots within residential areas should be relevant to the needs of the community. Generally lot size within established urban township areas should be typical of existing development ranging from 530 to 1000 square metres.
- All development should be connected to reticulated water and sewerage systems and underground stormwater drainage.
- Medium density housing and the creation of lot sizes under 400 square metres are to be encouraged within walking distance of business areas and community facilities.
- Consideration should also be given to pedestrian and transport facilities within the urban area and the standard of access to shopping and community service areas.
- The Good Design Guide applies to all medium density housing in residential zones of the Shire.