

**22.11 BATTLE AXE BLOCKS POLICY**

19/01/2006  
VC37

This policy applies to all residential areas in the City of Manningham.

**22.11-1 Policy basis**

19/01/2006  
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Land within Manningham is characterised by a variety of lot sizes which include 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**

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The objectives of this policy are:

- To ensure that site entries are clearly defined and provide a high standard of legibility in the streetscape.
- To ensure that driveways are designed and located to create visual interest.
- 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 that satisfactory arrangements are made for maintenance of facilities.

**22.11-3 Policy**

11/05/2006  
C57

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

Criteria	Design & Management Suggestions
Site entries clearly defined and provide a high standard of legibility in the streetscape.	Design access shafts with a minimum width of:  -8 metres for the Low Density and the Rural Conservation Zones.  -6 metres for the Residential 1 Zone.  unless site dimensions or characteristics warrant a variation.  Design access shafts with a minimum width of 10 metres where two or more shafts abut.
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 are 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 Planning and Environment Act 1987, which provides for the sharing of facilities.</p>
Satisfactory arrangements be made for the provisional maintenance of infrastructure.	<p>Ensure that services and or conduits are provided at the head of access shafts at the time of subdivision to avoid disturbance to landscaping and infrastructure within shafts when lots are developed.</p> <p>Create a Body Corporate or alternatively enter into an agreement under Section 173 of the Planning and Environment Act 1987, that provides for the sharing and maintenance of facilities and landscaping.</p>

**22.11-4**  
19/01/2006  
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### Decision guidelines

In assessing applications for the subdivision of land which create lots of a battle-axe design, the responsible authority will consider:

- 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.

**22.11-5**  
19/01/2006  
VC37

### POLICY REFERENCE

City of Doncaster and Templestowe (1993) A Study Investigating the Impacts of Battle Axe Lots, City of Doncaster and Templestowe, Doncaster