

22.04 Housing**22.04-1 House lot excisions in rural areas**

This policy applies to the subdivision of land in the Rural Zone and Rural Living Zone.

Policy basis

The subdivision of lots in the Shire's rural zones for an existing or proposed dwelling should not be detrimental to the continued role and function of rural land to support productive land uses.

Objectives

- To ensure that the excisions of lots and dwellings in the Rural Zone and Rural Living Zone is consistent with the purposes of the zone.
- To limit the subdivision, use or development of land that will be incompatible with the utilisation of the land for sustainable resource use.
- To ensure that dwellings which are excised or constructed on an excised lot do not prejudice rural production activities.
- To ensure that dwellings which are excised or constructed on an excised lot are properly sited and designed.

Policy

It is policy that:

- An applicant who has made application under the provisions of Clause 35.01-4 or 35.03-4 should be requested to provide a report which explains how the proposed development:
 - Is consistent with the Municipal Strategic Statement and Local Planning Policies.
 - Is consistent with the purpose of the Rural Zone or Rural Living Zone.
 - Has addressed all the decision guidelines of Clause 35.01-6 or 35.03-6.
- Lots created under the provisions of Clause 35.01-4 or 35.03-4 should have a maximum size of 2 hectares, except as otherwise required by a provision of this planning scheme.
- Subdivision which is not for the purposes of excising an existing dwelling that is excess to the requirements of a rural use following the consolidation of titles will be discouraged.
- Subdivision that leads to a concentration of lots which would have the effect of changing the general use and development of an area will be discouraged.
- Lots created under the provisions of Clause 35.01-4 or 35.03-4 for residential use and development should:
 - Not be located so as to limit the productive use and development of rural land.
 - Where appropriate to the site conditions, be clustered so as to minimise the area used for residential purposes.
- Dwellings excised under the provisions of Clause 35.01-4 or 35.03-4 should be in a habitable condition and comply with the Building Code of Australia.

22.04-2 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 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.