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BATTLE AXE ALLOTMENT

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

It is not applicable to land already developed with multiple dwellings or to subdivisions which propose to align with an approved multi unit development and the applicant has entered into a Section 173 Agreement with Council to ensure the approved units are developed consistent with an approved multi-unit proposal.

Policy basis

The need for greater diversity and choice in housing is influenced by the strong growth in small 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 General Residential Zone and Township Zone.

This policy implements the relevant objectives and strategies of Clause 21.08-3 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

‘Battle axe allotment’ is a subdivision, usually behind an existing dwelling, where access is by a shaft (handle) which accommodates a driveway, services and landscaping. This formation appears to be in the shape of an 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 for environment 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 should have 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

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	<p>maintenance issues.</p> <p>Construct only one driveway within a shaft.</p> <p>Wherever practicable provide service infrastructure within a common trench.</p> <p>Whenever possible shafts should be located on the low side of allotments.</p> <p>A minimum 1.5 metre space accessible on the lower side of the allotment 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 to shafts. Consideration will be given to alternative boundary treatments including landscaping.</p> <p>Ensure services and/or conduits are provided to the end of the access shafts at the time of subdivision works to avoid later disturbance to landscaping and infrastructure when allotments are developed.</p> <p>Design driveways to provide easy access to emergency and other service vehicles.</p>
Battle axe shafts are designed for visual interest.	<p>Design access 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 battle axe subdivision shaft.</p>
Allotment size relationship	<p>In considering a proposal to create battle axe allotments access shafts shall not be included in the overall calculation of the allotments.</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 allotments.
- Whether arrangements are in place to ensure ongoing maintenance of shared facilities, infrastructure and landscaping.
- The ease of access for emergency and other service.

Reference documents

Engineering Requirements for Infrastructure Construction.