

22.05**URBAN AND TOWNSHIP DEVELOPMENT**03/02/2011
C20

This policy applies to development and subdivision within all townships.

Policy basis

With changing housing needs there is a necessity to promote a wider range of housing types. This policy seeks to implement Clause 21.05 of the Municipal Strategic Statement by providing support for residential diversity, protecting residential amenity, and ensuring the adequate provision of infrastructure for all subdivision and development within the Shire's townships and urban areas. It also seeks to reduce the impacts arising from the disposal of effluent on-site within existing townships where reticulated services are unavailable.

Objectives

- To provide for a variety of lot sizes to meet the requirements of all age groups, different lifestyles and to provide choice, quality of life.
- To ensure residential subdivisions provide for a safe and well designed urban environment and a high standard of amenity.
- Development in all town areas will be provided with reticulated water, sewerage (where available), power, stormwater drainage and sealed roads.
- Urban development will be planned in a manner that avoids any adverse impact on water quality and environmental assets.
- Development along entry routes to each township is to be designed in a manner that provides a clear address to the street and has respect for town amenity and established streetscapes.
- New development within the urban areas of the Shire should enhance the existing streetscape character and character of the township.
- In the absence of reticulated sewerage ensure there is no off site discharge of domestic waste water.
- Where necessary, to ensure that subdivision and development is undertaken in accordance with the relevant restructure plan.

Policy

It is policy to:

- Provide residential choice and diversity that is relevant to the needs of the community.
- Support applications for residential uses and developments that demonstrate compliance with the requirements of this policy.

Infrastructure Requirements:

- Development within township boundaries must demonstrate that appropriate servicing and waste disposal is available for the use and development proposed. Development that has the opportunity to connect to mains supply infrastructure, must connect to these services where these services are practically available.
- All weather access roads service each lots.
- Township development in areas not serviced by reticulated sewerage must be undertaken in accordance with the relevant restructure plan.

Streetscapes and Township Entrances

- Ensure that the streetscape character is identified and considered in the design and siting of buildings and works for new uses and developments. Development along the major entries routes to the townships will be designed in a manner that provides a clear

address to the street and shall be compatible with the siting, setback, scale, size and design of the surrounding buildings and streetscape in general.

Medium Density Housing:

- Medium density housing and the creation of lot sizes under 400 square metres are to be encouraged where adequate infrastructure exists, particularly within walking distance of business areas and community facilities in those urban areas that have reticulated water and sewage systems.
- To ensure that the design of medium density housing takes into account the scale, mass, form and height of other residential buildings and that the design of such housing takes into account the immediate streetscapes.

Public Open Space:

- The layout of public open spaces should contribute to the character of the development, provide for a range of uses and activities, be cost effective to maintain, contribute to urban amenity and provide on site infiltration of stormwater run-off.
- Public Open Space should be located in areas which enable established trees to be retained.

Decision Guidelines

It is policy that the responsible authority will consider as appropriate:

- How the proposal retains and enhances streetscape character, residential amenity and townscape qualities.
- Whether the proposal will result in cost efficient provision of infrastructure and services.
- How the proposal supports and enhances residential diversity.
- The requirements of any relevant restructure plan.
- Site characteristics and the presence of any environmental assets, constraints or hazards.

Policy Reference

Planning Permit Applications in Open Potable Water Supply Catchment Areas. February 2009.

Guidelines for Environmental Management Code of Practice – Onsite Waste Water Management EPA Publication 891.2 December 2008.

North East Regional Catchment Strategy, 2004.