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BATTLE AXE LOT

This policy applies to battle axe subdivisions and subdivisions with common property access on all land in the Township Zone, General Residential Zone and Neighbourhood Residential Zone.

It is not applicable to land already developed with multiple dwellings or to subdivisions which propose to align with an approved multi dwelling development and the applicant has entered into a section 173 agreement with the responsible authority to ensure the dwellings are developed consistent with the approved multi dwelling proposal.

Policy basis

The need for greater diversity and choice in housing is influenced by the strong growth in smaller sized households, the ageing of the population, a desire to be closer to town services and reduced housing affordability. These factors are expected to result in an increase in the number of applications for battle axe subdivisions on land in the Township Zone, General Residential Zone and Neighbourhood Residential Zone.

This policy implements the relevant objectives and strategies of Clause 21.08-3 (Built environment) of the Municipal Strategic Statement, by encouraging subdivision which responds positively to site features, integrates well with the neighbourhood, provides a functional environment and achieves energy efficient and environmentally sensitive layouts.

Definitions

A ‘battle axe lot’ is a subdivision, usually behind an existing dwelling, where access is by a shaft (handle) which typically accommodates a driveway, services and landscaping. This formation appears to be in the shape of a battle axe, hence the name.

‘Common property access’ is where the access shaft is property owned jointly by two or more owners.

‘Shaft’ includes the sealed driveway and space either side.

‘Driveway’ means the sealed road way within the shaft.

Objectives

To ensure that the spacing of access ways is compatible with the neighbourhood character.

To provide safe, functional and attractive access.

To make appropriate and efficient provision for infrastructure.

To have regard to environmental and landscape values.

To ensure proper ongoing management of shared shafts and driveways.

To ensure ease of access for emergency and other services.

Policy

It is policy to assess proposals against the following criteria:

Criteria	Design and Management Suggestions
Ensure shafts and driveways are safe and functional	Design access shafts with a minimum width of 6 metres, inclusive of 3 metres sealed driveway and 1.5 metres either side for landscaping. Design driveways with hard paving to reduce ongoing maintenance issues. Construct only one driveway within a shaft. Wherever practicable, provide service infrastructure within a common trench.

Criteria	Design and Management Suggestions
	<p>Wherever possible, shafts should be located on the low side of lots.</p> <p>Provide a minimum 1.5 metre wide space accessible on the lower side of the lot for access to drainage and other infrastructure.</p> <p>Avoid construction of dividing fences on common boundaries of the shaft to avoid a 'gun barrel' appearance. Consideration will be given to alternative boundary treatments including landscaping.</p> <p>Ensure services and/or conduits are provided to the end of the shafts at the time of subdivision works to avoid later disturbance to landscaping and infrastructure when lots are developed.</p> <p>Design driveways to provide easy access to emergency and other service vehicles.</p>
Design shafts for visual interest.	<p>Design shafts to create visual interest and encourage vehicles to slow down.</p> <p>A shaft landscape plan should be provided.</p>
Use of existing roads and laneways.	<p>Wherever possible, existing laneways and roads should be used as a means of providing access to subdivisions in preference to a shaft.</p>
Consider lot size relationship.	<p>In considering a proposal to create battle axe lots, shafts should not be included in the overall calculation of the lots.</p>

Decision guidelines

Before deciding on an application, the responsible authority will consider, as appropriate:

- The length, layout, width, materials and design of driveways and shafts.
- The landscaping within the shaft to soften the appearance of driveways and shafts and create visual interest and legibility in the streetscape.
- The retention and protection of existing vegetation.
- The availability of alternative access to the new lots.
- Whether arrangements are in place to ensure ongoing maintenance of shared facilities, infrastructure and landscaping.
- Ease of access for emergency and other service vehicles.